



WAIRARAPA COMBINED DISTRICT PLAN JOINT COMMITTEE

Agenda for the Meeting to be held in
the Hurunui o Rangī Meeting Room,
50 Holloway Street, Carterton

THURSDAY 5 OCTOBER 2023 at 10am

ATTACHMENT 2

(Under Separate Cover)

SECTION 32 EVALUATION REPORTS

VOLUME 2

Pages 523-1107

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WAIRARAPA
COMBINED
DISTRICT PLAN
REVIEW

*Te Mahere
Rautaki
a-rohe o
Wairarapa*

Proposed Wairarapa Combined District Plan

Section 32 Evaluation Topic Report Historic Heritage

OCTOBER 2023

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Executive summary

This Section 32 Evaluation Topic Report is focused on historic heritage buildings, items, and precincts.

Historic heritage includes sites where physical traces of past activity remain such as former buildings, sites of human occupation, burial, and archaeological sites. It also includes places that are significant for their spiritual or historical associations, such as places where historic events took place.

Historic resources are finite and can be vulnerable to disturbance, damage, or destruction from land use. Risks include inappropriate development or incompatible adjoining uses. While the protection of Wairarapa's historic heritage is important, it is also essential that properties with historic heritage values in private ownership can be used and upgraded by their owners.

Some areas of the Wairarapa have significant historic heritage due to the combined character and values associated with several buildings and structures within a locality, many of which individually may not be regarded as significant.

The Operative District Plan contains provisions to protect historic heritage buildings and items and archaeological sites, which are identified in schedules to the District Plan.

The review of the historic heritage provisions identified updates to the Schedules of Heritage Items and Heritage Precincts, including the removal of items are no longer in existence, and the addition of buildings or items identified as having historic values. The review also identified issues with the effectiveness of the Operative District Plan, including the poor condition of existing heritage buildings and items, seismic strengthening is not recognised, and the need to update the heritage design guides.

The key resource management issues for historic heritage are:

- Damage, modification or destruction of historic heritage resulting from inappropriate use, development or subdivision, such as demolition or unsympathetic works
- The ability for landowners to use and develop their property for anticipated uses whilst protecting the heritage buildings and items and its heritage values.

The Proposed Wairarapa Combined District Plan (Proposed District Plan) contains a Historic Heritage Chapter which includes provisions for the protection of heritage buildings, items, and precincts. The key changes in the Proposed District Plan for historic heritage are those provisions are:

- Adding new definitions and rules that more clearly enable maintenance, repair, earthquake strengthening, fire protection, and accessibility upgrades to protect and maintain heritage values.
- The addition of 25 new heritage buildings or items to the Schedule of Historic Heritage.
- Amendments to the design guide for historic heritage precincts.

Overall, the Proposed District Plan will protect historic heritage features from inappropriate subdivision, use, and development. It provides a set of clear provisions to reduce regulatory uncertainty and provide greater clarity to plan users about when resource consent would be required.

1.0 Introduction

This Section 32 evaluation report is focused on historic heritage, including archaeological sites. The purpose of the Historic Heritage chapter in the Proposed District Plan (Proposed District Plan) is to protect historic heritage from inappropriate subdivision, use, and development, in accordance with the requirements of Section 6 of the Resource Management Act 1991 (RMA).

The Wairarapa’s rich cultural and spiritual heritage is found in:

- Buildings, features, and trees of historic heritage value
- Sites of archaeological importance
- Sites of significance to Māori, including wāhi tapu
- Precincts – areas of buildings or other features that, collectively, have significant historic heritage value.

These historic resources are important as they represent links to the past and provide insight into the way the Wairarapa’s communities and settlements have developed. They also contribute to the character and amenity values of localities, particularly where neighbourhoods contain numerous historic heritage buildings and features.

This report should also be read in conjunction with the following Section 32 evaluation reports:

Report	How does this topic relate to the historic heritage provisions
Network utilities	Requires that effects of network utilities on buildings, items, and precincts with historic heritage value are considered.
Subdivision	Manages the effects of subdivision on buildings, items, and precincts with historic heritage value.
Signs	Manages the effects of signs where they are proposed to be located on buildings or items with historic heritage value, or within historic heritage precincts.

Report	How does this topic relate to the historic heritage provisions
Commercial and mixed use zones	Includes objectives, policies and rules that directly relate to historic heritage precincts in these zones.
Residential zones	Includes objectives, policies and rules that directly relate to historic heritage precincts in these zones.

2.0 Statutory and policy context

2.1 Resource Management Act

As set out in the Section 32 Evaluation Overview and Strategic Directions Report, an evaluation is required of how the proposal achieves the purpose and principles in Part 2 of the RMA. This requires consideration of sections 5 to 8 of the RMA.

Section 5 sets out the purpose of the RMA which is to promote sustainable management of natural and physical resources. This section is set out in more detail in the Section 32 Evaluation Overview and Strategic Directions Report.

Section 6 requires all persons exercising functions and powers under the RMA to recognise and provide for specified matters of national importance. The section 6 matters relevant to historic heritage are:

Section	Relevant matter and applicability
Section 6(e)	<p><i>the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga</i></p> <p>Historic heritage can include sites and areas of significance to Māori. While these are covered in the Sites and Areas of Significance to Māori chapter, buildings, items, and precincts listed in the Historic Heritage schedules are also of significance to Māori, which should be recognised and provided for.</p>
Section 6(f)	<p><i>the protection of historic heritage from inappropriate subdivision, use, and development</i></p> <p>This matter provides the direction for the historic heritage chapter and the provisions have been developed to directly give effect to this. The District Plan identifies works that are appropriate, such as maintenance and repair. Other activities, such as additions, alterations and demolition that may be inappropriate are managed through the objectives, policies, and rules in the District Plan.</p>
Section 6(h)	<p><i>the management of significant risks from natural hazards</i></p> <p>Some historic heritage items, due to their age and construction, are identified as earthquake-prone by the Councils and require seismic strengthening to manage the risk from seismic hazards. This Section 6 matter directs that significant risk from natural hazards should be managed. The policy approach for this chapter is addressed more broadly in the Section 32 report for Natural Hazards.</p>

Section 7 requires all persons exercising functions and powers under the RMA, in relation to managing the use, development, and protection of natural and physical resources, to have particular regard to a range of matters. The section 7 matters relevant to historic heritage are:

Section	Relevant matter
Section 7(aa)	<i>the ethic of stewardship</i> Buildings and items with heritage values require protection and management.
Section 7(b)	<i>the efficient use and development of natural and physical resources</i> Providing for the ongoing use of buildings and items, while use and development respects the heritage values of the building or item.
Section 7(c)	<i>the maintenance and enhancement of amenity values</i> Buildings and items with heritage values often contribute to the amenity of the environment.
Section 7(f)	<i>maintenance and enhancement of the quality of the environment</i> Buildings and items with heritage values contribute to the heritage and cultural qualities of the environment.
Section 7(g)	<i>any finite characteristics of natural and physical resources</i> Buildings and items with heritage value are a finite physical resource.

Section 8 requires local authorities to take into account the principles of the Treaty of Waitangi. Tangata whenua, through iwi authorities have been consulted as part of the review process. This feedback has informed the section 32 evaluation, and the obligation to make informed decisions based on that consultation is noted.

2.2 National direction

2.2.1 National Policy Statements

The National Policy Statements relevant to this topic are:

NPS	Relevant Objectives / Policies
New Zealand Coastal Policy Statement 2010	Policy 17 is relevant to the coastal environment. <i>Policy 17: Historic Heritage Identification and Protection</i> <i>Protect historic heritage in the coastal environment from inappropriate subdivision, use and development by:</i> <ul style="list-style-type: none"> <i>Identification, assessment and recording of historic heritage, including archaeological sites;</i>

NPS	Relevant Objectives / Policies
	<ul style="list-style-type: none"> • <i>Providing for the integrated management of such sites in collaboration with relevant councils, heritage agencies, iwi authorities and kaitiaki;</i> • <i>Initiating assessment and management of historic heritage in the context of historic landscapes;</i> • <i>Recognising that heritage to be protected may need conservation;</i> • <i>Facilitating and integrating management of historic heritage that spans the line of mean high water springs;</i> • <i>Including policies, rules and other methods relating to the above in regional policy statements, and plans;</i> • <i>Imposing or reviewing conditions on resource consents and designations, including for the continuation of activities;</i> • <i>Requiring, where practicable, conservation conditions; and</i> • <i>Considering provision for methods that would enhance owners' opportunities for conservation of listed heritage structures, such as relief grants or rates relief.</i>

2.2.2 National Environmental Standards

There are no National Environmental Standards of direct relevance to this topic.

2.2.3 National Planning Standards

The National Planning Standards include a definition for 'historic heritage' (noting that this is the same as the RMA definition).

The District-wide Matters Standard directs that if the following matters are addressed, they must be located in a 'Historic Heritage' chapter:

- Identification of historic heritage
- Provisions to protect and manage historic heritage
- Heritage orders
- Schedule(s) of identified historic heritage and heritage orders (this may cross-reference an appendix).

The National Planning Standards also state that provisions for notable trees and for sites and areas of significance to Māori must be addressed separately from historic heritage and archaeological sites, and should be located in standalone chapters. These

topics have therefore been dealt with in separate chapters of the Proposed District Plan and separate S32 reports.

2.2.4 National guidance documents

The following national guidance documents are relevant to this topic:

Document	Author/Owner	Summary
District plans: guide to the management of historic heritage (2022)	Heritage New Zealand Pouhere Taonga	https://hnpzpt-rpod-assets.azureedge.net/i2mo2c4z/guide-to-the-management-of-historic-heritage-district-plans.pdf This guidance was prepared to assist Councils prepare historic heritage content for District Plans. The guide is high-level and non-statutory, and represents Heritage New Zealand Pouhere Taonga view.

2.3 Regional direction

2.3.1 Regional Policy Statement for the Wellington Region

The table below identifies the relevant provisions and resource management topics for heritage contained in the RPS.

Objective/Policy	Relevant matters
Objective 15	Historic heritage is identified and protected from inappropriate modification, use and development. <ul style="list-style-type: none"> The provisions in the heritage chapter have been developed to protect historic heritage from inappropriate modification, use and development. Historic heritage buildings, items and precincts are identified in Schedules 1 and 2.
Policy 21	Identifying places, sites, and areas with significant historic heritage values– district and regional plans <ul style="list-style-type: none"> The criteria contained in Policy 21 were used to assess each existing and nominated heritage building, item or precinct, and this assessment formed the basis of the heritage expert's recommendation on whether the building, item or precinct should be scheduled in the Proposed District Plan.
Policy 22	Protecting historic heritage values – district and regional plans <ul style="list-style-type: none"> The provisions in the heritage chapter have been developed to protect historic heritage from inappropriate modification, use and development, and to provide a framework that identifies activities that are appropriate or inappropriate in relation to historic heritage.
Policy 46	Managing effects on historic heritage values – consideration

Objective/Policy	Relevant matters
	<ul style="list-style-type: none"> The matters described in Policy 46 have been taken into account in developing the policies in the heritage chapter, and particularly in providing policy guidance on what is considered inappropriate use or development.

2.3.2 Natural Resources Plan

The table below identifies the relevant provisions for historic heritage contained in the NRP. However, these apply only to heritage items within the coastal marine area or beds of rivers and are therefore of limited relevance to the Proposed District Plan.

Section	Relevant matters
Objective O27	Significant historic heritage and its values are protected from inappropriate modification, use, and development.
Policy P50	<p>Managing adverse effects on sites with significant historic heritage value</p> <p>More than minor adverse effects on the significant historic heritage values identified in Schedule E1 (heritage structures), Schedule E2 (wharves and boatsheds), Schedule E3 (navigation aids), Schedule E4 (archaeological sites) and Schedule E5 (freshwater heritage) shall be avoided, remedied or mitigated by managing activities so that:</p> <p>(a) significant historic heritage values are not lost, damaged, or destroyed,</p> <p>(b) effects are of a low magnitude or scale, or effects are reversible,</p> <p>(c) interconnections and linkages between sites are not significantly altered or lost,</p> <p>(d) previous damage to significant historic heritage values is remedied or mitigated where relevant,</p> <p>(e) previous changes that have significant historic heritage value in their own right are respected and retained,</p> <p>(f) adjacent significant historic heritage values are unlikely to be adversely affected,</p> <p>(g) unique or special materials and/or craftsmanship are retained,</p> <p>(h) the activities do not lead to cumulative adverse effects on historic heritage.</p>

2.4 Wairarapa policies, plans, and strategies

2.4.1 Iwi Management Plans

There are currently no iwi management plans relevant to the Wairarapa.

2.4.2 Statutory Acknowledgements

As outlined in the Section 32 Evaluation Overview and Strategic Directions Report and identified in Appendices APP1 and APP2 to the Proposed District Plan, there are several statutory acknowledgement areas within the districts. For any application for a resource consent for an activity within, adjacent to, or directly affecting a statutory area the consent authority must have regard to the statutory acknowledgement and provide notice to the relevant trustees.

2.4.3 Any other relevant local plans or strategies

The following plans or strategies are relevant to this topic:

Plan / Strategy	Organisation	Relevant Provisions
My Masterton Our People, Our Land Strategy: He Hiringa Tangata, He Hiringa Whenua, 2018	Masterton District Council	<p>"He Hiringa Tangata, He Hiringa Whenua" is a wellbeing strategy developed by the Masterton District Council. The strategy focuses on promoting the wellbeing of both the people and the land within the Masterton district.</p> <p>The strategy sets out Council's long-term strategic direction for Masterton Whakaoriori across four key focus areas:</p> <ul style="list-style-type: none"> • Social Development • Cultural Development • Environmental Development, and • Economic Development. <p>The Cultural Development section sets out a vision that Masterton/Whakaoriori values the place and role of tangata whenua and is proud of our cultural identity and heritage.</p>

2.5 Other legislation or regulations

The following additional legislative or regulatory requirements are also relevant to this topic:

Legislation	Relevant Provisions
Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA)	<p>The purpose of the HNZPTA is to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand. All decision-makers must recognise the following principles:</p> <ul style="list-style-type: none"> • Historic places have lasting value in their own right and provide evidence of the origins of New Zealand's distinct society.

Legislation	Relevant Provisions
	<ul style="list-style-type: none"> • The identification, protection, preservation, and conservation of New Zealand’s historical and cultural heritage should: <ul style="list-style-type: none"> ○ Take account of all relevant cultural values, knowledge, and disciplines. ○ Take account of material of cultural heritage value and involve the least possible alteration or loss of it. ○ Safeguard the options of present and future generations. ○ Be fully researched, documented, and recorded, where culturally appropriate. • There is value in central government agencies, local authorities, corporations, societies, tangata whenua, and individuals working collaboratively in respect of New Zealand’s historical and cultural heritage. • The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tūpuna, wāhi tapu, and other taonga. <p>Under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT Act), it is unlawful to destroy, damage, or modify an archaeological site (regardless of whether the site is scheduled in the District Plan or not) without obtaining an archaeological authority from Heritage New Zealand Pouhere Taonga before works begin.</p>
<p>Rangitāne Tū Mai Rā (Wairarapa Tamaki nui-ā-Rua) Claims Settlement Act 2017</p>	<p>The purpose of this Act is to give effect to certain provisions of the deed of settlement, which is a deed that settles the historical claims of Rangitāne Tū Mai Rā (Wairarapa Tamaki nui-ā-Rua). Schedule 1 of this Act provides for Statutory Areas in the Wairarapa and Tararua District. As noted in the previous section, these Statutory Areas are detailed in Appendix 2 of the Proposed District Plan.</p>
<p>Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua Claims Settlement Act 2022</p>	<p>The purpose of this Act is to give effect to certain provisions of the deed of settlement, which is a deed that settles the historical claims of Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua. Schedule 2 of this Act provides for Statutory Areas in the Wairarapa and Tararua District. As noted in the previous section, these Statutory Areas are detailed in Appendix 1 of the Proposed District Plan.</p>
<p>Building Act 2004</p>	<p>The Building Act 2004 requires local authorities to ensure that buildings are safe, promote physical independence and wellbeing, have adequate fire escape and seismic provisions, and are designed, constructed and able to be used in ways that promote sustainable development. Section 4(2)(l) of the Act requires Councils to take into account the need to facilitate the preservation of buildings of significant cultural, historical or heritage value.</p> <p>The Act also requires Council to adopt and implement a policy regarding earthquake prone buildings, while specifying how the</p>

Legislation	Relevant Provisions
	<p>policy will apply to heritage buildings. This District Plan Review provides an opportunity for the provisions within the Plan to be updated in order to regulate work on heritage structures for mandatory earthquake strengthening.</p> <p>Important changes to this Act relating to the management of earthquake prone buildings (EQPB) came into effect on 1 July 2017. In summary:</p> <ul style="list-style-type: none"> • The Council should be using the identification and remediation methodology and processes for EQPB set out in the Act. • The Council's EQPB Policy ceased to apply from the commencement of the changes to the Act. • EQPBs must adhere to new timeframes: <ul style="list-style-type: none"> ○ Priority buildings - 5 years to identify, 12.5 years to strengthen. ○ Other EQPB - 10 years to identify, 25 years to strengthen. ○ Identification timeframes begin from the date of changes to the Act, strengthening timeframes begin from date on the EQPB notice. • New EQPB identification obligations and consultation/reporting requirements.

3.0 Issues analysis

3.1 Background

Section 6 of the RMA identifies 'the protection of historic heritage from inappropriate subdivision, use, and development' as a matter of national importance.

The Wairarapa's rich cultural and spiritual heritage is found in:

- Buildings, features, and trees of historic heritage value
- Sites of archaeological importance
- Sites of significance to Māori, including wāhi tapu
- Precincts – areas of buildings or other features that, collectively, have significant historic heritage value.

These historic resources are important as they represent linkages to the past and provide insights into the way the Wairarapa's communities and settlements have developed. They also contribute to the character and amenity values of localities,

particularly where there are neighbourhoods containing numerous historic heritage buildings and features.

Historic heritage includes sites where physical traces of past activity remain such as former buildings, sites of human occupation, burial, and archaeological sites. It also includes places that are significant for their spiritual or historical associations, such as places where historic events took place.

Historic resources are finite and can be vulnerable to disturbance, damage, or destruction from land use. Risks include inappropriate development or incompatible adjoining uses. While the protection of Wairarapa's historic heritage is important, it is also essential that properties with historic heritage values in private ownership can be used and upgraded by their owners.

Some areas of the Wairarapa have significant historic heritage due to the combined character and values associated with several buildings and structures within a locality, many of which individually may not be regarded as significant.

Policy 21 of the Wellington Regional Policy Statement includes a list of criteria to ensure significant historic heritage resources are identified in district and regional plans in a consistent way. Potential heritage items are assessed against the following criteria and must meet at least one of the following criteria to have significant historic heritage values:

1. Historic values;
2. Physical values;
3. Social values;
4. Tangata whenua values;
5. Rarity; or
6. Representativeness.

Archaeological sites

The District Plan does not identify or contain rules relating to archaeological sites. However, some sites and areas of significance to Māori may also be archaeological sites. These are covered under the Section 32 report for the Sites and Areas of Significance to Māori chapter.

An archaeological site is defined in that Act as any place in New Zealand (including buildings, structures, and shipwrecks) that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods.

Under the Heritage New Zealand Pouhere Taonga Act 2014 it is unlawful to destroy, damage or modify an archaeological site without obtaining an archaeological authority

from Heritage New Zealand Pouhere Taonga (HNZPT) before works begin, in addition to any resource consents required by the Council.

If a previously unknown archaeological site is discovered during works (e.g. when you are doing earthworks) work that could affect the site must stop and NZHPT must be contacted for advice on how to proceed.

3.2 Evidence base

The Councils have reviewed the Operative District Plan, commissioned technical advice and assistance from various internal and external experts and used this, along with internal workshops and community feedback to assist with setting the plan framework. This work has been used to inform the identification and assessment of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions. The following sections outline this evidence.

3.2.1 Analysis of Operative District Plan provisions

3.2.1.1 Overview of Operative District Plan provisions

Historic Heritage is recognised through schedules in the Operative District Plan, identifying each of the following:

- a. Notable trees (Schedules 1.4-1.6) lists a total of 130 trees across the three districts.
- b. Archaeological sites (Schedule 1.5) lists 31 sites in Masterton District only.
- c. Heritage items (Schedule 1.7) lists 212 sites in Masterton, 59 sites in Carterton, and 172 sites in South Wairarapa (a total of 443 sites). This schedule includes sites listed with Heritage NZ or the Rail Heritage Trust of NZ.
- d. Heritage precincts (Schedule 1.8) lists nine historic heritage precincts across the districts. Five are in Masterton, one at Palliser Bay in the South Wairarapa District, and one for each of the three South Wairarapa town centres.

The Historic Heritage chapter contains one objective:

HH1 Historic Heritage Values

To recognise and protect the important historic heritage of the Wairarapa.

The Historic Heritage chapter contains six policies relating to:

- Identifying significant historic heritage.
- Avoid, remedy or mitigate adverse effects on historic heritage.
- Ensure attributes of historic heritage are not disturbed, damaged or destroyed

- Provide for use of historic heritage where activity is compatible with the historic heritage values
- Provide for the creation of conservation lots to protect historic heritage
- Increase public awareness of historic heritage

The District-wide Land Use Rules chapter in the Operative District Plan contains rules for heritage items and precincts in the schedules. For heritage items, minor repairs were permitted, while all other activities, including alteration, addition, relocation, or demolition, required resource consent. For heritage precincts in the commercial or industrial zones, minor repairs and maintenance of items were permitted, along with some limited signage. With some very limited exceptions (including internal work on most sites), all works on premises within Historic Heritage Precincts in rural and residential zones required resource consent.

Achieving the objective also relied on a range of methods for implementation beyond those in the District Plan. These other methods include appropriate application of other legislation (Conservation Act 1987, Reserves Act 1977 and Heritage NZ Pouhere Taonga Act 2014 (which supersedes the Historic Places Act 1993)), co-operation with parties interested in heritage protection, and use of incentives to encourage landowners to protect historic heritage.

In accordance with the requirements of the National Planning Standards 2019, provisions relating to protected trees and archaeological sites are addressed in the respective Notable Trees and Sites and Areas of Significance to Māori chapters and accompanying Section 32 reports.

3.2.1.2 State of the environment - existing scheduled heritage buildings and items

David Kernohan was engaged to undertake a review of the schedule of heritage items and precincts in the Operative District Plan. The report outlining the results of the assessment is contained in Appendix 2. The overall findings of this assessment were:

- Most items continue to have significant historic heritage values and were recommended to be retained in the schedule.
- Several items no longer have significant historic heritage values (or no longer exist) and were recommended to be removed from the schedule.
- Minor updates were also identified, for instance to update the name or description of the historic heritage values of the items.

3.2.1.3 State of the environment monitoring

In terms of consenting, between 2014-2019, the Wairarapa district councils processed 117 consents relating to historic heritage. The summary in Table 1 below is based on a

review of the National Monitoring Service data provided to Ministry for the Environment on an annual basis. Data from before 2014 is not readily available.

Year	Number of applications		
	MDC	CDC	SWDC
2014-2015	10	-	19
2015-2016	4	1	15
2016-2017	3	1	18
2017-2018	5	2	16
2018-2019	12	1	10

Most the resource consents relating to historic heritage were for alterations to buildings in the historic heritage schedule. There were also a few consents relating to heritage items, and other consents relating to works located within heritage precincts on non-listed sites or buildings. Several consents were for subdivision of lots in heritage precincts or containing a heritage item, where the subdivision was undertaken in a way that did not adversely affect heritage values.

Consent was granted for demolition of three buildings within Historic Heritage precincts in 2015-2016. None of the buildings were listed heritage items.

There has been limited loss of heritage items, with only one building removed from South Wairarapa district, and several in Masterton either removed entirely or relocated within the Wairarapa.

All consents sought since 2014 relating to historic heritage have been granted.

3.2.1.4 Effectiveness of the Operative District Plan approach

The Historic Heritage provisions are generally effectively and efficiently achieving the objective in the Operative District Plan. Advice from Heritage New Zealand Pouhere Taonga and local heritage experts and interest groups (Heritage Wairarapa, Greytown Heritage Trust) is used in considering resource consent applications relating to heritage.

The current rules and policy framework generally allow for the appropriate management of historic heritage in the districts. There are clear links between the policies and rules for heritage items in the plan, and the relevant policies are noted alongside each rule.

Notwithstanding this general efficiency and effectiveness, the following issues have been identified with the effectiveness of the Operative District Plan:

Issue	Comment
Issue 1: Poor condition of heritage buildings and items	Several listed heritage buildings are in poor condition. Particularly, there are several residential properties and some commercial buildings in Masterton and Featherston that have not been maintained and subsequently their heritage status requires review. The District Plan rules do not specifically require maintenance of heritage items and non-regulatory methods are required to manage this issue.
Issue 2: Seismic strengthening is not recognised	Heritage buildings or items identified as earthquake-prone buildings will require seismic strengthening or demolition in accordance with the Building Act. The District Plan needs to acknowledge the role of the Building Act and ensure that owners of buildings are able to undertake strengthening work.
Issue 3: The heritage schedules are not up to date	Heritage schedules require review as several items have been demolished or have not been appropriately maintained (as above). In addition, new items have been added to the New Zealand Heritage List/Rārangī Kōrero list in the three districts and these should be recognised in the Plan. A stocktake and revision against updated criteria is required to bring the various lists up to date. In addition, the assessment criteria used to assess heritage buildings and items does not reflect the Wellington Regional Policy Statement (Policy 21).
Issue 4: Protecting buildings and items visible to the public	Within Historic Heritage Precincts, there is a question as to whether provisions should only apply to buildings or sites with road frontage (i.e., exclude items/sites that are not in public view).
Issue 5: Updating and improving heritage design guides	The South Wairarapa Town Centres Design Guidelines are not widely used and have had mixed effectiveness. The effectiveness of the Design Guidelines can be improved, as well as further consideration on the standards in the Plan.

3.2.2 Analysis of other District Plan provisions relevant to this topic

Current practice has been considered in respect of this topic, with a review undertaken of the following District Plans:

Plan	Description of approach
Proposed Porirua District Plan	<ul style="list-style-type: none"> Two objectives recognising historic heritage and protecting it from subdivision, use, and development. Fifteen supporting policies relating to identifying and categorising historic heritage, repair and maintenance, new use of heritage items and settings, small-scale earthworks and larger earthworks within sites, items, and settings, animal grazing on sites, maintenance and heritage restoration of sites and items, earthquake strengthening, fire protection, and accessibility, use and development of items, settings, and sites, repositioning and relocation of items, demolition

	<p>or destruction of items in two significance categories, and subdivision.</p> <ul style="list-style-type: none"> • Four permitted rules with standards for repair, maintenance, and redecoration, maintenance and heritage restoration, animal grazing, and earthworks within items, settings, and sites. • Two controlled rules for heritage restoration and earthquake strengthening, fire protection, and accessibility upgrades. • Four restricted discretionary rules for new buildings, structures, or extensions within heritage settings and sites, additions and heritage alterations, and repositioning of heritage items within its setting. • Three discretionary rules for relocation of items outside its setting, demolition of Group B heritage items, and a catch-all rule. • Two non-complying activities for demolition of Group A heritage items and destruction of a heritage site. • Three schedules for heritage items (Group A and Group B), and sites. • Map overlays showing heritage items and extents, heritage settings, and historic heritage sites. • Archaeological sites not specifically managed within the Historic Heritage chapter.
<p>Proposed Waimakariri District Plan</p>	<ul style="list-style-type: none"> • One objective to recognise, protect, and maintain historic heritage and its contribution to the identity of the district. • Eight policies for identifying heritage, outlining significance categorisation and scheduling, considering heritage settings, managing archaeological sites, managing adverse effects, managing relocation of heritage, siting of infrastructure, and demolishing heritage. • Three permitted activity rules with standards for maintenance and repair, heritage investigative temporary works, construction within historic heritage settings. • Two restricted discretionary rules for relocation of heritage within its site or setting, and alterations and additions to items. • Two discretionary rules for relocation of significant heritage beyond its site or setting, and demolition. • Two non-complying rules for relocation of highly significant heritage beyond its site or setting, and demolition. • Maps identifying heritage buildings or items and heritage areas • Two schedules setting out heritage significance assessment criteria and historic heritage items (divided into significant or highly significant categories) • Archaeological sites not managed within the Historic Heritage chapter.
<p>Proposed New Plymouth District Plan</p>	<ul style="list-style-type: none"> • Three objectives relating to recognising, protecting, and maintaining historic heritage, community appreciation and acknowledgement of

	<p>historic heritage and contribution to the district's identity, and active use and maintenance of heritage buildings.</p> <ul style="list-style-type: none"> • Eleven policies for heritage buildings, items, and character areas covering issues including identifying, mapping, scheduling, protecting, enabling appropriate activities, managing adverse effects and appropriate activities in and around, managing additions and alterations, managing demolition, and supporting landowners to maintain and preserve, heritage buildings, groups of buildings, structures, items, spaces, and other features. • Nine policies for managing archaeological sites. • Two permitted activity rules with standards for maintenance and repair and heritage upgrade works. • Five restricted discretionary rules with standards for new structures, new impervious surfaces, or relocation of a structure within the mapped extent of a heritage building or item; relocation of specified heritage buildings and items; additions and alterations to heritage buildings and items. • Four restricted discretionary rules for new structures, alterations, and additions to exteriors of structures in heritage character areas; and total or partial demolition, removal, or relocation of a contributory building in a heritage character area. • Two discretionary rules for subdivision of land containing a heritage building or item, and total or partial demolition, removal, or relocation of a heritage building or item. • Two discretionary rules managing activities on and around scheduled pre-1900 buildings. • Eight permitted, two restricted discretionary, and nine discretionary rules managing activities in and around scheduled archaeological sites. • Associated map layers that identify heritage buildings and items and their extents; heritage character areas; and archaeological sites and their extents. • One appendix setting out responsibilities regarding archaeological sites. • Four schedules setting out listed heritage buildings and items, listed interior heritage elements, listed archaeological sites and sites or areas of significance to Māori, and a schedule of heritage character areas. • Archaeological sites are managed within the Historic Heritage chapter.
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These plans were selected because:

- They have been subject to recent plan reviews that have addressed similar issues relating to this topic; and
- For the Porirua District Plan, the Plan addresses similar issues relating to the planning context in the greater Wellington region.

The key findings from reviewing these Plans are that there is significant variation in length and complexity of Historic Heritage chapters. However, all address the issues associated with recognising and protecting heritage buildings, items, and areas.

3.2.3 Advice received from iwi

Section 32(4A) of the RMA requires evaluation reports prepared in relation to a proposed plan to include a summary of:

- All advice received from iwi authorities concerning the proposal; and
- The response to that advice, including any proposed provisions intended to give effect to the advice.

Under Clause 4A of Schedule 1 of the RMA local authorities are also required to:

- Provide a copy of any draft policy statement or plan to any iwi authority previously consulted under clause 3 of Schedule 1 prior to notification;
- Allow adequate time and opportunity for those iwi authorities to consider the draft and to supply advice; and
- Have particular regard to any advice received before notifying the plan.

As sites and areas of significance to Māori have been included in a separate chapter in line with the requirements of the National Planning Standards 2019, no specific advice has been received from iwi regarding this topic and the proposed provisions evaluated within this report.

3.2.4 Technical information

An expert assessment of heritage values for all heritage items, buildings and precincts was undertaken by David Kernohan in 2022. Mr Kernohan reviewed the existing listings against the criteria described in Policy 21 of the Wellington RPS and made a recommendation on whether each building, item or precinct should be listed in the Proposed District Plan or removed. The Policy 21 criteria are as follows:

- Historic values
- Physical values
- Social values
- Tangata whenua values
- Surroundings
- Rarity
- Representativeness.

Mr Kernohan also reviewed all buildings, items, and precincts nominated during the Draft District Plan consultation process. This assessment was undertaken using the same criteria and recommendation on whether they should be included in the Proposed District Plan. These assessments are contained in Appendices 2 and 3.

3.2.5 Consultation

The following is a summary of the primary consultation undertaken in respect of this topic:

Who	What	When	Relevant Issues Raised
Heritage New Zealand Pouhere Taonga (HNZPT)	Emails, meetings, feedback on documents	April 2021 – April 2022	<ul style="list-style-type: none"> Recommendations on proposed heritage buildings and items to include in the schedules General advice and direction on draft chapter objectives, policies, rules, and standards.
Greytown Heritage Trust	Feedback on Draft Plan through submissions and targeted discussions	October 2022 – January 2023	<ul style="list-style-type: none"> Recommendations on proposed heritage buildings and items to include in or remove from the schedules.
Feedback on Draft Plan (general public and above stakeholders)	Feedback on Draft Plan through submissions and targeted discussions	October 2022 – January 2023	<ul style="list-style-type: none"> Refer to Appendix 1 for a summary of feedback received on the Draft District Plan.

Public consultation was undertaken on the Draft District Plan from October to December 2022.

3.2.5.1 Historic Heritage in the Draft District Plan

The Historic Heritage chapter in the Draft District Plan largely continued the approach of the Operative District Plan with minor adjustments to address the issues identified in Section 3.1.2.3 of this report. Specifically, improved provision was made for maintenance, repair, earthquake strengthening, fire protection, and accessibility upgrades for heritage buildings or items. The provisions relating to additions, alterations, relocation, partial demolition, and full demolition of heritage buildings or items remained similar to the regime under the Operative District Plan.

A summary of specific feedback on this topic received during consultation on the Draft District Plan is set out below, including how it has been responded to in the Proposed District Plan. Appendix 1 contains a summary of feedback received and the Councils response.

3.2.5.2 Feedback received on objectives, policies, rules, and standards

The objectives, policies, rules, and standards in the Historic Heritage chapter were generally supported by one submitter, except for some minor amendments or suggestions, which are noted further on in this section where relevant.

The majority of feedback on the Historic Heritage chapter provisions was from one party. Where the submissions have sought amendments to the provisions, these are set out point-by-point, below:

- Policy HH-P2: The submitter sought that this policy be strengthened to ensure that it can be implemented by Council, and that works be reversible. To strengthening the policy, it is not clear how the policy could be more strongly worded except if it were to use the term “prohibit”, which is not what the objectives seek to achieve, nor is prohibiting works on heritage buildings, items, or schedules always appropriate. As drafted, the policy protects scheduled historic heritage by “discouraging demolition or relocation”, and the chapter requires consent for demolition or relocation as a Discretionary activity. In addition, it is not considered practical to require all works to be reversible (e.g., seismic strengthening). No change is recommended to the approach of this policy.
- Policy HH-P3: The submitter considered that this policy should be amended to consider and control the visual effects of the work on the heritage values of the building or item, and that demolition of non-scheduled buildings in a Historic Heritage Precinct needs to be subject to analysis by a heritage architect or planner, as the demolition of a non-scheduled building could be damaging to the wider heritage context. No changes are considered necessary in response to these concerns, as the wording in the chapeau of the policy requires that historic heritage values be retained, and works are only enabled where this is achieved. In addition, this policy must be considered by Council planners when resource consent is required – the wider context of the area would be considered as part of the consent process, particularly under Policy HH-P2(2), which requires “... *activities in, on, or surrounding historic heritage buildings, items, precincts, to avoid adverse effects on historic heritage values...*”. Therefore, no changes are recommended to this policy.
- Policy HH-P4: The submitter sought that this policy be expanded to include Historic Heritage Precincts so that the building or item can be considered in the wider context. Alterations and demolition of non-scheduled buildings in a precinct is already covered under HH-P2, and scheduled buildings are covered under HH-P4. In addition, policies HH-P4 to HH-P6 relate to scheduled historic heritage buildings and items, and HH-P7 relates to scheduled historic heritage precincts. Therefore, there is no gap in the policies requiring amendment.
- Policies HH-P5 and HH-P6: The submitter sought that these policies be expanded to include Historic Heritage Precincts for the same reasons set out under HH-P4 above. For the same reasons, it is considered these matters are

already sufficiently covered by HH-P2 and HH-P4 to HH-P7. No amendments are considered necessary or recommended.

- Policy HH-P7: The submitter sought that the heritage design guide be mandatory. As set out in further detail below, the heritage design guides are being developed and the question of their statutory weighting will be assessed during that time. This will be brought to the Joint Committee for its consideration in June-2023.
- Policy HH-P8: The submitter sought that this policy be expanded to include all buildings (scheduled and non-scheduled) within a Historic Heritage Precinct and amended to enable older existing buildings to be retained and relocated near the street frontage where their heritage value can contribute to the streetscape. However, these buildings are less likely to be adequately insulated and double glazed, which can result reverse sensitivity effects from the State Highway, for example. It is considered that a consent process is a useful process to ensure buildings are of a high enough standard and quality to face the street.
- Policy HH-P9: The submitter sought that this policy be expanded to include Historic Heritage Precincts and seeks to remove point 4 (cost and maintenance of repair) in the policy. As above, it is considered these matters are already sufficiently covered by HH-P2 and HH-P4 to HH-P7. Regarding the removal of point 4, prohibitive costs for alternatives are sometimes a relevant reason for why a heritage building or item needs to be demolished. No amendments are considered necessary or recommended.
- Policy HH-P11: The submitter sought the word “sufficient” be removed from the policy text. The word “sufficient” is important, as it requires “*sufficient heritage curtilage to protect associated heritage values*”. The policy wording therefore indicates that the curtilage needs to be big enough to protect heritage values. No changes are recommended.
- Rules HH-R1, HH-R2, and HH-R5: The submitter sought that these rules be extended to include Historic Heritage Precincts. The equivalent of these rules relating to Historic Heritage Precincts are rules HH-R8, HH-R9, and HH-R11 respectively. No amendments are required.
- Rules HH-R3 and HH-R4: The submitter sought that the Permitted activity status for these rules be removed. These rules are subject to the requirement that the works are only undertaken on the interior, or not visible from the exterior, of the scheduled building or item, and any effects beyond these need to be considered as part of the resource consent process, which is considered appropriate. It is noted that pending the discussion on the protection of heritage interiors (discussed under Issue 3: Heritage schedule nominations and deletions, below), these rules may require consequential amendments.
- Rule HH-R7: The submitter sought this rule be strengthened to a Prohibited activity status. This activity status is not considered appropriate, as there may be circumstances where demolition of a heritage item is necessary e.g., for health and safety reasons. No changes are recommended.

- Rules HH-R8 and HH-R9: The submitter sought that these rules be subject to compliance with heritage design guides. As set out previously, the heritage design guides are being developed and the question of their statutory weighting will be assessed during that time. This will be brought to the Joint Committee for its consideration in June 2023.

3.2.5.3 Feedback received on mapping

One submitter noted that showing heritage curtilages for each scheduled site on District Plan maps assists in recognising and protecting heritage. The description in the Heritage Inventory sets out the curtilage in the description for each building or item. It was noted that the current approach of a qualitative definition of the curtilage in the Heritage Inventory is general practice in this area. In addition, as works within curtilages are not Permitted activities, the consent process allows Council to consider applications on a case-by-case.

Another submitter noted that the Historic Heritage Precinct applies to part of the FreshChoice Greytown site. The Precinct covers an internal part of the site that is currently used as a loading bay. It is noted that the site is currently subject to a resource consent application that proposes a new access that would render the loading bay visible if the consent granted. As such, it is appropriate to retain the Historic Heritage Precinct covering this part of the site, which requires consideration of heritage values.

3.2.5.4 Heritage schedule nominations and deletions

3.2.5.4.1 Nominations

The Councils sought nominations for new heritage buildings, items, and precincts as part of the consultation on the Draft District Plan, which are also summarised in Appendix 1 to this report. 58 buildings/items and areas were nominated by the public for inclusion in the Historic Heritage schedules: 5 in Masterton district, 3 in Carterton district, and the remaining 50 in South Wairarapa district. An assessment of the nominations was undertaken by David Kernohan. This assessment recommended:

- 25 nominations (1 in Masterton district, 3 in Carterton district, and 21 in South Wairarapa district) be added to the Schedule of Historic Heritage;
- 22 nominations (4 in Masterton district and 17 in South Wairarapa district) not be added to the Schedule of Historic Heritage because they were not considered to have significant historic heritage values, or there was insufficient information about the building or item;

11 nominated buildings/items are already in the Schedule of Historic Heritage, therefore they were not further assessed.

Following this assessment, letters were sent to the owners of properties on which the 25 recommended heritage building or item are located advising that a building or item on their property has been nominated. Council sought feedback from property owners

on whether they were agreeable to the inclusion of the nominated heritage building or item being added to the Schedule of Historic Heritage. 3 property owners responded supporting the addition to the schedule, and 6 property owners responded opposing the addition to the schedule. Two recommended heritage sites cover more than one property, and mixed (support and opposition) responses were received from property owners of these two sites. 14 property owners did not respond.

The primary reasons giving in opposition to the addition of buildings/items being added to the schedule were concerns about restrictions on the use and modifications, and costs associated with obtaining and meeting the requirements of resource consents. The Councils acknowledge these concerns. The Councils currently seek to minimise costs associated with resource consents such as waiving resource consent processing fees related to heritage buildings. In addition, the rules applying to heritage buildings, items and sites seek to achieve a balance between providing for reasonable use and work, while also protecting the heritage values.

The Councils further evaluated the buildings, items or sites for inclusion in the Heritage Schedule in the Proposed District Plan. This further evaluation included consideration of the feedback received, and the benefits and costs for landowners and the community. In making this evaluation, the Councils were mindful that the protection of historic heritage is a matter of national importance under the Resource Management Act. The Proposed District Plan is prepared under the Resource Management Act and the Councils are obliged to implement this direction from the legislation. This further evaluation concluded that all recommended buildings, items or sites should be included in the Heritage Schedule in the Proposed District Plan.

3.2.5.4.2 Deletions

Several submitters questioned why items were deleted from the heritage schedule. The Councils commissioned a review of the historic heritage schedules in the Operative District Plan, which was undertaken by David Kernohan in early 2022. This review made recommendations on whether each item should remain on the schedule or be removed for the Draft District Plan. The items or building removed from the Heritage Schedule was because the building or item no longer had significant heritage values or no longer existed.

3.2.5.4.3 Interiors of Heritage Buildings

One submitter also raised the question as to whether building interiors should be eligible for inclusion on the heritage schedule. The introductory text to Schedule 1: Heritage Buildings and Items states “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”. There are differences between how heritage items in the three Wairarapa districts are listed in the Schedule. For examples,

Masterton buildings and items note where interiors are also protected, but South Wairarapa buildings and items do not, as research on the interiors has not been undertaken. To address this, the Schedule of Historic Heritage has been amended to list the interiors of each building or where they are included.

3.2.5.5 Feedback on miscellaneous matters

Submitters raised comment on the following matters:

- Questions about the strength and rigour of the District Plan’s approach to protecting heritage and implementation of best practice
- Recommendation that new definitions be added to the District Plan to support the implementation of the Historic Heritage chapter
- Allow for demolition or alteration of buildings in the Historic Heritage Precinct that do not contribute to the wider heritage values of the as a Restricted Discretionary activity instead of a Discretionary activity as drafted
- Establish a Controlled activity rule for attaching new infrastructure connections to heritage buildings, or include infrastructure upgrades as a Controlled activity under HH-R4
- Questions on heritage design guides
- Query on creating an Earthworks chapter.

In response to the above points, it noted that feedback from relevant government agencies to date was generally supportive and positive.

The chapter uses the terms “accessibility upgrades”, “adaptive re-use”, “seismic strengthening”, and “fire protection” to control these activities as they relate to historic buildings or items. However, these terms were not defined in the Draft District Plan, but they are defined in the Guide to the Management of Historic Heritage: District Plans (2022), which was referred to while drafting this chapter. It is considered that defining these terms is useful in delineating exactly what these activities entail and therefore what is Permitted, or what requires resource consent. It is recommended that these definitions are included in the District Plan.

Demolition or alteration of buildings in the Historic Heritage Precinct that do not as a Restricted Discretionary activity was not considered appropriate, as it would be difficult to define and delineate what buildings do or do not contribute to the heritage values of the Historic Heritage Precinct, particularly when features as simple as contiguous frontages may contribute to heritage values.

The current activity status for infrastructure connections is a Restricted Discretionary activity. Changing this activity status to a Controlled activity would mean that Councils could not decline the consent if the effects of the works were considered unacceptable.

Given the potential effects, and policy direction to avoid or mitigate these effects, a case-by-case assessment and the ability to decline consent would be the most effective approach.

The Centres and Residential Design Guides (with heritage sections where relevant) have now been prepared for the Proposed District Plan.

Regarding creating an Earthworks chapter, it was considered that earthworks largely do not present issues that require management in the Wairarapa. In the Draft District Plan, earthworks rules only apply where specific values or effects could arise (e.g., sites and areas of significance to Māori, flood hazard areas, and the coastal environment).

3.3 Summary of issues

The statutory and policy context and available evidence outlined above identified few issues, therefore a partial review focusing on recognition, protection, and maintenance of heritage buildings, items, and areas was considered appropriate.

Based on the research, analysis, and consultation outlined above the following issues have been identified with respect to the effectiveness of the Operative District Plan:

- Issue 1: Poor condition of heritage buildings and items
- Issue 2: Seismic strengthening is not recognised
- Issue 3: The heritage schedules are not up to date
- Issue 4: Protecting buildings and items visible to the public
- Issue 5: Updating and improving heritage design guides

The following resource management issues have been identified:

Issue	Comment
Issue 1: Damage, modification or destruction of historic heritage resulting from inappropriate use, development, or subdivision, such as demolition or unsympathetic works	<p>Historic heritage is intrinsically valuable to the identity and sense of community of a place. Wairarapa has a rich and diverse history which is widely appreciated by the community.</p> <p>Using heritage buildings, items, and precincts for activities that align with their original spirit celebrates the heritage of a place while ensuring it is still useful to and valued by the community, instead of being disused and potentially falling into disrepair. This in turn will contribute to its ongoing value as a heritage feature for future generations.</p> <p>Conversely, using heritage buildings, items, and precincts for inappropriate activities detracts from its past heritage value, stops any contributions to future heritage values, and may result in damage to the feature.</p>
Issue 2: The ability for landowners to use and develop their property for anticipated uses	In providing for historic heritage items in the District Plan it necessary to facilitate activities that support the heritage item without unnecessary process, to assist its protection.

whilst protecting the heritage buildings and items and its heritage values	As identified earlier in Section 3.1.2.3 of this report, heritage buildings and items have been falling into a state of disrepair. Maintenance and repair for heritage features can be expensive. Removing consenting barriers and costs may help improve the overall state of heritage features, enabling appropriate activities to occur and enhance the heritage value of the feature as described above.
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4.0 Scale and significance

4.1 Evaluation of scale and significance

Under section 32(1)(c) of the RMA, this evaluation report needs to contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

This section assesses the scale and significance of the signs provisions to determine the level of analysis required.

	Low	Medium	High
Degree of change from the Operative District Plan	✓		
Effects on matters of national importance		✓	
Scale of effects - geographically		✓	
Scale of effects on people e.g. landowners, neighbourhoods, future generations	✓		
Scale of effects on those with specific interests e.g. tangata whenua			✓
Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice?		✓	
Likelihood of increased costs or restrictions on individuals, communities, or businesses		✓	

In summary:

- The approach does not significantly differ from the Operative District Plan except as set out in Section 3.2.5 of this report.
- Protection of heritage values is listed as a matter of national importance under Section 6(f) of the RMA.

- Heritage buildings, items, and areas are discrete in their location, but are located in prominent areas of Wairarapa towns and contribute significantly to the towns' character.
- Scale of effects are limited due to the limited nature of change from the Operative District Plan provisions and are considered positive due to the anticipated improvements to heritage protection and preservation.
- There is enthusiastic interest in the recognition and protection of heritage from local communities and local heritage organisations.
- Protection of heritage values are explicitly considered by higher order documents including the RMA, the Wellington RPS, and the Wellington Natural Resources Plan as set out in Section 2 of this report.
- Increased costs and restrictions on individuals, communities, and businesses are limited due to the limited nature of change from the Operative District Plan, and regulatory costs are largely borne by existing landowners and a discrete set of new proposed landowners.

Overall, it is considered that the scale and significance of the proposal is moderate.

4.2 Quantification of benefits and costs

Section 32(2)(b) of the RMA requires that, where practicable, the benefits and costs of a proposal are to be quantified.

Specific quantification of all benefits and costs associated with the Proposed District Plan is considered neither practicable nor readily available. In general, a qualitative assessment of costs and benefits associated with the Proposed District Plan is considered sufficient, and this is provided for in the assessment of policies, rules and other methods contained in section 7.0 of this report. However, where practicable and considered appropriate to supporting the evaluation, some of the benefits or costs associated with the Proposed District Plan have been quantified. The identification of costs and benefits has been informed by the body of evidence outlined in section 3.0 of this report.

5.0 Proposed provisions

5.1 Strategic directions

The following objectives from the Strategic Direction chapter of the Proposed District Plan are relevant to Historic Heritage.

HC-01	Protection of heritage values
The cultural, spiritual, and/or historic values associated with historic heritage, and sites and areas of significance to Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa are recognised, protected, and maintained.	
UFD-05	Vibrant town centres
The Wairarapa contains vibrant and viable town centres that are the location for shopping, leisure, cultural, entertainment, and social interaction experiences and provide for the community's employment and economic needs.	

These objectives are relevant as historic heritage contributes to the vibrancy of the town centres in the Wairarapa.

These objectives are evaluated in the Section 32 Evaluation Overview and Strategic Directions Report.

5.2 Overview of proposed provisions

The proposed provisions relevant to this topic are set out in detail in the Proposed District Plan and should be referenced in conjunction with this evaluation report.

In summary, the proposed provisions include:

- Definitions for heritage curtilage, heritage upgrade works, maintenance, repair, and street furniture.
- Two objectives for recognising and protecting historic heritage.
- Twelve policies for:
 - Identifying historic heritage
 - Protecting historic heritage
 - Enabling appropriate activities
 - Enabling appropriate additions, alterations, and partial demolition
 - Enabling earthquake strengthening, fire protection, and accessibility upgrades within parameters
 - Enabling new buildings, structures, additions, and alterations to non-scheduled buildings within heritage curtilages
 - Enabling new buildings, structures, additions, or alterations to non-scheduled buildings within heritage precincts
 - Avoiding relocation of heritage buildings or items except in specified circumstances

- Discouraging demolition of heritage buildings and items except in specified circumstances
 - Increasing public awareness of historic values
 - Allowing subdivision containing a heritage building or item within certain parameters
 - Considering adverse effects of subdivision, use, and development on heritage values of archaeological sites.
- A rule framework that provides for the following activities:

Activity	Proposed District Plan
	Historic Heritage
Maintenance and repair of a heritage building or item listed in SCHED1 Heritage Buildings and Items	P
Demolition of a non-scheduled building or structure within heritage curtilage of a heritage building or item listed in SCHED1 Heritage Buildings and Items	P
Additions, alterations, and partial demolition of a heritage building or item listed in SCHED1 Heritage Buildings and Items	P (s) RD where permitted standards are not complied with
Earthquake strengthening, fire protection, and accessibility upgrades to a heritage building or item listed in SCHED1 Heritage Buildings and Items	P (s) C where permitted standards are not complied with
New or relocated buildings or structures within the heritage curtilage of a heritage building or item listed in SCHED1 Heritage Buildings and Items	RD
Relocation of any heritage building or item listed within SCHED1 Heritage Buildings and Items within a site or to another site	D
Demolition of any heritage building or item listed in SCHED1 Heritage Buildings and Items	D
Maintenance and repair of a building or structure within a heritage precinct listed in SCHED2 Heritage Precincts	P
Additions, alterations, and partial demolition of a building or structure within a heritage precinct listed in SCHED2 Heritage Precincts	P (s) D where permitted standards are not complied with
Demolition or removal of buildings or structures within a heritage precinct listed in SCHED2 Heritage Precincts	D

New or relocated buildings or structures (excluding street furniture) within a heritage precinct listed in SCHED2 Heritage Precincts	D
<p>P means permitted activity (no resource consent required)</p> <p>P (s) means permitted activity subject to standards (no resource consent required)</p> <p>C means controlled activity (resource consent required)</p> <p>RD means restricted discretionary activity (resource consent required)</p> <p>D means discretionary activity (resource consent required)</p>	

- Supporting sections in the Centres and Residential Design Guides set out appropriate use and development in heritage precincts
- Two schedules listing Heritage Buildings and Items, and Heritage Precincts.

5.3 Other methods

Other methods outside the District Plan that protect historic heritage buildings and items is the New Zealand Heritage List/Rārangi Kōrero administered by Heritage NZ Pouhere Taonga. Alternative methods for protecting historic heritage could include Council providing information, advice, or financial assistance to protect heritage features.

6.0 Evaluation of the proposed objectives

Section 32(1)(a) of the RMA requires an evaluation to examine the extent to which the objectives proposed are the most appropriate way to achieve the purpose of the RMA. The level of detail must correspond to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal.

This section of the report evaluates the objectives proposed for Historic Heritage.

An examination of the proposed objectives along with reasonable alternatives is included below, with the relative extent of their appropriateness based on an assessment against the following criteria:

1. Relevance (i.e., Is the objective related to addressing resource management issues and will it achieve one or more aspects of the purpose and principles of the RMA?)

2. Usefulness (i.e., Will the objective guide decision-making? Does it meet sound principles for writing objectives (i.e., does it clearly state the anticipated outcome?)
3. Reasonableness (i.e., What is the extent of the regulatory impact imposed on individuals, businesses, or the wider community? Is it consistent with identified tangata whenua and community outcomes?)
4. Achievability (i.e., Can the objective be achieved with tools and resources available, or likely to be available, to the Councils?)

While not specifically required under section 32 of the RMA, in some instances alternative objectives are also considered to ensure that the proposed objective(s) are the most appropriate to achieve the purpose of the RMA.

Proposed Objectives	
HH-O1 Recognising historic heritage Historic heritage is recognised as important to the Wairarapa’s identity.	
HH-O2 Protecting historic heritage Historic heritage is protected from inappropriate subdivision, use, and development.	
Alternatives considered	
HH1 Historic Heritage Values (status quo) To recognise and protect the important historic heritage of the Wairarapa.	
Appropriateness to achieve the purpose of the RMA	
Appropriateness of Proposed Objective (relevance, usefulness, reasonableness, achievability)	<p>The proposed objectives address the identified resource management issues. They seek to recognise and protect historic heritage values.</p> <p>The proposed objectives specifically set out why historic heritage should be recognised and what it needs protection from, and therefore more clearly articulates the outcomes sought.</p> <p>The proposed objectives support the protection of historic heritage in RMA section 6(f) and the maintenance and enhancement of amenity values and the quality of the environment (sections 7(c) and 7(f)).</p> <p>The proposed objectives have a regulatory impact on those with heritage buildings or items on their property and those undertaking works in heritage precincts.</p>
Appropriateness of Status Quo (relevance, usefulness, reasonableness, achievability)	<p>The Operative District Plan objectives are similar in effect to the Proposed District Plan but are of a more general nature and do not specifically articulate the outcomes sought.</p> <p>The objectives support the protection of historic heritage in RMA section 6(f) and the maintenance and enhancement of amenity values and the quality of the environment (sections 7(c) and 7(f)).</p> <p>The proposed objectives have a regulatory impact on those with heritage buildings or items on their property and those undertaking works in heritage precincts.</p>
Preferred option and reasons	
The proposed objectives are the most appropriate means of achieving the purpose of the Act because:	

- The proposed objectives address the identified resource management issues and clearly articulate the outcomes sought in relation to recognising and protecting historic heritage values
- They achieve the purpose of the RMA to manage resources to enable people and communities to provide for their wellbeing and health and safety while managing adverse effects of activities on the environment. The proposed objectives support the protection of historic heritage in RMA section 6(f) and the maintenance and enhancement of amenity values and the quality of the environment (sections 7(c) and 7(f)).
- The objectives will sustain the potential of physical resources for current and future generations and maintain and enhance amenity values and the quality of the environment. The objective will achieve the purpose of the RMA.

7.0 Evaluation of proposed provisions

Section 32(1)(b) of the RMA requires an evaluation of whether the proposed provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.

The assessment must identify and assess the benefits and costs of environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

7.1 Evaluation

For each potential approach an evaluation has been undertaken relating to the costs, benefits and the certainty and sufficiency of information (as informed by section 4.0 of this report) in order to determine the effectiveness and efficiency of the approach, and whether it is the most appropriate way to achieve the relevant objective(s).

7.1.1 Provisions to achieve objectives relating to Historic Heritage

Under section 32(1)(b)(ii) of the RMA, reasonably practicable options to achieve the objective(s) associated with this proposal need to be identified and examined.

The other options considered reasonably practicable for achieving the objectives of the Proposed District Plan in relation to historic heritage are:

- Option 1: The proposed provisions
- Option 2: Retaining the status quo – the Operative District Plan provisions
- Option 3: Reliance on alternative and/or non-regulatory methods.

<p>HH-O1 Recognising historic heritage Historic heritage is recognised as important to the Wairarapa’s identity.</p> <p>HH-O2 Protecting historic heritage Historic heritage is protected from inappropriate subdivision, use, and development.</p>		
<p>Option 1: Proposed approach (recommended)</p>	<p>Costs</p>	<p>Benefits</p>
<p>Two objectives for recognising and protecting historic heritage.</p> <p>Twelve policies that:</p> <ul style="list-style-type: none"> • Identify and protect historic heritage • Enable appropriate activities in heritage buildings and areas; new buildings, structures, additions, and alterations to non-scheduled buildings within heritage curtilages; and new buildings, structures, 	<p>Environmental</p> <ul style="list-style-type: none"> • No direct or indirect costs have been identified. <p>Economic</p> <ul style="list-style-type: none"> • Costs on owners of heritage buildings and items and of land affected by heritage curtilages or precincts (including existing and new listings) through restrictions on use of land and regulatory costs. 	<p>Environmental</p> <ul style="list-style-type: none"> • Protection of historic, character, and amenity values of heritage buildings and items and the surrounding streetscape <p>Economic</p> <ul style="list-style-type: none"> • Indirect economic benefit of adding to community identity, sense of place and enhancing the amenity of the Districts for residents and

<p>additions, or alterations to non-scheduled buildings within heritage precincts</p> <ul style="list-style-type: none"> • Enable limited or controlled additions, alterations, partial demolition, earthquake strengthening, fire protection, and accessibility upgrades • Avoid relocation of heritage buildings or items • Discourage demolition of heritage buildings and items • Increase public awareness of historic values • Manage subdivision containing a heritage building or item • Consider adverse effects of subdivision, use, and development on heritage values of archaeological sites. <p>A rule framework that:</p> <ul style="list-style-type: none"> • Permits maintenance and repair of a heritage building, heritage item, or a structure within a heritage precinct • Permits demolition of non-scheduled building or structure within heritage curtilage • Permits additions, alterations, and partial demolition of the interior of a heritage building or item or structure in a heritage precinct where the interior is not specifically listed in the heritage schedule • Permits earthquake strengthening, fire protection, and accessibility upgrades as a 	<ul style="list-style-type: none"> • Regulatory costs on users/developers of land containing of heritage buildings and items e.g., Council, other community-owned buildings • Greater regulatory costs for some activities through marginally more stringent requirements for works on heritage buildings or items <p>Social</p> <ul style="list-style-type: none"> • Limitations on the use of heritage buildings and items and of land included in heritage curtilages or heritage precincts (including new and existing listings). <p>Cultural</p> <ul style="list-style-type: none"> • No direct or indirect costs have been identified. 	<p>visitors, making the districts a more attractive place.</p> <ul style="list-style-type: none"> • Provisions more clearly provide for necessary works related to maintenance, repair, earthquake strengthening, fire protection, and accessibility upgrades within certain parameters without the need for resource consent to reducing regulatory cost and uncertainty. <p>Social</p> <ul style="list-style-type: none"> • Heritage buildings and items are identified, protected and maintained for present and future generations, adding to community identity, sense of place and enhancing the character and amenity of the district for residents and visitors. <p>Cultural</p> <ul style="list-style-type: none"> • Maintenance of cultural values of heritage features.
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<p>Permitted activity where they are not visible from the exterior of the building or item</p> <ul style="list-style-type: none"> • Controls earthquake strengthening, fire protection, and accessibility upgrades as a Permitted activity where they are visible from the exterior of the building or item • Restricts additions, alterations, and partial demolition of the interior of a heritage building or item where the interior is listed on the heritage schedule or works occur on the exterior of the building • Restricts new or relocated buildings or structures within heritage curtilage • Discourages additions, alterations, and partial demolition within a heritage precinct where it affects the exterior of a building or structure • Discourages relocation of heritage building or item, and new or relocated buildings or structures within a heritage precinct • Discourages demolition of a heritage building and demolition or removal of buildings or structures in a heritage precinct <p>Supporting sections in the Centres and Residential Design Guides set out appropriate use and development in heritage precincts</p> <p>Two schedules listing Heritage Buildings and Items, and Heritage Precincts</p> <p>Definitions for heritage curtilage, heritage upgrade works, maintenance, repair, and street furniture.</p>		
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<p>Effectiveness and efficiency</p>	<p>The proposed approach is effective and efficient as it protects heritage features from inappropriate subdivision, use and development. The approach includes policies to guide decision-making relating to heritage features. Separate policies and rules are provided for heritage buildings and items and heritage precincts, recognising the different values that are being protected. The new definitions for "maintenance" and "repair" provides greater certainty about what remedial works can be undertaken as Permitted activities. Provision for earthquake strengthening, fire protection, and accessibility upgrades provides for the ongoing use of heritage features and their continued contribution to the local community. The rules and standards provide greater clarity to plan users about when resource consent would be required.</p>	
<p>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</p>	<p>It is considered that there is certain and sufficient information on which to base the proposed policies and methods based on the state of the environment monitoring, District Plan effectiveness review and knowledge of Council staff.</p>	
<p>Overall evaluation</p>	<p>This option is the most appropriate approach to achieve the objectives, since it protects heritage features from inappropriate subdivision, use and development. It allows for maintenance, repair, earthquake strengthening, fire protection, and accessibility upgrades to protect and maintain heritage values. It provides greater clarity, including specific policies to guide decision making and rules and standards setting out when resource consent will be required.</p>	
<p>Option 2: Status Quo (Operative District Plan)</p>	<p>Costs</p>	<p>Benefits</p>
<p>Objective HH1 Historic Heritage Values To recognise and protect the important historic heritage of the Wairarapa. A policy that seeks to:</p> <ul style="list-style-type: none"> Identify historic heritage Avoid, remedy, or mitigate potential adverse effects of subdivision, use, and development Ensure important attributes are not disturbed, damaged, or destroyed 	<p>Environmental</p> <ul style="list-style-type: none"> No direct or indirect costs have been identified. <p>Economic</p> <ul style="list-style-type: none"> As with Option 1, costs on owners of heritage buildings and items and of land affected by heritage curtilages or precincts (including existing and new listings) through restrictions on use of land and regulatory costs. 	<p>Environmental</p> <ul style="list-style-type: none"> Similar to Option 1, maintenance of historic, character, and amenity values of heritage buildings and items and the surrounding streetscape <p>Economic</p> <ul style="list-style-type: none"> As with Option 1, indirect economic benefit of adding to community identity, sense of place and enhancing the amenity of the

<ul style="list-style-type: none"> • Provide for use of heritage where the activity is compatible • Provide land for subdivision to create conservation lots to protect heritage values • Increase public awareness of heritage values. <p>Rules that:</p> <ul style="list-style-type: none"> • Permit limited minor repairs to items or sites and within heritage precincts subject to standards • Permit signs in commercial heritage precincts • Permit works in Queen Elizabeth Park, Nopps and Norris Reserves, and Masters Crescent Precinct in accordance with the relevant management plans • Restricts 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 1 item • Restricts the following activities in heritage precincts: <ul style="list-style-type: none"> ○ New buildings, including accessory buildings ○ Alteration, addition, or reconstruction of buildings ○ Signs within the residential zone 	<ul style="list-style-type: none"> • Regulatory costs on users/developers of land containing of heritage buildings and items e.g., Council, other community-owned buildings <p>Social</p> <ul style="list-style-type: none"> • Limitations on the use of heritage buildings and items and of land included in heritage curtilages or heritage precincts (including new and existing listings). <p>Cultural</p> <ul style="list-style-type: none"> • No direct or indirect costs have been identified. 	<p>Districts for residents and visitors, making the districts a more attractive place.</p> <p>Social</p> <ul style="list-style-type: none"> • Heritage buildings and items are identified, protected, and maintained for present and future generations, adding to community identity, sense of place and enhancing the character and amenity of the district for residents and visitors. <p>Cultural</p> <ul style="list-style-type: none"> • Maintenance of cultural values of heritage features.
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<ul style="list-style-type: none"> ○ Demolition, removal, or relocation of structures and buildings. • Restricts repairs and maintenance in any historic heritage precinct in the Masterton district • Catch-all rule for any activity that does not meet the standards for permitted activities or not otherwise specified as a controlled or restricted discretionary activity • Discourages relocation or demolition of any structure or building listed as a Category 1 item in the heritage item schedule <p>Specific assessment criteria for subdivision, land use consents for historic heritage and archaeological sites, and heritage precincts.</p> <p>Three appendices for Archaeological Sites, Heritage Items, and Historic Heritage Precincts</p>		
<p>Effectiveness and efficiency</p>	<p>While the Operative District Plan provisions are generally operating effectively and efficiently, there is some uncertainty or lack of clarity in some provisions, and the outcomes sought by the provisions could be clearer. The current rules for historic heritage buildings do not adequately provide for maintenance, repair, earthquake strengthening, fire protection, and accessibility upgrades.</p>	
<p>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</p>	<p>It is considered that there is certain and sufficient information on which to base the existing policies and methods based on the state of the environment monitoring, District Plan effectiveness review and knowledge of Council staff.</p>	
<p>Overall evaluation</p>	<p>This option is not as appropriate as Option 1: Proposed approach and would be less effective and efficient at achieving the objectives. While it generally provides protection for heritage features, there are identified gaps, including provision for maintenance, repair, earthquake strengthening, fire protection, and accessibility upgrades of heritage features.</p>	

Option 3: Reliance on non-regulatory methods and/or methods outside the District Plan	Costs	Benefits
<p>Rely solely on non-regulatory methods such as education, information, advice, and financial assistance to protect heritage values.</p> <p>Rely on the New Zealand Heritage List/Rārangi Kōrero to protect heritage values.</p>	<p>Environmental</p> <ul style="list-style-type: none"> No direct or indirect costs have been identified. <p>Economic</p> <ul style="list-style-type: none"> Costs on Council of providing advice and support or other incentives for protection. <p>Social</p> <ul style="list-style-type: none"> Loss of heritage features unless people choose to protect them. Lack of certainty for the community. <p>Cultural</p> <ul style="list-style-type: none"> Potential loss of heritage features with cultural values. 	<p>Environmental</p> <ul style="list-style-type: none"> Some protection as people are encouraged to look after heritage features through education programmes, plaques, financial incentives. <p>Economic</p> <ul style="list-style-type: none"> Increased economic and development opportunities and flexibility for landowners as they are not subject to restrictions to protect heritage values. <p>Social</p> <ul style="list-style-type: none"> Public awareness of the importance of protecting heritage features is increased through education programmes and plaques. <p>Cultural</p> <ul style="list-style-type: none"> No direct or indirect costs have been identified.
<p>Effectiveness and efficiency</p>	<p>This option is limited in its effectiveness in protecting heritage features and would allow inappropriate activities, subdivision, and development to occur, which could result in damage or loss of heritage features. This option has inherent uncertainty as to what will be protected and what will not.</p>	
<p>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</p>	<p>It is considered that there is certain and sufficient information on which to base the existing policies and methods based on the state of the environment monitoring, District Plan effectiveness review and knowledge of Council staff.</p>	
<p>Overall evaluation</p>	<p>This option is considered less appropriate than either Option 1 or Option 2. It would provide more flexibility to landowners but would have limited effectiveness in protecting</p>	

	heritage features and their associated values. Non-regulatory methods would be more effective in combination to support regulatory methods.
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8.0 Conclusion

This evaluation has been undertaken in accordance with Section 32 of the RMA in order to identify the need, benefits and costs and the appropriateness of the proposal having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the RMA. The evaluation demonstrates that this proposal is the most appropriate option as:

- The objectives address the resource management issues identified in Section 3.3
- The objectives achieve the purpose of the RMA to manage resources to enable people and communities to provide for their wellbeing and health and safety while managing adverse effects of activities on the environment. The objectives support the protection of historic heritage in RMA Section 6(f) and the maintenance and enhancement of amenity values and the quality of the environment (Sections 7(c) and 7(f)).
- The policies and rules protect historic heritage buildings, items, and sites from inappropriate subdivision, use, and development.
- The proposed provisions allow for maintenance, repair, earthquake strengthening, fire protection, and accessibility upgrades to protect and maintain heritage values.
- The rules and standards provide greater clarity to plan users about when resource consent would be required.

Appendix 1: Feedback on Draft District Plan

Summary of feedback on Historic Heritage

Section / Topic	Submitter	Feedback Received	Commentary
Historic Heritage Objectives and Policies	Government	Support HH-O1 and HH-O2	Noted
		Support HH-P1 to HH-P12, add curtilage around each scheduled item on planning maps	Noted, curtilage already applies via the Definitions chapter.
	Corporate	Support, particularly telecommunications infrastructure attached to buildings to provide for sustainable long-term use and adaptive re-use of buildings	Noted
	Local interest group	Support HH-O1, HH-O2, HH-P1	Noted
		HH-P2 – Strengthen policy to ensure it can be implemented, particularly point 2	Disagree – don't see how this could be more strongly worded except if we use "prohibit", which is not what the rules framework does, nor is that always appropriate (hence "discouraging demolition or relocation" and Discretionary activity status as drafted). Would be an overreach of the policy to require more than "avoiding adverse effects on HH values". Not practical to require all work to be reversible – e.g., earthquake strengthening.
		HH-P3 – Points 2 and 3 need further consideration and point 1 requires strengthening. Expand to include Historic Heritage Precincts.	No changes considered necessary to give effect to including precincts, as wording throughout the policy refers to "historic heritage values" rather than buildings, items, or precincts. This policy is considered where resource consent is triggered – wider context can be considered as part of the consent process, particularly under HH-P2(2) "requiring activities in, on, or surrounding HH buildings, items, precincts, to avoid adverse effects on HH values..."

		<p>HH-P4 - Expand to include Historic Heritage Precincts in the first sentence and the following items 1-4. Point 3: Remove the word 'significant'.</p>	<p>Alterations and demolition of non-scheduled buildings in the precinct already covered under HH-P2, scheduled buildings are captured under P4. P4 – P6 relate to scheduled heritage 'buildings and items', while P7 relates to scheduled heritage 'precincts'. Therefore, no policy gap.</p>
		<p>HH-P5 - Expand to include Historic Heritage Precincts.</p>	<p>Alterations and demolition of non-scheduled buildings in the precinct already covered under HH-P2, scheduled buildings are captured under P4. P4 – P6 relate to scheduled heritage 'buildings and items', while P7 relates to scheduled heritage 'precincts'. Therefore, no policy gap.</p>
		<p>HH-P6 - Expand to include Historic Heritage Precincts.</p>	<p>Alterations and demolition of non-scheduled buildings in the precinct already covered under HH-P2, scheduled buildings are captured under P4. P4 – P6 relate to scheduled heritage 'buildings and items', while P7 relates to scheduled heritage 'precincts'. Therefore, no policy gap.</p>
		<p>HH-P7 – Make design guide mandatory. Extend to include 'items' as above which should include trees over a certain specified size and scheduled trees. Change 4. 'considers' to 'complies'.</p>	<p>Heritage guidance in Residential and Centres design guides now available for consultation on the Proposed Plan. Trees covered by Trees chapter.</p>
		<p>HH-P8 – Support moving building to front within existing site. Expand to include Historic Heritage Precincts. Expand to include buildings over a certain age.</p>	<p>Building age and quality a factor, particularly as many heritage houses will be susceptible to noise effects from the State Highway through the centre of towns through lack of double-glazing and insulation. Requires case-by-case assessment. No changes recommended.</p>
		<p>HH-P9 - Expand to include buildings over a certain age. Expand to include Historic Heritage Precincts. Items needs to be defined and expanded to include scheduled trees and trees of a certain size. Remove point 4.</p>	<p>Alterations and demolition of non-scheduled buildings in the precinct already covered under HH-P2, scheduled buildings are captured under P4. P4 – P6 relate to scheduled heritage 'buildings and items', while P7 relates to scheduled heritage 'precincts'. Therefore, no policy gap.</p>

		HH-P10 - Support	Noted – allocation of funding is not a District Plan issue
		HH-P11 – Support with minor amendment to remove the word “sufficient”	Disagree, <i>“sufficient... to protect associated heritage values”</i> – the wording indicates that the curtilage needs to be big enough to protect the values.
Historic Heritage Rules	Government	Support HH rules, add curtilage on planning maps	Curtilage managed through Definitions. Practical constraints to mapping curtilages.
		HH-R3 - Consider amending to also protect heritage interiors	The introductory text to Schedule 1 Heritage Buildings and Items states: <i>“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.”</i> Where interiors are protected, this is noted in the schedule.
	Corporate	Amend HH-R3 to add Controlled activity – addition of new infrastructure connections to heritage buildings Or Add infrastructure upgrades as a Controlled activity under HH-R4	Disagree – current Restricted Discretionary activity status allows for Council to decline this consent where effects are not acceptable, whereas Controlled applications must be granted.
	Local interest group	HH-R1 - Extend to include Historic Heritage Precincts.	Already covered under HH-R8.
		HH-R2 - Extend to include Historic Heritage Precincts, extent protections to other buildings.	Heritage nominations have been assessed as noted later in this table. If buildings are not listed, they are not considered to have sufficient heritage values to require protection. Precincts already covered under HH-R9.
		HH-R3 - Delete the Permitted part of this – each building/site needs to be considered holistically.	Interiors managed as noted above. Permitted activity status requires works to be undertaken on interiors unless interiors are listed – considered appropriate.
		HH-R4 - Remove the Permitted activity status.	Interiors managed as noted above. Permitted activity status requires seismic strengthening, fire protection,

			and access upgrades not to be visible, which is considered appropriate.
		HH-R5 - Extend to include Historic Heritage Precincts.	Covered under HH-R11.
		HH-R7 – Strengthen, should be prohibited	There may be circumstances where demolition of a heritage item is necessary e.g., for health and safety reasons – Prohibited status not considered appropriate.
		HH-R8 - Subject to compliance with Heritage Design Guidelines	Heritage guidance in Residential and Centres design guides now available for consultation on the Proposed Plan.
		HH-R9 - Subject to compliance with Heritage Design Guidelines	Heritage guidance in Residential and Centres design guides now available for consultation on the Proposed Plan.
		HH-R10 and HH-R11 – Support	Noted
Historic Heritage Precincts	Local interest group	Strengthen protection for Heritage Precinct in Greytown (e.g. Arrowtown), and adopt Greytown Heritage Trust style guide	Heritage guidance in Residential and Centres design guides now available for consultation on the Proposed Plan.
	Corporate	Accepts 2-12 Hastwell St, Greytown) is partially located within the Historic Heritage Precinct, notwithstanding the loading area to the rear of the store is an established commercial activity with no heritage value	Noted
		Allow demolition/alteration of buildings in the Historic Heritage Precinct that do not contribute to heritage values to be a Restricted Discretionary activity with suitable matters of discretion	Policy HH-P3 provides policy guidance enabling “demolition of non-scheduled buildings within a heritage precinct” for when resource consent is triggered. Discretionary activity status considered appropriate for when this is not the case.
Historic Heritage Miscellaneous	Government	Retain Introduction for HH chapter – notably including the statement about archaeological sites and provisions in the HNZPT Act 2014	Noted
		Insert new definition for accessibility upgrades	Amended
		Insert new definition for adaptive re-use	Amended
		Insert new definition for earthquake strengthening	Amended

		Insert new definition for fire protection	Amended
		Supports definition of heritage curtilage, but notes a defined curtilage around each scheduled heritage item would add certainty to plan provisions	As noted above, practicality constraints with mapping curtilages.
		Supports definition of maintenance	Noted
		Supports definition of repair	Noted
		Consider adding an earthworks chapter or otherwise controlling or managing earthworks in the plan to protect adverse effects on changes to land drainage patterns (exacerbation of flood hazard), disturbance of cultural or heritage areas, safety of people due to subsidence or slippage from earthworks, effects on ecosystems and waterbodies	<p>Earthworks provisions are located in SASM chapter to protect heritage values. Earthworks in flood areas is controlled by NH chapter. In general, earthworks are not considered an issue in the Wairarapa. Earthworks rules only apply where specific values or effects could arise (e.g. SASM, flood hazard, coastal environment).</p> <p>Effects on ecosystems and waterbodies is within regional council's considerations.</p>
	Individual	Strengthen rigour of heritage provisions, improve adherence to best practice	Feedback from relevant government agency is generally positive with a few amendments, which have been included where possible.
	Local interest group	Supports definition of heritage curtilage	Noted
		Seeks to be involved in preparation of DP heritage design guide, that guides are given statutory weight	Heritage guidance in Residential and Centres design guides now available for consultation on the Proposed Plan.
		<p>Include Historic Heritage Precinct in policies as set out above</p> <p>Add whole of Main Street Greytown to Historic Heritage Precinct</p> <p>Combine Schedules of Heritage Precincts with Heritage Buildings and Items</p> <p>Add map layer showing original subdivision of Greytown</p>	<p>Not considered appropriate for reasons set out above.</p> <p>Extent of Greytown heritage precinct considered appropriate, recently reviewed as part of this District Plan Review.</p> <p>No reason to combine schedules, may result in confusion.</p> <p>No reason to include original subdivision of Greytown in District Plan maps, no relevant objectives, policies, rules, etc. in the Plan.</p>

Heritage Nominations	Nomination	Heritage Expert Comment / Recommendation
Individual	Moroa Racecourse and Grandstand Next to 144 Bidwills Cutting Rd	Already included in Schedule 1
Individual	Glenburn Station Homestead Glenburn Rd, Te Wharau, RD3, Carterton	Include
Government	Featherston Military Training Camp	Include
	Carkeek Observatory Hodder Farm, South Featherston	Include
	Kourarau Hydroelectric Power Station, Carterton	Include
	Joinery Factory Corner Revans Street and Fitzherbet Street, Featherston	Do not include
	Waihenga 154A Jellicoe Street, Martinborough	Do not include
	Pā (List No. 6236), Raho Rura Road, Wairarapa Lot 6 DP 14815 Block V, Haurangi SD	Include Historic Place Category II
	Pā (List No. 6160), Western Lake Road, South Wairarapa Pt Lot 12 DP 6775 Block VII, Onoke SD	Include Historic Place Category II
	Pā (List No. 6237), Whakatomotomo Road, South Wairarapa Pirinoa 1A, Block X, Haurangi SD	Include Historic Place Category II
	Pā (List No. 6238), Whakatomotomo Road, South Wairarapa Section 107 Turanganui District, Blocks V and IX, Haurangi SD	Include Historic Place Category II
	Masonic Street, Masterton	The two cottages of historic value are already recorded at HM 117/118 and there is a plaque on the street explaining why it is named 'Masonic'. Protection of the entire street as a precinct is not considered necessary /appropriate. Do not include.
	Albert Street, Masterton	The Savage Club is recorded at 10 Albert Street (HM043) otherwise there are no other notable heritage buildings. While there a number of buildings of a certain age there are a mix of industrial and residential buildings that do not warrant the whole street being named. Do not include.
Cricket Street, Masterton	Pike's Cottage is the only heritage item in Cricket Street (no11 HM078). Otherwise, it is of industrial and storage	

			buildings, so does not warrant the whole street being named. Do not include.
		Swing Bridge, Waipoua	Include
		Other – Query the removal of approximately 30 buildings from the schedule	Recommendations remain as per the assessment undertaken for Operative District Plan review (refer Appendix 3)
Local interest group		Plunket Building Corner of East and McMaster Streets, Greytown	Do not include
		Former Greytown Hospital 193 East St, Greytown	Include
		Oddfellows Hall 11 Hastwell Street, Greytown	Include
		Colonial Cottage 5 Horton Street, Greytown	Include
		Cottage 32 Humphries Street, Greytown	Include
		Cottage 23 Humphries Street, Greytown	Do not include
		House and Surrounding Buildings 121 Humphries Street, Greytown	Already included in Schedule 1
		House 39 Jellicoe Street, Greytown	Already included in Schedule 1
		Cottage 26 Kempton Street, Greytown	Do not include
		Cottage 86 Kuratawhiti Street, Greytown	Do not include
		Bay Villa 209 Kuratawhiti Street, Greytown	Already included in Schedule 1
		Greytown Soldier's Memorial Park (First World War Memorial Gates, Second World War Memorial Plaque and Memorial Swimming Pool) Kuratawhiti Street, Greytown	Include
		Tate House 5 Kuratawhiti Street, Greytown	Do not include
		Cottage 34 Kuratawhiti Street, Greytown	Do not include
		Gas Flue / Chimney 139 Kuratawhiti Street, Greytown	Do not include
		Cottage 30 Main Street, Greytown	Do not include
		Shy Cottage 39 Main Street, Greytown	Do not include
		The Forrester's Arms 53 Main Street, Greytown	Include
		First School Teachers House 59 Main Street, Greytown	Include
		Former St Andrews Church 75 Main Street, Greytown	Include
		Former Forrester's Hall 79 Main Street, Greytown	Include
		Lemon Tree Cottage 83 Main Street, Greytown	Include
	Cottage 107 Main Street, Greytown	Already included in Schedule 1	

	St Luke's Church, Stone Fencing, and Gate Corner of Main and Church Streets, Greytown	Do not include
	Cobblestones Museum Corner of Main and Church Streets, Greytown	Already included in Schedule 1
	Boot Makers Shop 5 McMaster Street, Greytown	Include
	Bay Villa 18 Mole Street, Greytown	Already included in Schedule 1
	Redwood Country House 53 Udy Street, Greytown	Do not include
	Bay Villa 15 Udy Street, Greytown	Include
	Former Police House and Lockup 30 West Street, Greytown	Include
	Barrett's Cottage 210 West Street, Greytown	Do not include
	Former Greytown Railway Branchline Goods Shed 215 West Street, Greytown	Include
	Drummond Surveyor's Office 246 Main Street, Greytown	Include
	Old Wood Fence 35 Wood Street, Greytown	Do not include
	Gas Flue / Chimney 50 Wood Street, Greytown	Do not include
	Former Greytown Branch Line Railway Station Woodside Railway	Include
	64 Main Street, 2 and 4 Kuratawhiti Street	64 Main Street is a modern building is already included as part of the Greytown Heritage Precinct in Schedule 2. Numbers 2 & 4 Kuratawhiti Street are unremarkable with no particular heritage value. Do not include.
	Properties on West Street, between Hastwell and Kuratawhiti Streets and the remainder of the Fresh Choice site	There are many new properties in this block that undermine the concept of heritage precinct. Do not include.
	Old picture theatre site	Already included in Schedule 2 Heritage Precincts
	Cobblestones Museum	Already included in Schedule 2 Heritage Precincts
	Nirvana Interiors	Already included in Schedule 2 Heritage Precincts

Appendix 2: Review of Existing Heritage Listings

Wairarapa Combined District Plan – Draft Heritage Items

South Wairarapa District Review of Existing Listings (in current order)

Hs001 Cairn and Plaque (crossing of ranges)

Summit, Rimutaka Hill Road (Pt Lot 1 DP 6965)

Not situated in SWDC area (Upper Hutt)

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation

DELETE

Hs002 Notice Board – Wharekaka Sheep Station Martinborough

Pirinoa Road, Martinborough (Lot 2 DP 88335)

“On this plain in mid-May of 1844 sheep belonging to Charles Clifford, Henry Petre and William Vavasour with F A Weld as a later partner arrived from the Hutt. A week later CR Bidwill whose sheep were already around the coast, assisted by William Swainson, brought his flock to Kopungarara (later Pihautea) Station to the north”

The two grazing leaseholds, Wharekaka and Pihautea, were the first colonial New Zealand sheep stations. Clifford and Weld took up Flaxbourne in the South Island in 1847 and Wharekaka was abandoned early in 1851, being later absorbed in part by the Dry River and Huangarua Stations. Pihautea remained with the Bidwill family even after its subdivision in 24 sections in 1906.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values		Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs003 Cairn, plaque & anchor of the ship “Emerald”
Ocean Beach

TO VISIT - 5 Mile Walk apparently??

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values		Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs004 Palliser Bay Lighthouse
Palliser Bay (Sec 1 SO 37171)



The kerosene lamp at Castlepoint began its work in January 1913. One of the tallest lighthouses in New Zealand the Castlepoint Lighthouse was one of the last manned. It is now a fully automatic light, a significant landmark as the first landfall coming to Wellington from the Panama Canal. The Lighthouse was begun in 1896 with materials landed from offshore by tenders. A solid block of concrete was laid down surmounted by a crane. Then a tramway was laid on which materials could be winched to the top. The present stairway has 250 steps. The tower and light room were assembled in sections.

To begin, the light was fuelled by colza oil (an extraction of rapeseed), but by 1900 paraffin had become the fuel source. Accommodation was provided close by for the lighthouse keeper and family. Most families lived there for 11 months of the year, baking their own bread, and catching their own fish. Among the lighthouse keeper's tasks was upkeep of the nearby memorial to the 12 crewmen who perished on the *Zuleika* that ran aground in April 1897 (see Hs006 below). The road round the coast that continues to suffer from erosion was completed in 1941. The light was powered by electricity in 1965 and became automatic in 1986

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs005**War Memorial****HNZ Category 2 List 3980**

Messines Way, Featherston (Sec 1 SO 31482)



A meeting of the Anzac committee in 1925 resolved to construct a memorial to the fallen of the First World War. Opened on Anzac Day 1927, the structure is temple-like with columns surmounted by a cupola. It has a coarse appearance due to its heavy concrete structure and the use of river stones from the Tauherenikau River that form the facing to the main structural members and the fence that surrounds the memorial. However, the stones are symbolic. They are a reminder that the first fatigue of new recruits at Featherston Military Camp was picking up stones. The names of the fallen in the Second World War were added on ANZAC Day 1950.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values	X	Other	

Recommendation**Include****Hs006****“Zuleika” Grave**

Palliser Bay (Pt Kawakawa 2A2)

The memorial to the 12 crewmen who perished on the *Zuleika* that ran aground in April 1897. The ship *Zuleika*, bound from Dunedin to Wellington, was wrecked about 4 miles west of Cape Palliser. Nine bodies were picked up on the beach - those of the first mate, steward, two apprentices, and five seamen. There were three missing. Land had been sighted on the port bow near Palliser Bay. A strong gale was blowing, and the captain seeing the vessel was in danger gave orders to wear ship, and she was in the act of wearing when she struck. Waves dashed over the ship. Lifebelts were served out. Many of the men who were able to swim struck out for shore. Those who were unable to swim clung to pieces of wreckage but were soon washed away. Others who could swim were stunned by cases which were being tossed about, and were washed ashore dead, battered, and bruised almost beyond recognition. The wreck occurred in Palliser Bay, about four miles from the lighthouse. The ship ran bow first on to rocks

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values		Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs007**Papawai Pa**

Pah Road (Lots 1 & 2 DP 78868 Pt 5 Papawai)



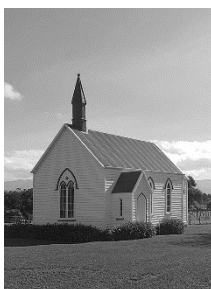
The Papawai Marae is important as the site of the Maori Parliament that met in the 1890s when Papawai was focus for the Kotahitanga movement. The original parliament structure was built in 1897 and blown down in 1934. A summary of the history of Papawai and its significance is available elsewhere. There, in addition to the meeting house and palisades, the large memorial to Hamuera Tamahau Mahupuku of 1904 which was damaged in the 1942 earthquake and reconstructed in 1982 can be seen, as can other memorials

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values	X	Other	

Recommendation**Include****Hs008****Burnside Church****HNZ Proposed No 3984**

Kohunui (PT Sec 17 Turanganui District)



Built in the 1880s on a site given by Donald Sinclair with funds collected locally, the significant contributors were J Purvis Russell and Angus McMaster. Sinclair's daughter Ann, who never married, inherited the adjacent Burnside Farm, and looked after the church until her death in 1958 aged 96. A stipulation at the time of the church's construction was that collections should never be taken up during a service, a tradition that was not abandoned until 1980.

The building is of a simple Gothic country church design with entry porch, a side porch and thin spire. The end gable has a double gothic window while the side walls have single windows. The church may be the work of Thomas Turnbull as the window details are like those at St Marks in Carterton. Built by James Tweedale, it stands much as it always has with only its former shingle roof now covered in corrugated iron. A plaque was unveiled in 1990 by Governor General Sir Paul Reeves to mark 115 years since its dedication in 1875 by the Reverend J McKee.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

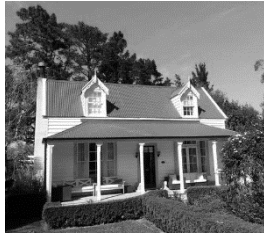
Recommendation**Include**

Hs009

Cottage (McEwans and Fence)

HNZ Category 2 No1276

42 Moroa Road, Tauherenikau (Lot 1 DP 25852)



A fine example of a colonial cottage with verandah and two dormer windows providing light to bedrooms in the attic space. The whole is set in a simple colonial garden. The fence is part of the original design for the house and garden.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

DRAFT

- Hs010 Former Coach house and Stables**
Longwood Road, South Featherston (Pt Lot 3 DP 68757)
- Hs011 Former Cook house Longwood**
Longwood Road, South Featherston (Pt Lot 3 DP 68757)
- Hs012 Former Cowshed Longwood**
Longwood Road, South Featherston (Pt Lot 3 DP 68757)
- Hs013 Former Granary, Longwood**
Longwood Road, South Featherston (Pt Lot 3 DP 68757)
- Hs014 Polo Stables/Garage, Longwood**
Longwood Road, South Featherston (Pt Lot 3 DP 68757)
- Hs015 Longwood Homestead** **HNZ Category 1 No 7696**
Longwood Road, South Featherston (Pt Lot 3 DP 68757)



Longwood Station was taken up as a sheep station by Henry Bunny in 1857. Bunny was born in 1823 in England. A solicitor, he came to Wellington in 1854 and bought some land in the Rangitikei before purchasing Longwood, named after Napoleon's house of exile on St Helena that Bunny had visited. He built a typical colonial house with two dormer windows in the shingle roof. He also established the basis of the present gardens, planting many of the fine English trees presently to be seen in all their glory. In 1871, Bunny sold the property to Charles Pharazyn.

Pharazyn enlarged the house by adding a two-storey wing at right angles to the original house, thus transforming the original entrance to the garden entrance.

About 1905 the house burned down and was replaced by a castle-like brick house designed by architect John Sydney Swan of Wellington. In 1913, Longwood was bought by D H S Riddiford (a grandson of Henry Bunny). After the First World War, Riddiford had the house changed extensively by William Gray Young. The influence of Edwin Lutyens, the English architect and architect of New Delhi, on Gray Young is evident in the massive brick chimneys (greatly reduced after the earthquake of 1942) and the conscious asymmetry. The house with its arched loggia and deep shadowed recesses set against white plaster walls sits well in its landscaped setting. A Porte cochere on the western side leads to a large hall and the north wing contains a fine drawingroom, the sitting hall and dining room. Many of Longwood's outbuildings including the cowshed, cookhouse, coach house stables, and granary all date back to the 1870s

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs016**Mahaki Homestead****HNZ Category 2 No 2879**

108 Mahaki Road, Martinborough (Pt Sec 5 Wharekaka District)



This 1000-acre property was purchased in 1906 by Frank Wall. A large two storey homestead that had been built in 1870 was extensively added to in 1920 with a third gabled addition, a verandah around three sides and a single-storey addition at the rear. Further modernisations were carried out in 1970. As well as mixed farming there was a flax mill on the property from before 1900. The farm used flax from 300 acres of wetlands by the Ruamahunga river. The mill closed in 1970. The property remains in the Wall family.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs017****Fareham House****HNZ Category 2 No 2865**

Underhill Road, Featherston (Sec 602 Featherston Suburban)



Originally the home of the Barton family, this large two-storey homestead was built in 1896. Although generally plain, the building's bulk and its tall, slender bay windows with low sills are notable. Unusually, the balcony and verandah are of different widths. The house has been altered internally, and externally the verandah post decoration has been removed. The fire escape stair across the front is unfortunate and diminishes the building's appearance.

The NZ Government bought the property in 1945 and opened a Child Welfare home for Māori girls. In the 1960s, the home expanded to provide supported accommodation for troubled girls from all backgrounds. Wycliffe Bible Translators moved to Fareham House in 1982. The house was sold again, in 1997. The new owners lived and worked on the property and ran a small bed and breakfast. In 2016, the Fareham co-operative bought the property to achieve sustainable living, giving opportunity for creative works, providing housing needs for neurodiverse and accommodation for large groups and workshops.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs018**Elm Grove Farm Complex****HNZ Category 2 No 2875**

48 Kemptons Line, Greytown (Lot 2 DP 405764)



Elizabeth and Thomas Kempton began developing Elm Grove in 1860, eventually growing to 1000 acres. They had another 1000 acres at Clareville. The Elm Grove homestead is dated as being built in 1865. It is a basic rather than elaborate large two-storey villa in a simple neo-Georgian style. Built of heart totara it appears to have been built in two halves as one half has a higher stud than the rest and there are exterior windows and walls within. The imitation stone quoins on the taller and plainer block suggest that this was built later than the lower block that

supports a verandah and covered balcony. It is thought Kempton and his sons built it themselves. On the death of Kempton all 13 children received shares, the homestead block going to the youngest. The property remains in the Kempton family.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs019****Huangarua Woolshed****HNZ Category 2 No 1309**

Ponatahi Road, Martinborough (Pt Lot 1 DP 16719))

The Huangarua station was established in 1845 by Captain William Mein Smith and Samuel Revans. Mein Smith was the effective force in making the station work. He left a legacy of interesting water colour sketches of early Wellington and the Wairarapa. Revans and Mein Smith sold it in 1869 to GM Waterhouse. In 1879, Waterhouse sold the station to Johnny Martin who subsequently had one of his sons, William, take it over. William built a large homestead in 1905 which was destroyed by fire in 1942 just as the original had been destroyed in the 1880s. Only the stairway remains, the only remnant.

On William's death in 1943 the property was divided between the six children. The large T-shaped woolshed with 20 stands for blade shearing was built in 1869 with weatherboard cladding and a shingle roof, replaced subsequently by corrugated iron. Unglazed windows sit above some of the ports. These rely on horizontally sliding shutters for protection from the weather. Other windows are large double hung eight paned sashes. The structure is straightforward and includes cross bracing above the catching pens. The whole is painted barn red with white trim and sits in yards where some of the original posts and rails survive

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs020**Former Army Camp Building****HNZ Proposed No 3981**

State Highway 53, Kaiwaiwai (Pt Sec 26 Moroa District)



The Kaiwaiwai Hall is notable as it was originally the Soldiers Club at the Featherston First World War Military Camp. The plain rural building belies its 1916 origins as an important recreational space for trainees at one of New Zealand's most historically significant military training camps. As the 'social room' for the Featherston Military Training Camp's Soldiers' Club, the building is an important remnant of a complex of

buildings constructed by a partnership of government and social organisations to provide respite and entertainment for soldiers. As Kaiwaiwai Hall the building has further social importance as the community hall for the surrounding rural area. Architecturally, Kaiwaiwai Hall is representative of buildings constructed by the Public Works Department for the Defence Department, although it has been modified including through relocation.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs021****Former Store and Station Shop****HNZ Proposed No 3992**

693A Kahutara Road, Featherston (Lot 5 DP 535426)



Built in the 1850s, the Pihautea store and station shop served employees on the original 12,000-acre property. It is possibly the oldest surviving building in South Wairarapa.

Pihautea Station Store and Shop is thought to be the oldest building in South Wairarapa and is a tangible reminder of the history of the surrounding land as a thriving pioneering sheep station. It is believed the building was erected to supply goods to men working at Pihautea Station and is historically interesting as an insight into the provision of goods on isolated stations. The building is architecturally significant and potentially rare as an early colonial building of rustic construction

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs022**Ongaha Homestead**

Kahutara (Pt Lot 1 DP 2907)

HNZ Proposed No 3993

Built in 1914 by Byford Bros of Masterton, for the present owner's grandfather, Roy Barton, Ongaha Homestead is an example of a large rural New Zealand house. Constructed in 1914 It is architecturally interesting as a representative and largely intact example of a substantial farm homestead from the early twentieth century. Ongaha Homestead is historically associated with the Barton and Bidwill families, prominent in the Wellington and Wairarapa regions in the late nineteenth and early twentieth centuries. The house, in its setting, has aesthetic importance as much heritage fabric appears to be retained.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs023****Oporua Homestead**

Kohunui (Lot 3 DP 71441)

HNZ Proposed No 3983

Oporua Homestead is an example of a large rural New Zealand house, constructed for sheep farmer Charles Matthews. It is architecturally significant as a representative and unusually intact example of a substantial homestead from the turn-of-the twentieth century. Oporua Homestead is historically associated with the Matthews family, prominent in the Wairarapa region in the late nineteenth and early twentieth centuries. The house, in its setting, has aesthetic importance as much heritage fabric has been retained.

The ground floor of this large homestead was built by William Benton of Featherston in 1903. The upper floor was added in 1919 by Humphries of Greytown. It is built of matai, rimu, totara and Australian hardwood and sits in a garden/orchard of two acres. The house's principal feature is a light but handsome balcony over a deep verandah. A central pedimented expression of balcony and verandah indicate the principal entry. The house sits in a fine garden setting that has been the scene of operatic and other musical performances

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs024**Otarara Homestead****HNZ Category 2 No 1311**

Pirinoa Road, Martinborough (Lot 1 DP 27958)



A Maori village had long been sited at Otaraia and in the 1840s was home to Ngatuere Tawhirimatea Tawhao. A pa was constructed as defence against possible incursions by Te Rauparaha and his associates. The village was visited regularly by William Colenso on his many peregrinations in the district. However, by 1850, the village had been described as “nearly a wreck”.

The timber homestead is located on part of the property purchased by Johnny Martin, from G M Waterhouse, the former Premier. Martin’s son, Arthur, built the homestead in 1879. He required a good, square, solid home. An early photograph shows the original dwelling on a bare hillside, looking gaunt but with a verandah round the ground floor. The verandah was removed in 1900. A distinctive two-storeyed verandah was added to three sides. Since then, the exterior of Otaraia has remained essentially unaltered for over almost a century. The house contains excellent bay windows to the principal rooms and an elegant main staircase. When the verandah was altered in 1900 a concrete dairy and butcher’s room was added to the rear of the house with an open concrete water tank on the roofs to insulate the space below. Double gables and internal guttering have been used. The house has a magnificent garden and many deciduous trees

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values	X	Other	

Recommendation**Include**

Hs025**Pihautea Homestead****HNZ Proposed No 3994**

Pihautea, Kahutara Road, Featherston (Lot 1 DP 14790)



The first substantial house on this property was a two-storey house of 20 rooms built in 1876 for Charles Bidwill. Apparently, no carpets were permitted on the floors as he deemed them unhygienic. Later, coconut matting was permitted. A large ball was held on the building's completion, complete with a band from Wellington. Guests remained at the house overnight, reportedly plagued by mosquitoes.

Bidwill died in 1884, aged 64, having already leased the 12,000-acre property to his sons John Orbell, William Edward, and Charles, who was still at school at the time. In 1919, John sold the homestead and much of the land to the government who divided it into small farms for returned servicemen. The top floor of the old house was removed and in 1928 the large one storey remnant burned down. Rototawai, built by William in 1893, burned down in that same year to be replaced by the present homestead. The present Pihautea homestead was built for J C Bidwill and his wife.



Designed in Cottage Revival style by William Gray Young, the house is symmetrical and bears a simplicity borne of Gray Young's architectural leanings. The central portion has a sweeping roof penetrated by a chimney and three dormer windows. Matching wings spring at an angle from the centre with large gable ends and rectangular bay windows. The old Pahautea tank stand also remains on the site of the original homestead erected by Charles Bidwill in 1859.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs026****Pihautea Stable**

693A Kahutara Road, Featherston (Lot 5 DP 535426)

The old Pihautea working horse stables are also extant from that time. Te Maire Stables demonstrates the importance of horses as transport in colonial South Wairarapa and also as working animals on sheep stations. The stable building is historically interesting for this association, but also for its association with the Bidwill family, prominent in horse breeding and racing in the Wairarapa region. The building has been converted recently to a three-bedroom home that honours some of the heritage features of the old stables

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**DELETE****re-purposing challenges original significance**

Hs027**Puruatanga Woolshed****HNZ Category 2 No 1312**

146 John's Way (Lot 4 DP 439579)



A short distance from Martinborough is Puruatanga with its unusual woolshed. Originally Puruatanga station was part of Huangarua and was subdivided after purchase by Johnny Martin in 1879. Martin farmed the 6000-acre Puruatanga. In 1900, fire swept through Puruatanga resulting in the death of his relatives Mr and Mrs Wilson-Smith and their daughter. Their son and cook, Sarah Nelson, died later in Greytown

Hospital, Nelson jumped from a balcony onto concrete steps. A second homestead was built on the site in 1913 by Walter Martin, John's son and this too burned down. Only the stables, single men's quarters and some concrete steps remain.



Puruatanga's woolshed was built in 1880 and added to five years later. The shearing board of six stands is in a compact wing overshadowed by the more dominant wool room. The ridge abuts the latter just under the eaves. To increase airflow there are two ventilating lanterns along the ridge line. The wool room has a totara-lined loft used for storing wool bales. Loading is done at one end through a high door and at the other from a mezzanine floor under carriageway that allows all weather wagon truck loading

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****include Homestead?****Hs028****Raho Ruru Homestead****HNZ Proposed No 3985**

2679B Lake Ferry Road, Featherston (Lot 1 DP 403381)



Raho Ruru (apparently meaning 'owl's testicles') was built in 1900 by H Trotman of Greytown using timber supplied by William Booth and Co of Carterton. The land was taken up by Peter Hume in 1855. Hume, who arrived in New Zealand in 1840, had 17 children. After he died in 1892, the land was subdivided between only two of his sons – William and George. It was William who had this elegant house of 6500 square feet built. Essentially a twin gabled single storey transitional villa, it sports broad verandahs with interestingly detailed double verandah posts. In

1918, the Billiard Room of 1200 square feet was added. It is a stunning space. The building has had a few relatively minor changes over the years but remains in good condition in the possession of the Hume family

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs029**Rototawai Machine Shop/Store****HNZ Proposed No 3989**

Rototawai Road, Kahutara, Featherston (Pt Lot 1 DP 14477)

Rototawai Machine Shop, probably built around 1902-03, is historically important for its association with the Rototawai racing stud and sheep station, and with the Bidwill family, prominent in the Wairarapa region. The building is architecturally interesting as an example of an agricultural building from the early twentieth century. It may also have technological significance as an agricultural engineering facility, but the extent of intact features is not known.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs030****Rototawai Homestead****HNZ Category 1 No 3954**

Rototawai Road, Kahutara, Featherston (Pt Lot 1 DP 14477)



The Bidwill family settled in Kahutara in the 1840s, the first settlers on the west side of the Ruamahanga river. Charles Robert is renowned for introducing sheep to the Wairarapa. The family has long farmed the area and their farms, Pahautua and Ottaway, adjoin. In 1894, Bidwill married Mildred Rhodes and moved into the brand-new house. They established a Romney and Shorthorn stud but were possibly better known for their racehorse stud. The homestead of 1893 was burnt down in 1928 and Bidwill commissioned the

present building. The house incorporates the original water tower with its associated dairy and meat room from the early house.

The homestead was designed by Stanley Fearn, a notable Wellington architect. The house features reinforced concrete double walls, floors of jarrah and a tiled roof. The builder was Judd and Russell of Masterton. The main frontage sports a large Porte cochere at the entrance. This leads to a marble floored offset vestibule which in turn opens onto a well-lit hall. The morning room, dining room, drawing room, office, flower room and kitchen wing with maid's sitting room open off the hall. There is an enclosed paved kitchen court. Above, are seven bedrooms on the first floor, three bathrooms and a sewing room. The style is essentially Georgian. It was used as a Karitane hospital during the Second World War.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs031 Rototawai Stable Block/Coach house HNZ Proposed No 3988
 Rototawai Road, Kahutara, Featherston (Pt Lot 1 DP 14477)

Rototawai Stable Block/Coach House, built around 1902-03, is historically important for its origins as a thoroughbred racing stud, but also for its association with the Bidwill family, prominent in horse breeding and sheep farming in the Wairarapa region. The building is architecturally interesting as an example of an equestrian building from the early twentieth century.

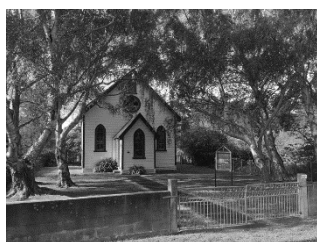
Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs032 St Francis Church HNZ Proposed No 3982
 2305 Kahutara Road, Featherston (Lot 6 DP 6671)



The church was moved in 1986 from Morison's Bush to Kahutara. It was built originally on land owned by William Benton, in 1882. It is of a simple gothic form. It now sits on land owned by the late John Bidwill that was donated to the Church of England. When the church became redundant at Morison's Bush the money to move it was raised by the Kahutara and Pihautea branches of St Johns. The building in its rural setting with established trees has retained the building's heritage value.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	group

Recommendation

Include

Hs033 Te Kopura Homestead

829A Kahutara Road, Featherston (Pt Lot 1 DP 13857)



Designed by Frederick de Jersey Clere, or possibly his brother Edwin, this very large two storey L-shaped villa was built in 1914 for D C Collins who had been a Cambridge rowing Blue from 1910 to 1912. Its walls are of rough-sawn totara. The principal gable on building's frontage is remarkable for its pairing of windows at both the ground and upper floors. The building has a proliferation of windows all round, of all types and sizes – a regular catalogue.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs034 Kahutara School****HNZ Proposed No 4042**

990 Kahutara Road, Featherston (Pt. Sec 1 Kahutara, Lots 1 and 2 DP 7033)



Kahutara School is a co-educational state primary school for Year 1 to 8 students, with a roll of 106 as of November 2021. The original school building was erected in 1898 and remains in close to original condition. It has two principal spaces and some smaller ancillary support areas. The principal roof sits over the gabled schoolroom. The schoolroom features windows of considerable height in four parts. The building is generally tall and imposing, not at all child-scaled, a perhaps interesting historic and social comment on the perceived role and place of children. The building is

an example of a Victorian rural classroom building, extended and adapted to accommodate an increasing roll as well as changes in architectural style and educational policies. The school occupies a prominent position within the school grounds and community, situated on the main road behind the war memorial gates. The original school bell remains in position

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	group

Recommendation**Include**

Hs035**Tuhitarata Homestead****HNZ Proposed No 3986**

2337 Kahutara Road, Featherston (Lot 1 DP 76358)



The name Tuhitarata refers to the fragrance of trees and ferns. Tuhitarata was one of the original four stations in the area from near Featherston through Martinborough to the coast. At one stage, it covered 26,000 acres. Angus McMaster was born around 1800 in Argyle, Scotland. He arrived in Wellington on the *Blenheim* in 1840 and worked on the road construction between the Hutt Valley and the Wairarapa. In 1843 he negotiated for the lease of Tuhitarata with Te Hiko Piata Tama-i-hikoia who became a great friend. He was known as 'Hiko's Pakeha'. The two men are buried side by side in Tuhitarata cemetery. McMaster was also remembered for his attempt to found a speculative township at Gladstone around 1873.

The homestead was built between 1875-78 for his son Hugh. It is a substantial-shaped gabled building in timber. It is somewhat plain, even austere on the exterior, with no bay windows and a simple verandah. The interior is, however, rich with a panelled entrance hall and a fine staircase leading to an east and west landing. It remains in the McMaster family. The stable and barn are contemporaneous with the homestead and important

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs036****Tuhitarata Stable and barn****HNZ Proposed 3987**

233 Kahutara Road, Featherston (Lot 1 DP 76358)



Tuhitarata Stable/Barn is an example of a substantial farm building, probably constructed in the 1870s for sheep farmer Hugh McMaster. It is architecturally significant as a representative and largely intact example of an agricultural building from the nineteenth century. Tuhitarata Stable/Barn is historically associated with the McMaster family, important pioneering settlers in the Wairarapa region. The building, in its setting, has

aesthetic importance as much heritage fabric appears to be retained and modifications have been conducted in sympathy with significant fabric. It is presently used as a wedding venue (Lacewood)

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs037**Tarureka Homestead****HNZ Category 2 No 2870**

38 Donald Street, cnr Revans & Donald Streets (Lot 1 DP 359158)



James Donald, his wife and two daughters came over the Rimutakas from Taita in 1859 with friend Robert Yule whose land was to adjoin theirs. James Donald became prominent in farming, sporting, and local body affairs. At one time there were five farms on the Donald estate all with similar cowsheds and supplying milk to James Donald's own dairy factory – the Tarureka Butter Factory – that opened in 1881. The factory used a De Laval separator – the first of its kind imported to New Zealand. Donald's daughter Bessie, who had studied butter production, took over running the factory after his death in 1899. By 1901, over 600 cows were supplying the factory. Son, Allen Donald, managed the business until the factory closed in 1916 and the factory building was demolished in 1924,

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs038****Tarureka Woolshed****HNZ Category 1 No 1300**

38 Donald Street, cnr Revans & Donald Streets (Lot 1 DP 359158)



The cowshed is one of the older and larger surviving cowsheds in New Zealand. A unique and handsome structure of 38 stalls, it made very early use of reinforced concrete in its floor and yards. Originally the roof was of shingles. The Donald homestead was built in 1868 by James and Elizabeth Donald. A fine two storey structure, with a verandah on three sides, the roof was altered in 1900, losing primarily some of its more decorative elements. The cottage served as sleeping quarters for factory hands. Adjoining is The Loft, now used for a variety of social functions. Originally, it was the old stable from coaching days and housed Clydesdale horses with stalls for family ponies and their traps and gigs. It was restored by the great-grandson of the original owners.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs039**Whangaimoana Station Homestead****HNZ Category 2 No 1315**

559 Cape Palliser Road, Whangaimoana (Lot 1 DP 81634)



The first lease of this property was taken up by John Purvis Russell in 1843. In the 1866 Crown Land Grants the four Russell brothers were granted a total of 3367 acres between them but by 1870, John was the sole owner, and it was he who built the homestead, locally known as 'The Castle'. Older sister Anne lived there with John until her death in 1899. John died in 1906 aged 76. Whangaimoana was subdivided in 1907 with Thomas Kennedy buying the homestead block of 2545 acres.

The homestead is, in New Zealand terms, an outstanding example of a classic Italianate villa. Well-proportioned and sited, it has a two-storey central block flanked by two lesser single storey elements. The central block has a verandah with balcony above supported by simple columns. Three equally spaced windows all have access to the balcony. The roofs are parapetted. The house is decorated and articulated with appropriate classical detailing in a restrained manner though it is possible that some decoration has been removed. The gardens are extensive with a fine display of daffodils in springtime. At one time, five gardeners were needed to care for the six acres of gardens and trees. The woolshed is a re-located former back wing taken from the house. The homestead has changed hands many times but has remained in private ownership.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs040****Wardell's House****HNZ Category 2 No 1301**

161 Underhill Road, Featherston (Lot 4 DP 531267)



This large cottage dates to the 1850s when it was built for H S Wardell, the first resident magistrate in the Wairarapa. Wardell had Lord Byron as a friend in England and lived at Newstead Abbey. So, Wardell called his home Newstead in Byron's honour. Both the front hall and sitting room are original with wood panelled walls and ceiling. Wardell lived there before taking up his property at Te Whiti. The cottage's frontage has two gables, one wider than the other. Both have bay windows. An entrance porch projects centrally to the house from the larger gable. A wave pattern fascia decorates the entrance porch and the major gable. The cottage sits in an extensive lawned garden

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs041**Waihenga (dwelling)**

154A Jellicoe Street, Martinborough (Lot 1 DP 53675)

HNZ Category 2 No 1314**Homestay Cottage VISIT.****Evaluation**

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE**

Land is being subdivided

Hs042**Methodist Church**

61 Main Street, Greytown (Part Lot 1 DP 479992)

HNZ Proposed No 1307

The first European church in the Wairarapa valley, St Andrew's was opened on this site in 1865. The building has been in continuous use as a church since its construction on the site where Wairarapa Methodism was established in 1865. 14 years later, it was moved back on the section to allow construction of the present church that opened in 1880. The old church is at Cobblestones Museum. In 1971, the Greytown Methodist and Presbyterian churches combined to form St Andrew's Union Church. The redundant Presbyterian church in West Street was demolished. The church is a simple building in the gothic style. Its angled post buttresses are a visibly effective if pragmatic structural element. It has been refurbished sympathetically in recent years.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs043**Wyett House****HNZ Category 2 No 1306**

12 Main Street, Greytown (Pt Lot 4 DP 17732)



Built in 1859 for James McKenzie, the property was formerly named The Willows. Two old willows survive at the rear, the large elm on the southern side was planted in 1859. The solid rusticated weatherboard front fence was an early flood protection measure as the Waiohine river often flooded the town. In 1870, the house passed to McKenzie's sons, Alexander, and Andrew. The northern two storeys were added in 1872 with the arrival from England of George Wyett and his younger sisters Emma and Martha. George Wyett became the manager of the Permanent

Investment and Loan Assn in 1877, and the sisters ran a seminary for young ladies in another building on the property, possibly with dormitory facilities in the upper south wing. Martha Wyett married Thomas Spratt in 1881 and they resided in the house for some years.

Within living memory, the house was without town supply plumbing, relying on hand pumps for water above the skillion sink and the wooden hipbath. Servants' accommodation was in a now demolished lean-to on the southwall. Much of the original, decorative detail – finial, barges and the two large matching gable windows – have been restored. Corrugated iron covers the original wooden roof shingles. The building is now closer to ground level than it was originally because of the accumulation around it of flood-carried silt from the nearby Waiohine

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

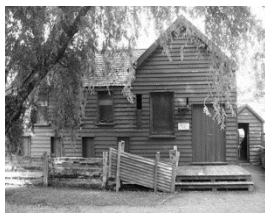
Recommendation**Include**

Hs044 Cobblestones Trust, Old Methodist Church 1865
 175-177 Main Street, Greytown (Lot 2 DP 31241)

The museum is located on the site of the original Cobb and Co stables built about 1866. The museum brings together examples of the early architecture of the area and other exhibits from Greytown and the Wairarapa's past. Examples of technology from a bygone era include Booth's sawmill steam engine and the 'Pride of the Valley' coach built in 1906. Originally, the museum was established by the Greytown Jaycees on land leased from the Greytown Trust Lands Trust. Today, the museum is administered by its own Trust. Set out like a village green, it provides context for several heritage buildings.



Greytown Methodist Church (HNZ Category 2 No 4004 see Hs042 above) was built around 1865. The church was originally located behind the site of the current church in Main Street. Built in the simple style of a rural Gothic church of the period, it was moved to Cobblestones in 1982. It is still used for weddings



The Solway Shearing Shed (HNZ Category 2 No 2873). This shearing shed is stated to have been built in 1885 but may be older as it has a shingle roof. (Shingle roofs tended to be replaced by corrugated iron on fire safety grounds by the 1880s).

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hs045 Cobblestones Trust, Colonial Cottage
175-177 Main Street, Greytown (Lot 1 DP 31241)



The Colonial Cottage was probably built by Hugh O'Connor around 1867, from timber milled nearby. The **Colonial Cottage (HNZ Category 2 No 4001)** is thought to be one of the oldest buildings in Greytown. The cottage with its sharp, clean lines and fine fretwork valances was donated to the museum by Mrs Stella Bull and shifted from its original site adjacent to St Luke's Church in 1971 and now stands beside William Hastwell's original stables of 1858. Together with the later stables (1863) and the cobblestoned yard, these buildings form the basis of the museum. The period picket fence shows off the cottage to good advantage in a traditional manner.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs046 Cobblestones Trust, Donald Woolshed circa 1858
175 -177 Main Street, Greytown (Lot 3 DP 31241)



The Donald Woolshed (**HNZ Category 2 No 2873**) was built about 1858 on the Donald property adjacent to Solway Park. Earlier considered to be the oldest building in Masterton, it was moved to the Solway A & P showgrounds around 1960 and was then given to Cobblestones Museum in 1975. It was moved within the museum grounds in 1984 and had its roof re-shingled.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs047 Cobblestones Trust, Stables
175-177 Main Street, Greytown (Lot 3 DP 31241)



Mr Hastwell's Stables (**HNZ Category 2 No 4003**) sit in their original site in the Cobblestones Museum courtyard. They were erected by William Hastwell who ran Cobb and Co in the 1860s.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hs048 Cobblestones Trust, First Greytown Hospital Building
175-177 Main Street, Greytown (Lot 6 DP 31241)



The First Greytown Hospital Building (**HNZ Category 2 No 4002**) was the first public hospital in the Wairarapa. It served the whole of the Wairarapa until the Masterton public hospital was opened in 1878. In the simple form of a large double gable cottage, the building has a wide verandah on two sides. Originally, it had 15 beds in three wards. A fever ward was detached.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hs049 Cobblestones Trust, Cottage
138 East Street, Greytown (Lot 3 DP 24040)

See Hs 099 Daddy Lowe's Cottage

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
		Other	

Recommendation

Include

Hs050 Cobblestones Trust, Old Mangapakeha School
136 EaStreet, Greytown (Lot 4 DP 24040)

The old Mangapakeha School (**HNZ Category 2 No 5405**) was located originally 35 kilometres east of Masterton at Mangapakeha. The school was opened on September 15, 1903. A simple gable-ended single classroom block, typical of many country schools of the period, it features a lean-to entry and four tall windows accommodated within its generous stud height.

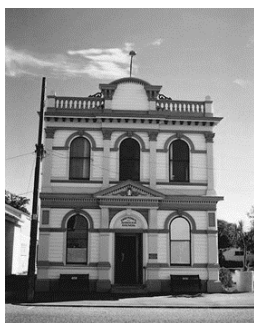
Evaluation



Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs051 Borough ChambersHNZ Category 2 No 1303

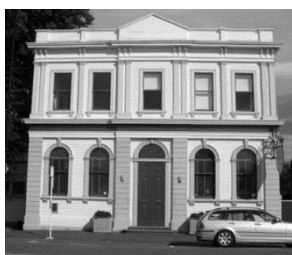
Built in 1892 by William Benton, in the first flush of the Seddon Liberal government-initiated economic boom, this is a fine example of a small High-Victorian civic building. It has a well-proportioned and decorated façade that features turned balusters, pilasters with Corinthian capitals, heavily moulded string courses and cornices and a bracketed pediment (all in representation of stone). A wooden carved figure is by local artist, George Wakelin. Only the large turned wood urn that originally crowned the parapet is missing. The Public Library was housed upstairs until 1977. The building was then renovated and reorganized internally in a sympathetic manner to meet modern uses.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs052****Old Bank of NZ**HNZ Category 2 No 1302

75 Main Street, Greytown (Lot 1 DP 76572)



Built by Thomas Wakelin in 1876 on land sold to the Bank in 1874 by Robert Greathead, the building remains largely unaltered except for a small extension to the north. The principal façade uses heavy rustication and undecorated upper pilasters to impart the requisite air of permanence and functional commercialism. Largely unaltered except for a small but architecturally well considered to the north, the building became an antiques store and was refurbished tastefully and in keeping with its status. The principal room of the shop reflects the spatial qualities and design of the original banking chamber

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs053**House (Turkey Red)****HNZ Category 2 No 2871**

21 Main Street, Greytown (Lot 2 DP 22060)



Built about 1867, this was first a commercial building and then reputedly the family home for 30 years of Charles William Hornblow, a cabinetmaker from Wellington, and his wife Sarah. Reputedly, Governor Grey was a frequent visitor. However, deeds show that it was land adjacent to the building that was owned by the Hornblows and it was the Bidwill family who owned the house. At some stage it was in the possession of Miss Marchant of Taratahi who later married into the Bidwill family, and it was used as a town house. The conversion to a residence is evident from the different timber used in the recessed porch and bay window area. The front wall cladding is wide tongue and grooved weatherboard rusticated to imitate stone. The heavy cornices, wide upper and lower storey entablatures, simple pilaster corner treatment and plain, sheer parapet all speak of the building's commercial beginnings. One hundred years later the building was almost derelict but was saved, becoming an art gallery named after printmaker William Mason's favorite colour – 'Turkey Red'. The building is currently in private hands.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs054**Old Permanent Investment Society****HNZ Category 2 No 2877**

80 Main Street, Greytown (Pt Sec 38 Town of Greytown)



It is claimed this building dates from 1873, but it may have been built later. A small, single storey brick shop building, it was originally home to the Permanent Investment and Loan Association (PILA). Its façade is classical and appropriately symmetrical. An arched entrance is placed centrally flanked by pilasters. Pilasters also feature at the corners and between. Identically, on either side, are display windows each capped with two small arched details. The whole is coherent, decorated yet simple, almost a forerunner of the stripped classical style of the 1920s.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs055**Old Gallaher House****HNZ Category 2 No 2876**

56 Main Street, Greytown (Lot 2 DP 431581)



The centre part of this house is the original small dwelling of one room downstairs and an attic upstairs built in 1957. The two-storey part was added in 1866 when Gallagher married the daughter of neighbour Hugh O'Connor. The northern section was a separate building. It was originally built for O'Connor in 1861 and was pushed sideways 30 metres when he built a new home in 1874. The front room was later used as a chapel for visiting Catholic priests

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs056****Drummonds Cottage****HNZ Category 2 No 1305**

157 West Street, Greytown (Pt Lot 10 DP 719)



Drummond Cottage is a fine example of a decorated cottage – an 1870s 'cottage orne'. Built around 1875 to the order of Thomas Freethy, this cottage stood empty for many years at 244 Main Street next door to the office of the surveyor Thomas McKay Drummond whose name it bears today. It was moved in 1973 to its present position and restored on a 'site that may have been the location of an early hotel - The Rising Sun'. Old photographs were used by the builder to execute the missing and damaged detail. The two-storey cottage is highly decorated. The

fretwork of the verandah post brackets, the bargeboards, the dormer windows, the imitation stone quoin blocks, the turned finials, the large bay window (now facing south) and the distinctive wide tongue and groove imitation stone rustication for the cladding of the front wall, all imbue an air of style and grace. Today, the house is well-maintained and sits back elegantly on its tree-covered section

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs057**Bank of New Zealand****HNZ Category 2 No 1308**

1-3 Memorial Square, Martinborough (Lot 3 DP 70626)



George Fenwick, manager of the Featherston Bank of New Zealand, opened a branch office in 1903. The present building was designed by Joshua Charlesworth of Wellington and built by Rose and Mason of Masterton in 1909. The manager's residence was added in 196. The hitching rail from the Bank is now standing outside the Colonial Museum. The building is a good example of Charlesworth's approach to bank design. Its Italianate classical facade in imitation of stone construction and the strong expression of entry at the corner

exude the requisite messages of status and stability favoured by banks.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs058****Old Post Office****HNZ Category 2 No 2878**

8 Memorial Square, Martinborough (Lot 2 DP 50733)



This former Post Office was built in 1896. It was restored in 1986 and has been used as a restaurant since that time. The building is a simple, elegant, asymmetrical single-storey classical design. Originally symmetrical, a further bay was added in a similar style to accommodate the telephone exchange. The building's double entry doors are capped by semi-circular arches all held within a plastered frame below a pedimented roof. Formerly, one broad arch spanned the

doors. The principal windows are also pedimented. Sadly, some of its rooftop decorations had to be removed because of the 1942 earthquake. To the rear was accommodation for the postmaster. The whole is a fine example of polite Victorian municipal architecture for a small town.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs059**Colonial Museum (former Library)****HNZ Category 2 No 1310**

7 Memorial Square, Martinborough (Lot 259 DP 248)



Memorial Square was originally called Martin Square. It formed the crossroads at the centre of the town. The crossroads were closed in 1920 and the garden square formed as Memorial Square. There are three memorials. The first is a centrally placed monument from 1906 that commemorates the Boer War. The four pillared gate facing Kitchener Street is a memorial to the fallen of the First World War. The third memorial is to the fallen of the Second World War.

The old library building was designed by Charles Natusch. The treatment of the building and its details refer to Natusch's distinctive 'Stick' style though much of the building is faced in horizontal weatherboard. It has a perceptible 'list' when viewed on its Oxford Street side. Built in 1894 it was paid for by public subscription but controlled by the Featherston County Council until 1908. Living quarters were added in 1916. In 1978, with local support, the Colonial Museum was established by Charles Michell, editor of the *Martinborough Star* newspaper for almost 20 years. A year later, the old police station was re-sited at the rear and the records room was added as a Borough centennial project in 1982.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs060****St Andrews Church****HNZ Category 2 No 1313**

41 – 43 Dublin Street, Martinborough (Lot 547 DP 248)



The church was built in 1883 by William Benton. It was designed by Frederick de Jersey Clere, the Wellington Diocesan architect. This church is typical of his country designs. Unostentatious and economical, it has a wooden structure with vertical battens, pointed arches and interesting roof trusses and belfries. St Andrew's was named at the suggestion of John and Henrietta Martin who had been married in a similarly named church in Nelson. The Martin family was an important benefactor of the church. In 1925, during a service, a gale shifted the church off its foundations, so buttresses were added. The stained-glass windows were installed in 1950 as a memorial to the dead of the world wars.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs061**Anzac and Kiwi Halls****HNZ Category 1 No 3953**

Cnr Bell & Birdwood Streets, Featherston (Pt Sec 214 Town of Featherston)



The Anzac Hall was established in 1916 to benefit the soldiers in the nearby Featherston Camp. A very large single-storey weatherboarded structure, the hall was later presented to the local community to commemorate the fallen of the First World War. The building included reading and writing rooms, billiard tables, a large refreshment bar and hot and cold baths. It remains in near to original condition, its fine spaces and materials largely intact. The rooms contain many photographs of early European settlers and portraits, paintings and other memorabilia. In 1951, the billiard room became the Kiwi Memorial Hall as a memorial to the fallen of the Second World War. The single-storey hall was then altered by the Ministry of Works and Development and features an interesting lantern roof.

A Conservation Plan is available.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs062**Clifford Square Dwelling (Appleshaw)****HNZ Category 2 No 1294**

4 Clifford Square, Featherston (Lot 2 DP 400142)



This was the headmaster's house for Featherston School. It was built around 1880 when the school was adjacent. The present Featherston School was erected on the corner of Lyon and Revans Streets in 1921. Appleshaw, so named by its owners in the 1970s, is a handsome two storey Victorian villa designed by Thomas Turnbull. It sits somewhat grandly, set back from the main road by the grassed Clifford Square. It has been subject to several generally sympathetic additions over the years. Only the right half of the house is original. Built on totara piles (now replaced by concrete), it features totara wall framing, rimu linings and kauri floors. School headmasters lived there until 1960 when a new house was built at Fox Street. An early resident headmaster was R Thomas Porritt, an uncle of the former New Zealand Governor General, Sir Arthur Porritt, who lived there from 1889 to 1903

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs063**Burt's House and Store****HNZ Category 2 No 1296**

29 Waite Street, Featherston (Lot 1 DP 83371)



William Burt started a bakery with a bake house for baking bread and established his shop here in 1878-9. Built of heart totara, the house was established five years later. The shop had several owners until Thomas Burt bought it in 1921. His son Jack ran it until the Second World War when the shop was closed, but the family continued to live in the house until 1988. It was then that the top storey of the building had to be removed following an extensive fire.

The rest of the house and shop was restored with a parapet and finely detailed verandah. However, the outbuildings were even less fortunate. The bake house and stables at the back of the property, propped up for two years on blocks, collapsed in early 1998.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs064****Cottage****HNZ Proposed No 3975**

22 Waite Street, Featherston (Pt Sec 306 Town of Featherston)

Hs065**Cottage****HNZ Proposed No 3974**

24 Waite Street, Featherston (Pt Sec 306 Town of Featherston)



These two cottages are good examples of turn of the century workingmen's cottages. Number 22 is L-shaped. The gable dormer to the attic matches the shape and form of the main gable. A verandah runs along the front.

Number 24 is a traditional single storey cottage with a verandah along the front and lean-to at the back. High windows at the side indicate an attic space

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs066 Court house

Cnr Fitzherbert & Lyon Streets, Featherston (Pt Sec 337 Town of Featherston)

The site includes the old Courthouse, the old Library, the Heritage Museum, and the Fell Engine Museum.



The Courthouse (**HNZ Category 2 No 1297**) houses the Tourism Wairarapa Information Centre. Built in 1893, the Courthouse is a variant of a standard Public Works Department plan used for several courthouses erected in the 1890s and 1900s. It is of a simple double gabled classical style much favoured by then Government Architect, John Campbell. The Courthouse was shifted from its original position beside the town's Post Office. It had been built there after its predecessor (on the site of the present Adamson's Service Station) had been burnt down in the fire that destroyed the then Royal Hotel and the Oddfellows Hall.

The Library building sits alongside the old Courthouse and is recorded at **Hs 075**

The Heritage Museum grew out of the 'Wake up Featherston' campaign of 1991. Formerly housed in the old Featherston Borough Council Chambers, the Museum's contents were transferred to the present building in 1992. The basis of the Museum building is **the old Waiorongomai School building** that was moved to the present site beside the Fell Museum for that purpose.

An extension to the Museum was built by the Featherston Volunteer Fire Brigade to house the 1932 Model A fire engine which served Featherston from 1945 to 1976. The principal exhibits in the Museum include displays of photographs and other information about the early European settlers; the Featherston Military camp of 1916; the twinning of the town with Messines in Belgium; and the Second World War Japanese prisoner-of-war camp

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs067**Sunlea Garden Suppliers****HNZ Category 2 List 1298**

81 Fitzherbert Street, Featherston (Lot 4 DP 47574)



Built for J G Cox in 1872, this was one of the first stores in Featherston and was also used for a time as the Featherston County offices. Cox was a prominent citizen, chairman of the Town Board and of the School Committee. In 1875, Cox sold out to William Toogood – grandfather of Selwyn Featherston Toogood, the TV personality. By the early 1900s, the building was known as the Wairarapa Trading Co. The north portion of the building was damaged by fire in 1924. In 1946 the shop became 'Grenfells Hardware Store' and in 1984, Sunlea Garden Centre. In many ways this shop with its

two storey Italianate Classical façade epitomises the facadism of the era. The parapetted façade and verandah are modest but stylish, evoking commercial prosperity. Behind, the building is effectively a tin shed

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs068****Former Methodist Church****HNZ Category 2 No 2864**

64 Fox Street, cnr Fox and Fitzherbert Streets, Featherston (Lot 1 DP 70852)



This site is on the original town plan of 1856, being of 2 acres in the name of the Reverend J Buller of the Wesleyan Church. The first Methodist Church was built in 1878. A horse paddock was reserved alongside for parishioners and the remainder of the land (all owned by the Methodist Church) was let to different tenants on the site of the present bowling club. The first church was destroyed by fire in 1881 and rebuilt in the same year on its present Italianate classical lines. The building was used as a Sunday School when the Union Church was formed by the merger of the Presbyterian and Methodist congregation.

St Andrew's Church is a traditional rural Gothic church with porch and bell tower. In Featherston's early days, the Presbyterian church held services at settlers' homes. In 1900, Mrs R Yule donated land for a church site (where Acorn House is today) and the building was named St Andrew's. When the Methodists and Presbyterians united to become the Union Church, St Andrew's was moved to the front of the old Methodist Sunday School which became an extension to the church. The old Methodist Church became the Sunday School in the new configuration

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs069

War Memorial

HNZ Category 1 No 3980

Cnr Fitzherbert, Fox & Wallace Streets, Featherston (Pt Town of Featherston)



A meeting of the Anzac committee in 1925 resolved to construct a memorial to the fallen of the First World War. Opened on Anzac Day 1927, the structure is temple-like with columns surmounted by a cupola. It has a coarse appearance due to its heavy concrete structure and the use of river stones from the Tauherenikau River that form the facing to the main structural members and the fence that surrounds the memorial. However, the stones are symbolic. They are a reminder that the first fatigue of new recruits at Featherston Military Camp was picking up stones. The names of the fallen in the Second World War were added on ANZAC Day 1950

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs070

former St John's Anglican Church

HNZ Category 2 No 2864

64 Fox Street, Featherston (Lot 1 DP 70852)



Built in 1881, the former Methodist Church in Fox Street, Featherston, was the second Methodist Church built in the township. By the 1960s, dwindling Methodist congregations were merging throughout New Zealand with Presbyterian congregations, and pooling their resources to form new union churches. Overtures were made by the Church to the nearby St Andrew's Presbyterian Church. The Presbyterian Session was in favour of a union and a decision was made to relocate the former St Andrew's Church, which was constructed in 1900, next to the Methodist Church. The Church was renamed 'St Andrew's Union Church, while the original Methodist Church became the new Sunday School and church hall.

See Hs068 above

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs071

Joinery Factory

HNZ Category 2 No 2867

26 Revans Street, Featherston (Lot 5 DP 17737)
 Lot 2 DP 32562 (RT WN8D/977), Wellington Land District



Also, in Revans Street, is a late 19th century large weatherboarded joinery factory building (*NZHPT Registered Category II List 2867*). This building and an associated villa are largely hidden from public view and are not accessed easily. This is a good thing. Both buildings are in a dilapidated condition

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation

DELETE

dilapidated (looking)

Hs072

Former Doctor's House and Surgery

HNZ Category 2 No 2866

17 Johnston Street, Featherston (Lot 1 DP 13193)



This land was shown on the original town plan of 1856 as belonging to Walter Buller, a friend of Isaac Featherston. Buller was an ornithologist and a judge in the Native Land Court. He never lived in Featherston despite owning land there. The present handsome two storey Victorian villa was built in 1875 for the Nicols family. Mr Nicols farmed at Gum Grove and was a member of the Town Board. The property became associated with Featherston doctors when the house was sold to Dr A E Palmer in the 1890s who set up his medical practice there. In 1919, he sold

the practice to the appropriately named Dr John Doctor who built a surgery next door. He was followed in 1926 by Dr Sharp, then by Dr Roberts in 1946. The practice was moved to the present Medical Centre in 1993. The house has been restored recently to close to its original condition

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs073 Hitching Rail**GONE**

Fitzherbert Street, Featherston (Sec 337 Town of Featherston)

The hitching rail from the old Bank of New Zealand was standing outside the Colonial Museum but is now

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE****Hs074 former Hodder House****HNZ Category 2 No 1299**

23 Wakefield Street, Featherston (Lot 6 DP 26778)



The site for this house was featured on the original 1856 plan for Featherston as belonging to Arthur Hayward. The site was sold in 1872 to Joseph Hodder who farmed in south Featherston between 1860-1881. It is not clear what if anything was built on the site. In 1879, Hodder's first wife, Elizabeth, died and in 1881 the property was gifted to Hodder's son William who married Sophia Abbott. They built this two-storeyed Victorian house with its centrally hipped roof about 1881. Verandahs surround three of the four sides. Commonly known as the 'old Hodder house' it is one of several houses that belonged to the Hodder family though probably the oldest. Additions

at the back were apparently built from demolition material taken from the original old stables and hay barn sometime last century. The trees that surround the house were planted more recently. A dubious claim to fame is that the house featured in an advertisement for 'pink batts' on television in the late 1980s

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs075**Library****HNZ Category 2 No 3976**

70 Fitzherbert Street, Featherston (Lot 6 DP 26778)



Originally, the Library, and the land on which it stands, was given to the Borough of Featherston by the Mathews family of Waiorongomai. It opened in 1896. Originally called the Featherston Literary Institute, it began with 83 subscribers. The first librarian was Mr D Fry who had a salary of £25. The exterior of the building is in original condition, but the interior has been made open plan. This has involved the removal of original fireplaces.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs076****Royal Tavern****HNZ Proposed No 3973**

20-22 Revans Street, Featherston (Lot 1 DP 369211)



The original hotel was built on this site in 1869. The proprietor was John Feist. In 1893, when William Buckeridge was the licensee, the hotel was burnt to the ground along with the Oddfellows Hall next door and the original courthouse across the road. The hotel was rebuilt in the same year on the same site. It is designed in an Italianate commercial classical style. Relatively plain in its simple but handsome proportions, the principal façade is enhanced centrally by a lion and unicorn coat of arms carved in relief on the parapet. When the hotel opened it boasted two bathrooms and no less than five lavatories all fitted with hot and cold water. James

Crawford was the licensee and owner for several years during the early 1900s. On his death in 1914, he bequeathed the hotel to the Featherston Town Board. The Board on-sold it to fund a new sewerage scheme for the town. The sewerage scheme was completed by 1919. The hotel has changed hands many times since then but apart from the loss of several chimneys, stands much as it was when built. It has recently undergone a substantial refurbishment back to something of its former glory. The basement cellar of the 1869 hotel was discovered and retained as part of the building's conservation.

The hotel has historical and social importance for its long history and continued use as a hotel. The building is architecturally significant as a landmark in the town and as an example of the work of prominent Wellington architect, William Charles Chatfield. Further, the Royal Hotel is rare for its adherence to Chatfield's original design.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs077 Town Hall

89-93 Main Street, Greytown (Lots 12-15 Deeds Plan 271)



Designed by architects Varnham and Rose, Greytown Town Hall was built by Harry Humphries in 1907 on land sold to the Borough by the McMaster family and funded by Sir Walter Buchanan. It is Greytown's third Town Hall, two earlier halls being destroyed by fire. Although severe in style, the present hall too had a fine Victorian façade with rounded window heads, cast iron pillars and lace valances around the old porch were the principal ornamentation. However, in 1972, the future of the building was the subject of considerable public debate. The exterior was renovated two years later with a new frontage and entrance added in an unfortunate then contemporary manner. For many years the Town Hall was the centre for civic entertainment with many touring stage shows and a Borough-run cinema. Some can still recall the large orchestra that sometimes-accompanied silent films. Regular dances were conducted until the late 1950s. A major refurbishment by Architecture Workshop in the early 2000s has seen the building modernized to include the public library; the main hall returned to use; with the provision of several ancillary spaces.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs078 Day House**

5 Main Street, Greytown (Lot 2 DP 31399)



A handsome Edwardian villa built in 1910, this building sits in an established garden at the north end of Greytown

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Hs079 Greytown Hotel
33 Main Street, Greytown (Lot 1 DP 41919)



Established in the 1860s, the hotel is one of the oldest in the area and may have been built at least in part by Charles Carter. Later under John Quinn's proprietorship it boasted "superior accommodation and the best wines, spirits and beer". He leased a block of native land adjacent as a paddock for horses and cattle. The hotel then had 13 stalls for stabling coach horses. The basic building form remains but the finish is now stucco rather than the original weatherboards which no doubt remain beneath. Today, it is also known as the Top Pub.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs080 Cabbage (Kouka) Tree Cottage
113 Main Street, Greytown (Lot 1 DP 81123)



Built in 1868 by Thomas Kempton for his gardener, this simple traditional cottage, complete with verandah and brick chimney, got its name from a Kouka (Cabbage Tree) that stood in its yard for many years. A replacement tree serves the purpose today. The cottage was bought by the Greytown Community Trust in 1993 and has had a full makeover. It is now 'Heart of Glass' a small retail enterprise selling predominantly coloured and painted glass

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs081 Dr Bey's House

119 Main Street, Greytown (Lot 1 DP 27153)



Built around 1885, this fine spacious rimu and totara villa was the home and surgery of Doctor William Bey. Doctor Bey was born in Aberdeen, Scotland in 1851 and graduated from Edinburgh University in 1871. He migrated to New Zealand and set up practice in Greytown. He became superintendent of the local cottage hospital in 1881. The following year he married Evelyn Porritt, daughter of Rev Thomas Porritt, the local headmaster. Early residents owed much to Doctor Bey. He supervised the expansion and modernising of the hospital until his death during the 1918 influenza epidemic. One of his innovations was a five-shilling coupon system which allowed the purchase of free treatment for a year. He was a church warden at St Luke's Church for over 20 years, a trustee of the Working Men's Club, a member of the Masonic Lodge, medical advisor to the Borough Council and medical officer to the Featherston Military Camp, holding the rank of colonel.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs082 Wakelin House**

123 Main Street, Greytown (Lot 2 DP 44906)



The first building on the site was a cottage built by Thomas Wakelin around 1859. It was first occupied by Joseph Payton, Richard Wakelin's son in law and founder of Wairarapa's first daily newspaper *The Wairarapa Daily*, a forerunner of today's *Wairarapa Times-Age*. Wakelin himself was New Zealand's first professional journalist, Greytown's first public schoolteacher and proprietor editor of the *Wairarapa Standard*, founded in Greytown in 1872. The land was sold to Duncan McPhee in 1863 and was subdivided subsequently. The present building, known as Wakelin House, was built in the 1880s and replaced the earlier cottage. The house is a simple L-shaped extended cottage featuring elegant, timber verandah decoration. The house was occupied for many years until 1997 by Frank Fyfe, folk historian, journalist, and publisher. It has since been restored and refurbished and used as a restaurant.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs083 Jane Wakelin House

125 Main Street, Greytown (Lot 1 DP 44906)



Thomas Wakelin, a builder, and his wife Jane emigrated to Wellington in 1849. Thomas drew Section 53 (in 1854) and 19 (in 1856) in the Small Farms settlement scheme. This house is also known as Jane Wakelin Cottage. It was built in three stages. Thomas built the rear area first, before 1863, and the widowed Jane and her three daughters lived in this. In 1864, she added the front section. After the property was sold around 1888 the northern wing was completed and used as a

tailor's workshop

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs084 Second Borough Office

1 Hastwell Street, Greytown (Lot 3 Deeds Plan 72)



The age of this building is unknown, but it belonged to a Mrs. Webster in 1881 and was the office of A Webster, Commission Agent. Webster became town clerk in 1881. The building housed several local authorities and boards. With the arrival of full municipal government in 1878, it also housed the first Borough Council office in 1882 until the Council moved to the Wairarapa Institute building in 1892 (now the former Borough Council Building). Mrs. Webster sold the building to R W Tate, solicitor, who bought the practice in 1886 from W G Beard who moved to Masterton. Beard was regarded as the founder

of the present firm that occupies the building. It has been in use continuously as legal offices since that time. The reason for the articulated façade with its timber quoins, bracketed cornice and severe parapet was apparently "to impart "dignity without being accused of a frivolous waste of money".

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs085 Bright House

129 Main Street, Greytown (Pt Sec 55 Town of Greytown)



The Bright House is a record of the development of an early cottage (or two to be exact) into something akin to a two storey neo-Georgian villa. Tradition has it that the original portion of this house is the oldest remaining structure in Greytown. Part of the rules of the Small Farms Association required that participants should affect improvements worth £30 and live on their land within two years from the date of the ballot. Several of the new owners quickly complied but later opted out. There were thus several little cottages dating from 1856 that with the amalgamation of some of the early titles were no longer required by their owners

Around 1861, enterprising blacksmith Richard Bright combined two of these cottages by joining them end to end to form this gracious and impressive house. The verandah would have only been across the front if at all. Later, in 1891 he added the upper floors. From the rear of both the north and south walls the old rooflines of the 1856 cottages can be seen. The house was passed onto Bright's son in 1896 and stayed in the family until 1905. Later, a lean-to skillion was formed by moving and adding another cottage before 1920 to the south-east corner. This possibly replaced an earlier structure. The house has many elegant features including the unique pattern of the blind French cuts and eaves brackets. The house was restored in the late 1970s and extended. The large pink camellia and magnolia in the front garden were planted late in the 19th century. Both are registered as notable trees

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs086 Shop**

130 Main Street, Greytown (Pt Lot 6 Deeds Plan 72)



This shop with residence above is a classic example of an early owner-occupied retail business. The large window at ground floor level reflects the retail enterprise while the smaller windows above reflect the residence. The whole is topped by a handsome parapet, typical for this type of business enterprise

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs087

Shop

132 Main Street, Greytown (Lot 2 DP 311712)



This single-storey shop building has an affinity with those former shop buildings that are now houses at 6 Wood Street and 100 West Street. Each is parapetted with a large display window and entry door to the side on the frontage. The parapet signage states, 'H W Duff, Baker and Confectioner, circa 1894'. The proximity of this building with its two-storey neighbour at 130 Main Street provides a fine impression of typical retail premises of the 1880s onwards,

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs088

Cottage

142 Main Street, Greytown (Lot 1 DP 423780)



This little cottage is set back from the main road. It is of simple design and may be one of the oldest cottages in Greytown. Its concave-shaped verandah, while not particularly unusual, gives the building an attractive appearance and the authenticity of age.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs089 Samuel Maxton's Cottage (site of)
143 Main Street, Greytown (Lot 1 DP 32511)



Samuel and Henrietta Maxton arrived in Wellington from England in February 1842. For the next 30 years or so he ran a bakery on Lambton Quay. Susannah Maxton's brother William Thomas Dunn bought what is now 143 Main St from Thomas Kempton in March 1874 and set up a baker and confectioners' business. In 1875 Samuel and Susannah and their children came across the Remutaka range to settle in Greytown and took over William's business. On 11 May 1893, at around 3 am, fire destroyed the general store, bakery, and dwelling-house. The fire appears to have started in the kitchen between the bakery and the shop. A quantity of goods and furniture was saved, thanks to the zeal of the

Greytown Fire Brigade. Susannah's home was replaced by the current house, built in 1894-95. Susannah died in 1916, aged 89 years.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hs090 Home of First Mayor (Thomas Kempton)
163 Main Street, Greytown (Lot 1 DP 429753)



The original six Greytown pioneers reputedly camped on this site for a few days in 1854 before taking up their balloted town acres. Thomas Kempton Senior bought the land in 1859 and builder Thomas Wakelin built the original house for the Kemptons and their five children. Thomas Kempton became a prominent farmer and businessman and Greytown's first mayor in 1878. The present house is largely the ground floor of the original house saved by the family's quick action when fire destroyed the upper floor in about 1860. The property is now named 'Elms-Arbor' as a link with the present Kempton family 'home' 'Elmgrove'. The Historic Tree at St Luke's Anglican Church is a *Eucalyptus regnans*. This tree was reputedly one of three stolen off a barrow of Australian seedlings being taken to Charles Carter's Parkvale property. It was planted in 1856

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hs091 Magistrate's house
170 Main Street, Greytown (Lot 2 DP 87704)



Built in 1915, this building was home to early Greytown Magistrates. It is a handsome Edwardian 3-bedroom villa with appropriate details around eaves and posts

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hs092 Armstrong's Shop (former vice-regal saddler)
174 Main Street, Greytown (Pt Sec 68 Town of Greytown)



Philip Armstrong built a cottage and established a saddlery and harness making business on this site in 1868. The pit sawn totara south wall has mortice studs nailed to the bottom plate and dates from this time. Walter, Philip's brother took over the house and business in 1872 adding a rimu front and kitchen lean-to in the 1880's. Later the shop was converted into a bedroom and the house divided into two flats. Members of the Armstrong family lived in house until 1981 when Derek and Margaret Mine renovated and extended the villa. Peter and Pam Franks, only the third family to live here in 150 years, bought

it in 1999 and have continued to restore and maintain the house in keeping with Greytown's Victorian heritage.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hs093 Cottage

195 Main Street, Greytown (Lot 1 DP 52562)



This fine rimu and totara villa, known as Lunga Bey House, was the home and surgery of Doctor William Bey. Doctor Bey was born in Aberdeen, Scotland in 1851 and graduated from Edinburgh University in 1871. He migrated to New Zealand and set up practice in Greytown. He became superintendent of the local cottage hospital in 1881. The following year he married Evelyn Porritt, daughter of Rev Thomas Porritt, the local headmaster. Early residents owed much to Doctor Bey. He supervised the expansion and modernising of the

hospital until his death during the 1918 influenza epidemic. One of his innovations was a five-shilling coupon system which allowed the purchase of free treatment for a year. He was a church warden at St Luke's Church for over 20 years, a trustee of the Working Men's Club, a member of the Masonic Lodge, medical advisor to the Borough Council and medical officer to the Featherston Military Camp, holding the rank of colonel.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs094 HS Izard's House**

40 Kuratawhiti Street, Greytown (Lot 1 DP 83851)

40 and 46 Kuratawhiti Street are two of only a few large Victorian houses in Greytown. Summerfield at number 40 was built in the early 1890s for H S Izard a lawyer and Mayor of Greytown in 1898 and 1899. It has been fully restored by architect Max Edridge. Built of two skin cavity brickwork, it is a large single storey residence. However, the attic space under the central flat area of the roof has a 2.7 metre stud and is fully floored (but with no access). The gracious verandahs, brickwork and plastered facings, windows, doors and at the corners make the building striking. A highly decorated brick wall dividing the garden is a further notable feature.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs095 Maata Mahupuku House
46 Kuratawhiti Street, Greytown (Pt Sec 5 Greytown Small Farm Settlement)

The neighbouring house at number 46, Elmwood, is similar and was built around the same time. The house is associated with Maata Mahupuku (or Grace) for whom the house was apparently built. Maata, great niece of Hamuera Tamahau Mahupuku of Papawai, was born in 1890. When she was two years old, her father Tiki Mahupuku died. In 1895, her mother married Nathaniel Grace, a Gladstone farmer. Maata was then educated at Miss Swainson's School in Wellington where she befriended Katherine Beauchamp (later Katherine Mansfield).

After Tamahau's death in 1904, Maata inherited a large estate. She attended finishing school in Paris and contacted Katherine Mansfield in London. Returning to New Zealand, she discovered that H S Izard had embezzled the money held in trust for her, including 46 Kuratawhiti Street. It is not known what funds were recovered but her landholdings were intact. However, she never occupied the house. Remaining much in original condition, the house has been lovingly restored recently. It features many original details – mahogany and rimu doors, rimu tongue and groove ceilings and matai floors.

Both houses were damaged in the 1942 earthquake but have been refurbished successfully. The drive to Number 40 is lined with protected trees including ash, oak, chestnut, and beech. Number 46 is less visually accessible. It is approached through an avenue of walnut trees, fruit trees and magnolias

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values	X	Other	

Recommendation

Include

Hs096 Villa
54 Kuratawhiti Street, Greytown (Pt Sec 5 Greytown Small Farm Settlement)

The house was built about 1873, with newspapers from that era found lining walls. It was called "the old coach house" because of its circular driveway designed to drop off guests, and servery hatches which suggested lodgers. The first owner was English immigrant and early Greytown town clerk Horatio Dudding, who was said to have requested a home "built to the requirements of an English gentleman". He sold it in 1918 to farmer Alf York. York's daughter Rachel Thompson lived there for the first 22 years of her life. The house has been much modernised, and the grounds sport a swimming pool and accommodation building.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs097 First Registry Office

19/18 Jellicoe Street, Greytown (Lot 1 DP 320375)



This large house was built in the English Domestic Revival style in 1927. It displays many of the characteristics of the style with its sweeping Marseille-tiled roofs and dormer windows, and its exposed brick base. A large semi-circular window to the entrance porch is a fine example of the decorative

approach of the period. The garden side is overlooked by a fine balcony atop brick posts. Opposite, at 18 Jellicoe Street is an old two storey verandahed cottage of fine, simple proportions. It was, reputedly, Greytown's first post office building

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs098 Wakelin's Figures, Cobblestones Trust**

Main Street, Greytown (Lot 7 DP 31241)



Rose Cottage on Moroa Road just out of Greytown is home to wooden sculptures carved by George Wakelin (1824 – 1907). Wakelin carved many statues of animals and busts of historical and local personalities which he placed in his garden. Son of Joseph Wakelin and Mary Wakelin, husband of Lydia Sarah Wakelin, father of William Shakespeare Wakelin; Arthur George Wakelin; Thomas Lole Wakelin; Sarah Payton Rutherford; Oliver Payton Wakelin and 1 other. He was brother of Elizabeth Payton; Catherine Wakelin; Thomas Wakelin; Sarah

Wakelin; Richard Alfred Wakelin and 3 others. **Are they still there or at Cobblestones?**

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

Hs099 **Daddy Lowe's Corner Store, Cobblestones Trust**
175-177 Main Street, Greytown (Lot 6 DP 31241)



Daddy Lowes Corner Store was built about 1874. Reminiscent of a small neo-Georgian house, it was moved in 1980 to Cobblestones from the corner of Humphrey and West Streets. It is currently leased as the Schoc chocolate shop.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hs100 **Former Pharmacy**
72 Main Street, Greytown (Lot 1 DP 81559)



Built in 1891 for D P Loasby (Mayor of Greytown, 1907-19) and known as the Premier Boot Warehouse. No sooner had Loasby moved into his new building than he gave up the business to go farming. Five years later he was to return to set up a general store. At the time he was elected mayor, in 1907, He was floating the Greytown Fruit Growing Company, the first large orchard in the area. A two-storey commercial classic shop building with retail facilities at ground level and residential accommodation above, it is substantially unchanged since those early times except for modifications to

the verandah when wooden posts replaced the original cast iron ones, and the post brackets were removed. In 1934, when a severe gale destroyed the then chemist shop in town, the business relocated to this building where it served for 60 years as the local dispensary. The present owner, Wakefield Antiques, has operated here since 1994.

The building features heavy moulded cornices, arched window facings – complete with keystones – and simple Doric pilasters at the corners. Very little change is evident in this building since the days when fresh signwriting on the parapet proudly proclaimed it to be Loasby's 'Premier Boot Warehouse'. Shutters have been added to the upstairs windows, the verandah restructured, and its cast iron valances, and post brackets removed. What remains is still handsome.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hs101 Old Barber's Shop
100 West Street, Greytown (Lot 1 DP 64859)



The building and oak stand on part of the original 40-acre farm purchased by Ben Stevens in the Small Farms Association ballot in 1854. A Presbyterian church was built on this land in 1890 but demolished in 1972. The town's former barber shop and billiard rooms (built by James Judd in 1906) was moved from Main Street to this site in 1975. It is a simple single storey structure which retains its parapetted and large windowed frontage. Farley's Oak is 25 metres high, with a spread of 30m and girth of 5m. It has reputedly grown from an acorn dropped from Ben Steven's pocket, but it was more likely planted in the 1860s. It was damaged in the 1966 Wahine storm.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hs102 former Shop
6 Wood Street, Greytown (Lot 1 DP 27287)



This building was originally a shop. Its tell-tale parapet and large window area is characteristic of small retail premises of the turn of the century. Originally sited in Main Street, opposite McMaster Street, it was home for many years to dentists' practices

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hs103**House**

18 Mole Street, Greytown (Lot 1 DP 89116)



Built by Nathan Kidd of Kidd's Orange Apple Co in 1895. This is a spacious Victorian villa set in ample grounds

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE**

not aware of its heritage values

No Hs104**Hs105****Fence**

35 Wood Street, Greytown (Lot 3 DP 554096)

Old style fence probably dating back to the 1860s but now apparently un-cared for and self-demolishing

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE**

Hs106**Greytown Library**

115-117 Main Street, Greytown (Parts Lot 1 DP 11855)



This building was originally constructed for the Masonic Lodge around 1890 in West Street and moved to its present site by the Borough Council in 1977. It was then converted to the library with alterations designed by Trevor Daniell. The land the library sits on was owned originally by the Kempton family and inherited by Kempton's daughter, Sarah Dunn. She planted all the specimen trees, four of which are listed as notable by the South Wairarapa District Council. In 1972, the land was gifted to the Borough Council by Mrs Stella Bull. The building is an interesting example of late Victorian wooden architecture – 'masonic', also, in that the timber imitates stone. The principal façade is dominated by an imposing pedimented entrance that still sports some Masonic insignia

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs107****Fell Engine**

cnr of Fitzherbert & Lyon Streets, Featherston (Sec 337 Town of Featherston)

The Fell Engine is in a 1980s custom-designed building adjacent to the Heritage Museum. H199, as it is known, is the only remaining of the six original engines that pulled trains up the 1 in 15 incline using a unique system of horizontal wheels gripping a raised centre rail. The maximum speed uphill was 10kph. It was faster to walk, and some folk did. The engine dates to 1878 and its moving parts are in working order for display purposes. Displays tell the story engine and of the Rimutaka Incline and its settlements. Also on display is the 1932 Model A that fire engine first used in Lower Hutt before serving Featherston from 1945 to 1976

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

Hs108 **1904 Queen Anne House**
42 Fox Street Featherston (Lot 4 DP 16148)



Known as the Turret House because of its interesting Queen Anne style turret bay window this property consists of two standalone buildings. One is an early 1900's villa. The second a building purpose built around 2000, containing several training or therapy rooms plus offices of varying sizes.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hs109 **Villa**
7 Johnston Street, Featherston (Lot 2 DP 11388)



A Handsome Edwardian villa built in 1910, 7 johnstone street epitomises a fine home of the era

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hs110 Former Maternity House
17 Johnston Street, Featherston (Pt Lot 3 DP 13193)



This land was shown on the original town plan of 1856 as belonging to Walter Buller, a friend of Isaac Featherston. Buller was an ornithologist and a judge in the Native Land Court. He never lived in Featherston despite owning land there. The present handsome two storey Victorian villa was built in 1875 for the Nicols family. Mr Nicols farmed at Gum Grove and was a member of the Town Board. The property became associated with Featherston doctors when the house was sold to Dr A E Palmer in the 1890s who set up his medical practice there. In 1919, he sold the practice to the appropriately named Dr John Doctor who built a surgery next door. He was followed in 1926 by Dr Sharp, then by Dr Roberts in 1946. The practice was moved to the present Medical Centre in 1993. The house has been restored recently to close to its original condition

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation Include

Hs111 Card Home
19/21 Johnston Street, Featherston (Lot 2 DP 71613)



This large single storey transitional villa was built in 1912 for John Wiltshire Card MBE. Card was born in Greymouth and was brought to the Wairarapa by his parents in the 1880s (see 33 Bell Street). He was elected to the Town Board in 1896 and became Featherston's first mayor in 1917 when the town became a borough. A street and reserve are named after him. He was well known in rugby, golf and swimming circles and other local organisations and was a prominent member of the Wairarapa Racing Club from 1894 until his death in 1957. The house was then bought by Joe Saba. It features a large semi-circular bay window and shingles as decorative elements at porches and windows.

Card was born in Greymouth and was brought to Wairarapa by his parents in the 1880s. He was elected to the Town Board in 1896 and became Featherston's first Mayor in 1917, when the town became a borough. He held office as mayor until his retirement in 1947.

The tall building alongside the house is a former coach shed and grain store. Capped by a small roof ventilator, its fine proportions, shingle roof with gable window, external battening and implied 'jettying' at the first floor suggest a simple reference to Tudor styling. Relocated to 39 Bell St, it has been turned into garaging for three vehicles with a loft above.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation Include

Hs112

Old St Johns

HNZ Category 2 List 2869

52 Bell Street, Featherston (Sec 211 Town of Featherston)



Formerly in Fox Street. Shifted to Bell Street 1985-90 now used as residential garage,

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

DELETE

Loss of heritage values

Hs113

Shop and House

1 Johnston Street, Featherston (Lot 1 DP 5102)



The site is marked on the original town plan as belonging to Mary Anne Buller. The original L-shaped house with attic and dormer was built around 1880 for the Minister of the Wesleyan church. Originally, it sat on two and a half acres. In the early 1890s it was enlarged and had a shop added. At one time it was known as Hunter's Corner as the two Misses Hunter ran the store there. The name has stuck though the shop has since housed a tailor's and a tearoom. However, no shop has

operated on the site for over 50 years, and it remains in solely residential use

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs114 The Inkledovery

78 Fox Street, Featherston (Pt Sec 253 Town of Featherston)



Home of the Messines Bookshop and antiques shops this interesting run of shops enhances the townscape

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs115 Viles House**

2A Fitzherbert Street, Featherston (Lot 1 DP 55154)



The house was probably built in the 1870s but there are no records of its residents until 1905. It was then that Arthur Viles, son of the early settler Josiah Viles (see 2 Fitzherbert Street), married Edith Sloane and purchased the house. The couple had eight children and enlarged the house over a period. Arthur Viles died in 1942 and Edith in 1964. Since that time there have been various owners and some restoration. The cottage is unusual for its three dormer windows to its main frontage and for its rounded extensions to the rear. Original stables remain on the site.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs116 Old Tauherenikau Post Office

5 Revans Street, Featherston (Lot 1 DP 50941)



Originally sited at Tauherenikau across Gun Club Road from the Tauherenikau (Tin Hut) Hotel, this building was moved to its present site due to a road realignment in 1974. Of unknown age, the building is a double cottage with lean-to to the rear. Two dormer windows are a feature of the steep roof that provides light to the attic space (and magnificent views across the plain to Lake Wairarapa). A small, cantilevered Tudor-style window is a feature of a side elevation. A verandah extends along the length of the principal frontage. The building apparently served as a Post

Office store for many years.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs117 First Presbyterian Church**

90 Jellicoe Street, Martinborough (Lot 1 DP 402795)



The original Presbyterian church was built in 1871 in the township that was then known as Waihenga. The first minister was the Reverend James Lindsay. The original church now serves as the vestry at the rear of the present building. The present church was designed by Christian Julius Toxward and built by William Benton. It is an important building historically and architecturally – a simple and elegant example of Toxward's skills. The church is one of only a few buildings designed by C J Toxward that remain standing. Toxward was an extremely significant and influential architect in early Wellington. The church opened in January 1891. The Good Shepherd window celebrates 100 years of worship in the district. The main part of the hall was transported from the Featherston Military Camp at Featherston in 1922. The Old Manse, at the corner of Roberts and Grey Streets is a pleasing old Victorian villa, much in original condition. It is now used as a function venue.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs118 Old Featherston County Offices

18 Kitchener Street, Martinborough (Lot 220 DP 248)



The Information Office is housed in the old Featherston County Office which was built in 1904. The building has changed little.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs119 Boer War Memorial**

Memorial Square, Martinborough (Closed Road SO 17366)

Memorial Square was originally called, not surprisingly, Martin Square. It formed the crossroads at the centre of the town. The crossroads were closed in 1920 and the garden square formed as Memorial Square. There are three memorials. The first is a centrally placed monument from 1906 that commemorates the Boer War. The four-pillared gate facing Kitchener Street is a memorial to the fallen of the First World War. The third memorial is to the fallen of the Second World War.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs120 Roman Catholic Church

cnr Kitchener & Princess Streets, Martinborough (Lot 729 DP 586)



The original small wooden church on this site, purchased from the Martin estate in 1894 by Father McKenna of Masterton, burned down in 1918. Work on the present church started in 1923. Father Haggerty was the Clerk of Works. When the walls were erected, the funds ran out. The first wedding in the building is recorded as between L Coleman and W J O'Connel. Unfortunately, it was a very wet day, so the builders had to put a tarpaulin over the altar – and the wedding party.

The building was blessed by Archbishop O'Shea in 1923 and the roof was soon completed. However, it was not until 1952 that the plastering was finished. The stained-glass windows were purchased from St Mary of the Angel's Church in Wellington, Wellington's first Catholic Church dating back to 1843. The windows must have been saved from the old (1874) Wellington St Mary's burnt down in 1918. Apparently a Mr McCosker was the architect at St Anthony. He may have worked for Clere and Williams, the architects of the new St Mary's in Wellington 1919-22. The link may have precipitated the acquisition. Across Kitchener Street from the church is the site that was proposed for the railway station. The first sod was turned in 1904 but no further activity took place

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs121 former Borough Council Office

Martinborough (Lot 273 DP 248)



The building was designed in 1955 by architect Derek Wilson when in the employ of Inkster and McArthur. It replaced the original county offices opposite (now the Tourism Wairarapa Information Office) that had served Featherston County since 1904. The 1955 building was innovative for its time with a core of strongrooms constructed of reinforced concrete. A steel column and beam main frame sitting on concrete perimeter walls is anchored to the core and transfers seismic loads to the centre. The floors and roof are timber, except to the strong rooms. External and internal walls are of non-load bearing timber frame. The internal partitions are clear glazed above door level. Externally, the vertical tongue and grooved redwood lining and the steel windows set in large joinery frames give the building a distinctly 1950s functional and temporary appearance.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs122**Ross's Store**

80 Jellicoe Street, Martinborough (Pt Lot 60 Deeds Plan 24)



This home and store were built in 1889 for Alexander (Sandy) McLeod. About 1898, McLeod and John Smith established a boot and shoe factory on the corner of Jellicoe Street and a private lane, later renamed Radium Street – it had been McLeod's Lane – after the Radium Boot Polish patented by Sandy McLeod and made there. He employed nine workers to manufacture footwear in the rear of the building. In 1914 a fire destroyed the factory, but manufacturing continued behind McLeod's new two storey house which remains in place further up the lane.

Later Mathew McLeod transferred the business to Lower Hutt. Smith took over the boot shop on the corner of Naples and Jellicoe Streets. The building is named after Murdoch Ross, McLeod's brother-in-law, who bought the store.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs123****Country Womens' Institute****HNZ Proposed No 9025**

33 Jellicoe Street, Martinborough (Lot 1 DP 54388)



An essentially simple shop building built in the early 1900s, the McCarthy building is made distinctive by its turned poles, roof decorations and fretwork. The shop was built originally for James Willoughby McCarthy, bespoke tailor, and has had a series of owners and uses. In 1981, the building was bequeathed by Charles Michell to the Borough. Michell was also the active force behind the establishment of the Martinborough Museum. The shop has been used as restrooms and for Country Women's Institute meetings and is once again a shop

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs124 ANZ Bank
22 Jellicoe Street, Martinborough (Lot 1 A Plan 2458)

??
Don't know much of its history yet

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hs125 House
47 Kitchener Street, Martinborough (Pt Lot 698 DP 249)

Cottage – no, converted barn? For Porter's Rise vineyard? Could be wrong

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation
DELETE Loss of Heritage values

Hs126 Old Bookshop

3 Kitchener Street, Martinborough (Pt Lot 354 DP 248)



This handsome shop and residence were built in 1907 by Irishman Adam Wright. It served as a hairdresser, tobacconist, and fancy goods depot. It also had reputedly the best full-sized billiard table in the South Wairarapa. In later years it was a bookshop, stationers, and sports shop. For a few years it housed a lending library. Apart from an elegant façade that was removed in the 1970s, its appearance has remained largely unchanged over the years. It has served most recently as a retail shop but in 2001 was refurbished as the Petit Hotel. The refurbishment included developing a new courtyard with a café/restaurant and car parking. The principal two storey building has four retail tenancies to the ground floor, with superior guest bedrooms above. Original pressed tin ceilings, native timber joinery and an ornate timber stair are all retained. The whole remains a handsome structure at the entry to the Square

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs127 Shop**

1-5 Jellicoe Street, Martinborough (Lot 1 DP 8929)



The Martin sub-division of 1879 moved the centre of gravity of the town to the new square. Before, most of the businesses had been located further south on Otaraia Road, now Jellicoe Street. Thomas Frederick Evans established his saddlery business in Martinborough in 1878. This became the first shop on the Square. A prominent citizen, Evans was a member of several local organisations, including the Featherston County Council and the Martinborough Town Board. The shop is an elegant single storey building that turns the corner effectively by the simple device of angling the entrance door. A bullnose verandah runs round the corner the length of the façade. The entrance on the corner is signalled further by some pedimented parapet detail that articulates the roofline effectively

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

- Hs128 Radium Street Houses**
6 Radium Street, Martinborough (Lots 13 Deeds Plan 152)
- Hs129 Radium Street Houses**
5 Radium Street, Martinborough (Lots 14 Deeds Plan 152)
- Hs130 Radium Street Houses**
4 Radium Street, Martinborough (Lots 15 Deeds Plan 152)
- Hs131 Radium Street Houses**
3 Radium Street, Martinborough (Lots 12 Deeds Plan 152)
- Hs132 Radium Street Houses**
2 Radium Street, Martinborough (Lots 11 Deeds Plan 152)
- Hs133 Radium Street Houses**
1 Radium Street, Martinborough (Lots 10 Deeds Plan 152)

The home and store (80 Jellicoe Street) was built in 1889 for Alexander (Sandy) McLeod. About 1898, McLeod and John Smith established a boot and shoe factory on the corner of Jellicoe Street and a private lane, later renamed Radium Street – it had been McLeod's Lane – after the Radium Boot Polish patented by Sandy McLeod and made there. He employed nine workers to manufacture footwear in the rear of the building. In 1914 a fire destroyed the factory, but manufacturing continued behind McLeod's new two storey house which remains in place further up the lane. Later Mathew McLeod transferred the business to Lower Hutt. Smith tookover the boot shop on the corner of Naples and Jellicoe Streets. The building is named after Murdoch Ross, McLeod's brother-in-law, who bought the store.

Only three of the original six houses in Radium Street remain. They are Nos 1, 3 and 4.



Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include Nos 1, 3 and 4 only

Hs134 Martinborough Town Hall

23 Cork Street, Martinborough (Lot 252 DP 248)



The foundation stone for the Town Hall was laid in 1912 by Sir Walter Buchanan MP. The architects were Varnham and Rose. In 1913, the first films were shown in the hall by Messrs. Garland and Stewart's Imperial Picture Company. The building had to be strengthened after it was damaged by the 1942 earthquake and was restored in 1996. An internal staircase and part of the mezzanine was removed to provide more room. The borough offices were in part of the hall now used as supper rooms until 1952, when they were moved to the former courthouse. The Town Hall's principal façade is symmetrical and relatively plain. Yet, the articulation of its three principal openings on two-storeys, framed by pilasters and capped centrally by a *faux* pediment is effective. The statues and scroll details at the roof provide a relatively frivolous finish. The front doors were purchased from the New Zealand Centennial Exhibition in Wellington. The building has been re-furnished recently and is an integral element of the new Waihenga Centre designed by architects Warren and Mahoney.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs135 Sacred Heart Church

60 Main Street, Greytown (Lot 1 DP 328589)



Designed by Thomas Turnbull, the church was opened on Christmas Day 1880. It was identical to St Joseph's Catholic Church in Tinui – later shifted to Riversdale to serve the Catholic and Anglican congregations. Built as a simple rectangular nave, the church's basic ornamentation is simply expressed through Gothic arched windows. The less characteristic quatrefoil rose window is surmounted by a trio of heavy corbelled brackets which give a utilitarian air somewhat belied by the size of the small spire they supposedly support. The transept, which was originally the Greytown courthouse built in 1883 was shifted to the site in 1957. Here, gothic windows have replaced rectangular in the east wall only, slightly smaller, and lower to skillfully accommodate the lesser stud height. Unfortunately, the manufactured transepts divide the congregation in two

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs136**Baillie's Homestead**

101 Main Street, Greytown (Pt Sec 43 Town of Greytown)



Built for James Baillie by Baillie and Wybrow in 1886, this shop and residence is one of only three two storey buildings left in Main Street. James Baillie was a member of first Greytown council of 1878 and inaugural captain of the Greytown Volunteer Fire Brigade. The building has a simple Georgian dignity enhanced by its deep green livery

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs137****Greytown Butcher**

67 Main Street, Greytown (Lot 1 DP 88464)



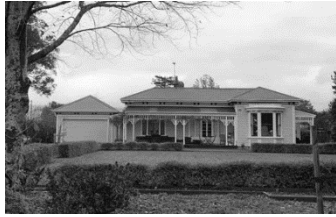
Built in 1873 the building could well be the oldest Butcher shop in NZ. The shop has a 2-bedroom flat upstairs and a 1-bedroom flat behind the shop.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs138 Haigh House (Te Rakau Nui)
80 West Street, Greytown (Lot 7 DP 14923)



The building and oak stand on part of the original 40-acre farm purchased by Ben Stevens in the Small Farms Association ballot in 1854. A Presbyterian church was built on this land in 1890 but demolished in 1972. The town's former barber shop and billiard rooms (built by James Judd in 1906) was moved from Main Street to this site in 1975. It is a simple single storey structure which retains its parapetted and large windowed frontage. Farley's Oak is 25 metres high, with a spread of 30m and girth of 5m. It has reputedly grown from an acorn dropped from Ben Steven's pocket, but it was more likely planted in the 1860s. It was damaged in the 1986 Wahine storm.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

No Hs139

Hs 140 Hang Ups Shop
98 Main Street, Greytown (Pt Sec 42 Town of Greytown)



Known as Lamb Peters Shop, this simple single storey shop was built in 1906 by Jim Judd on the site of the Palace Hall which was destroyed by fire. It epitomizes the simple style of retail shop in the towns of the Wairarapa with its central entry and flanking display windows.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hs141 Main Street Deli
88 Main Street, Greytown (Lot 5 DP 14650)



This two-storey shop and residence is a prominent building at the centre of Greytown. Of a simple neo-Georgian style with three windows placed symmetrically on the upper level and broader display windows at street level and a verandah along the full frontage, the 'Deli' has been a landmark feature of Greytown for many years.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hs142 Settler's Cottage
Rapid No. 2481 State Highway 2, Greytown (Lot 2 DP 90158)



This house (107 Main Street) was home to Hart Udy Snr who occupied the mayoral chair of Greytown for two terms. A builder and instrument maker, he arrived in New Zealand with his family on the *Duke of Roxburgh* in 1840. He is reputed to have built the first "house of New Zealand woods" in Wellington for Sir Francis Molesworth (*Cyclopaedia of New Zealand*, p874). This house dates to the 1880s and has been much altered over the years. However, recently it had been in the possession and occupation of architect Alan Harrison. He returned it to something of its original condition by removing several unfortunate additions including a self-contained flat. The building features simply decorated gables and, strikingly, a tiny 'sentry box' porch at the entry.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hs143 Cundy Cottage

Cnr Bethane & Revans St, Featherston (Lot 5 DP 17737)



This L-shaped cottage with verandah and attic is believed to be oldest building in Featherston still standing. It was built in 1859 by Charles Cundy. Cundy was a pioneer bullock wagon operator on the Rimutakas and, in 1856, held a licence as the first mailman for the Wairarapa. He was also involved in politics and was signatory to securing Featherston's first school. The Cundy family remained in the district for over 100 years. From the 1930s, the cottage was occupied by the McKenzie family, partners in the local transport firm, Tait and McKenzie. The cottage has been restored recently

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs144 Cross Creek Cottage**

11 Fox Street, Featherston

Hs145 Cross Creek Cottage

13 Fox Street, Featherston (photo)



These cottages were relocated from the former railway settlement at Cross Creek on the Rimutaka Incline. The cottages were built at Cross Creek around 1878, when the Incline was first opened. Cross Creek was a village of 20 or so houses, a school and the station where the Fell engines were added for the trip to Summit Station. In addition, there was the Railway Social Hall and the Cross Creek Boarding House (for single men). Occupied by railway employees for 77 years, all the buildings at Cross Creek were sold when the line closed with the opening of the tunnel in 1955. These two cottages are in a simple square style with a hipped roof and small porches at the entry. It is interesting to compare them with their counterparts (railway homes) at Railway Crescent in Masterton.

Issue of other Railway Cottages and how to record**Evaluation**

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

- Hs146 John Card Cottage**
23 Johnston Street, Featherston (Lot 7 DP 6133)
- Hs147 John Card Cottage**
25 Johnston Street, Featherston (Lot 7 DP 6133)
- Hs148 John Card Cottage**
27 Johnston Street, Featherston (Lot 7 DP 6133)

This large single-store transitional villa was built in 1912 for John Wiltshire Card MBE. Card was born in Greymouth and was brought to the Wairarapa by his parents in the 1880s (see 33 Bell Street). He was elected to the Town Board in 1896 and became Featherston's first mayor in 1917 when the town became a borough. A street and reserve are named after him. He was well known in rugby, golf and swimming circles and other local organisations and was a prominent member of the Wairarapa Racing Club from 1894 until his death in 1957. The house was then bought by Joe Saba. It features a large semi-circular bay window and shingles as decorative elements at porches and windows

The tall building alongside the house is a former coach shed and grain store. Capped by a small roof ventilator, its fine proportions, shingle roof with gablewindow, external battening and implied 'jettying' at the first floor suggest a simple reference to Tudor styling

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

- Hs149 Catholic Church**
50 Bell Street, Featherston (Pt Sec 209 Town of Featherston)



According to Wikipedia: "St Theresa of Avila (born Teresa Sánchez de Cepeda y Ahumada; 28 March 1515– 4 or 15 October 1582^[a]), also called Saint Teresa of Jesus, was a Spanish noblewoman who was called to convent life in the Catholic Church. A Carmelite nun, prominent Spanish mystic, religious reformer, author, theologian of the contemplative life and of mental prayer, she earned the rare distinction of being declared a Doctor of the

Church. Active during the Catholic Reformation, she reformed the Carmelite Orders of both women and men."

The Featherston church, one of many worldwide in her name, was built in 1902. It has a simple cruceiform plan with modest Gothic features at windows and doors

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs150**Old Card Home****HNZ Category 2 List 2869**

33 Bell Street, Featherston (Lot 2 & 5 DP 20838)



John Card Senior came to the Wairarapa in the 1880s. He was licensee of the Empire Hotel, sited opposite the railway station where its single storey successor now sits. The original two storey hotel was of a similar appearance to the Royal Tavern. Card's son, John Wiltshire Card, a solicitor, was Featherston's first mayor (see 19 Johnston Street). The weather board house with corrugated iron roof is of a simple square set, almost neo-Georgian, style. Its windows both upstairs and down are placed symmetrically about the

entrance. Formerly, the verandah extended right round the house and there was an upstairs balcony. In the early 1900s it was owned by George Vincent who ran a cordial factory at the rear of the section serviced by a large well.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs151**Anderson's Building**

19 Fitzherbert Street, Featherston (Lot 1 DP 66161)



Several businesses have operated from this shop, the original part of which was built around 1875 by Anders Anderson, an early settler, as a generalstore. The part two storey building with its parapetted shop front and verandah is a good example of a simple but relatively substantial retail building of the era. William Gilpin bought the building in 1893 and continued the business until 1928. Gilpin was followed by Frank Smith. He extended the shop by adding a drapery department (the right-

hand wing). Braids, Packer and Larsen then owned the building until it was bought in 1963 by Joseph (Joe) Saba, a prominent businessman and racehorse owner, and deputy mayor from 1974 to 1980. It was used as a wool store and was taken over in a dilapidated condition by Eric Manson in 1987 and restored

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs152**Tennis Pavilion**

24-26 Oxford Street, Martinborough (Lots 410-413 DP248)

**Need information****Evaluation**

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs153****former Courthouse**

20 Cork Street, Martinborough (Lot 273 DP 248)

Built by H Humphries of Greytown, the building was opened in January 1914. Two-day court sittings were held monthly. The magistrate came from Featherston, the coroner from Carterton. The Town Board had requested monthly sittings in 1906 and the Oddfellows Hall had been used but proved unsatisfactory. The courthouse closed in 1951 and was purchased by the Borough. It is now used as a community centre. Designed in a simple classical style, it is clearly in the genre favoured by then Government Architect, John Campbell. It compares favourably with its counterparts in Featherston and Carterton.

**Evaluation**

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs154 Martinborough Hotel

10-12 Memorial Square, Martinborough
(Lots 356 Pt Lots 352 & Pt Lots 354-355 DP 248)



Built in 1882 for Robert Buckeridge, the Martinborough Hotel was in his words “one of the finest hostelries that has ever been erected in any inland country town in New Zealand”. It was a large two storeyed wooden building, at that time comprising 22 bedrooms, a large billiard room, three parlours, bar, dining, and meeting rooms. The present Martinborough Hotel was restored to its former glory in 1996 by Wellington architects, Hunt Davies Daish architects and Holmes Construction. It is a dominant but welcome presence on the square in all its now verandahed and balconied glory. It provides high quality boutique accommodation, restaurant, meeting facilities and bar. Throughout the building an interesting series of early photographs of Martinborough relates some of the town’s history.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs155 Oddfellows Hall

3-5 Oxford Street, Martinborough (Lot 256 DP 248)



The Oddfellows Lodge was founded in 1892. The Lodge bought this building, which was then known as Buckeridge’s Hall, in 1901. The hall has been used at times as a social club, courthouse, band rooms, church, and a school. The Lions Club bought the building in 1978. Simple in form, the façade is plain with a central door and a simple bullnose verandah the only features. However, the simple curve of the parapet is an arguably baroque reference – tentative pretensions to grandeur.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs156**Fernside**

1407 State Highway 2, Featherston (Pt Lot 2 DP 352112)



The property has an early association with several important Wairarapa settler families – Bunny, Barton, Bidwill and Pharazyn . Later, the Elgar family was responsible for the further development of the landscaped garden begun in the 1880s, and for the construction of the present neo-Georgian style house and outbuildings. The house, the stable and grooms' quarters were all built in 1923-24. Fernside is one of the Wairarapa's most important and significant properties architecturally and historically. A short association with the United

States government adds further interest to its story.

Conceived as a brick building (the working drawings were so drawn), the house was constructed in timber. With its geometric proportions, evenly spaced rectangular windows, rounded bays and classical detail above the side door and in the columns, the house is clearly neo-Georgian in style. It is approached through a mile long avenue of trees, then a walled carriage way. It sits in well-established gardens that include an ornamental lake, a Japanese water garden and acres of trees. The setting is wholly consistent with the impression of status and opulence portrayed by the buildings. The entrance is classical beneath a two floored pedimented bay placed symmetrically about the entrance. The main frontage features shuttered windows, generous bracketed eaves, and a slate roof. The rooms are large, well proportioned, with plastered ceilings, fireplaces, moulded skirtings and architraves and panelled doors. On the ground floor, the drawing room and library occupy the full 20 metres of the frontage. To the side, the dining room is signalled by a two-storey bay window which graces the fourth bedroom upstairs. The principal bedrooms are as generous as the dimensions of the lower floor. The servants 'quarters' and stables are also generous and are sited to the side and rear.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs157****The Tin Hut**

1512 State Highway 2, Tauherenikau (Lot 1 DP 418628)



Located near the main entrance to the Tauherenikau racecourse, the Tin Hut was known previously as the Tauherenikau Hotel and Bert Barrett's Hotel. The pub boasted "every accommodation for owners and trainers of racehorses". The original hotel was burnt down in the early 1920s and a tin hut was erected quickly across the road while rebuilding took place. The name stuck. The present building is a simple commercial classic two storey structure. It remains much as designed though windows have been changed and balcony detail altered.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs158 Tauherenikau Racecourse

1498 State Highway 2, Tauherenikau, Featherston (Lot 3 DP 346532)



The first horse races in the Wairarapa were held on the Wharekaka and Waihenga Flats, near Martinborough. The Wairarapa Racing and Wairarapa Jockey Club were formed at a meeting in Greytown in 1864. The Jockey Club raced on the Moroa Plain. The Tauherenikau course opened in 1874 on what had been, to the settlers, Ferry Reserve. All the preparatory work was carried out by Charles Potts, the owner of the Tauherenikau Hotel, who had seen the benefits of having racing clientele close by. The first stand was erected in the 1890s and in 1896 some 600 trees were planted. The Steward's Stand followed in 1915 and, soon after the First World War, the Memorial Gates. The Public Grandstand was destroyed by fire in 1956, and the same fate awaited the main totalizator building in 1982. Tauherenikau remains a favourite venue for many, attracting visitors to its rural setting.

Evaluation

Value	Assessment		Value	Assessment
Historic values	X		Surroundings	X
Physical values	X		Rarity	
Social values	X		Representativeness	X
Tangata whenua values			Other	

Recommendation

Include

Hs159 Waiorongomai Church

Western Lake Road, Featherston (Lot 1 DP 8925)

The picturesque gothic-style Waiorongomai Church was built by the Matthews family in 1920,

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs160 Papatahi Station and homestead (and associated buildings)
118 & 136 Papatahi Road, Featherston (Lot 1 & 2 DP 552814)



Originally part of the Waiorongomai block, Papatahi came about as part of the divisions of that property. At the time of this division, Alfred Matthews had four sons. The eldest, Charles bought Oporua, Norman Wharepapa, Raymond the homestead block of Waiorongomai and Harold bought Papatahi. A substantial homestead was built in 1905 with additions in 1920. Set in a Buxton Garden, the home has been lovingly restored and returned to its former glory by Joy Mebus

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs161 Tablelands
Papatahi Road, Martinborough



On the Martinborough-Longbush road is Tablelands. Built for Edward Riddiford in 1910, this fine large country homestead can be seen from the road. A second storey was added after the First World War. Further additions designed by Sir Michael Fowler, including a fine ballroom space, were added in the late 1970s and there have been further, more recent, extensions, built by D R Borman. The buildings

sit in an elegantly landscaped and maintained garden. Before reaching the old house at Tablelands, on the right-hand side and hidden from view is the new Tablelands. Designed by Sir Michael Fowler, it is an elegant board and batten style house. Entry is via a courtyard and the front of the house enjoys extensive views of the surrounding countryside

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs162 Udy/Harrison House
107 Main Street, Greytown (Lot 1 DP 42221)

See above Hs142-

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs163 Pain and Kershaw Building
14 – 16 Jellicoe Street, Martinborough (Lot 1 DP 433788)

George Pain came to the Wairarapa in 1865 at the age of 19. He began working as a shepherd but then, backed by F A Krull, a Wellington merchant, began to transport men's clothes and other goods to the Wairarapa. He worked hard, opened a store in 1873 and his business flourished. He went into partnership in the 1880s with Thomas Haycock and in 1899 the partnership became a threesome when joined by John William Kershaw, the manager of the Martinborough store. Pain retired in 1901 and Kershaw bought out Haycock. The name Pain and Kershaw arrived, with Pain now a sleeping partner

The present building was already under construction when its predecessor was lost to a fire in 1906. It has been an imposing and important structure in the Square with a small cast iron dome raised on a drum at the corner and highly decorated parapet. Sadly, the building was a major casualty of the 1942 earthquake and suffered significant damage. The present building is essentially the remaining shell of the original. It is sadly undistinguished though it does sport a large and elegant lantern roof that can be enjoyed from inside. All the glory of its former decorative elements and its dome are gone

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hs164**Pine Grove**

121 Humphries Street, Greytown (Lot 1 DP 399294)



The Wilkie family bought this block in the early days of Greytown in the 1860's. It remained in the extended family, Robinson, and Haigh, until the Hayles bought it in 1997. They have restored the homestead. The rectangular building behind the house was the original family cottage. The house was built for the Wilkie family around 1873 and is made of heart totara. The building to the left was the cart shed and the old barn behind the homestead was originally the milking shed. Part of the totara post and rail fence survives. The old family orchard was across the road, where a few large pear trees survive.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hs165****The White Swan Country Hotel**

109 Main Street, Greytown (Lot 1 DP 331924)



This former New Zealand Railways Administration building was brought over the Rimutaka Hill Road on the back of six very large lorries. It has been transformed by architect Darryl Silverwood and builder D R Borman into the 'upmarket' White Swan Hotel. The hotel is of two storeys and features 11 luxury bedrooms and dining and café facilities. A balcony and verandah have been applied to the building's frontage to soften what might otherwise have been a large plain façade. The whole is, however, of a scale that is not unsuited to its location and often provides an outdoor vibrancy to the street

scene.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hs166

Judd House

209 Kuratawhiti Street, Greytown (Lot 1DP 26094)



This elegant bay villa known as Totaranui, was constructed on one of the original 40-acre blocks of the Greytown small farm settlement by the Judd family. It was built by Humphries and Sons, who were relatives. Another house at 52 Wood Street is a mirror image of this residence and was owned by the Balfour's. The wife was a Humphries. The Judd family sold the farm to Len Herrick in 1919 and he sold it to William York in 1935. And in turn it was owned by Len Hoggard, Bob Meadows, and Sir Andrew

Linton, whose family still owns the farm.

He subdivided off an acre and sold this to Brownie and Olga Easton. They lived here for twenty years. The current owners Judith and Colin Calcinaï bought the property in 1990 and have upgraded and extended it since.

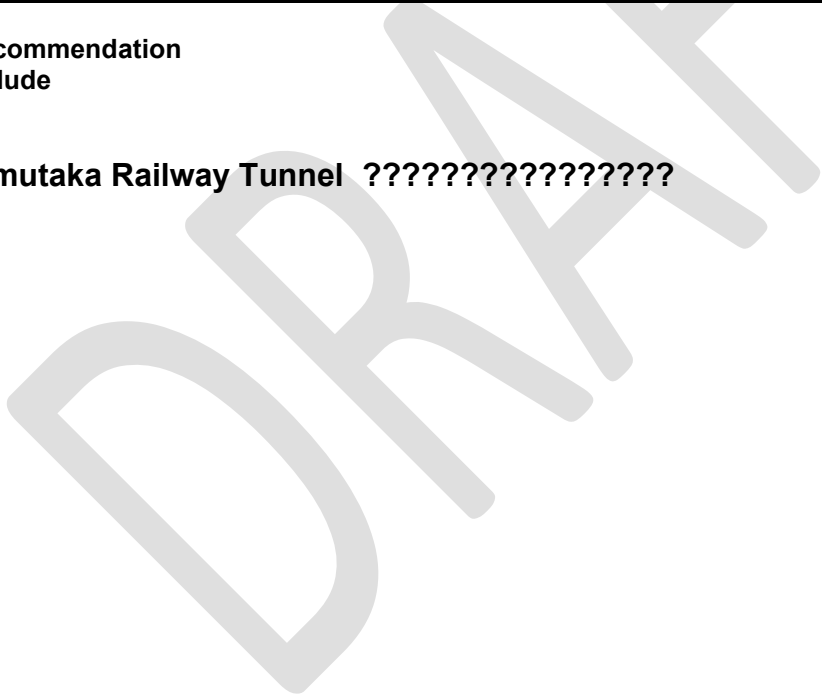
Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Rimutaka Railway Tunnel ????????????????????



Wairarapa Combined District Plan – Draft Heritage Items

Carterton District Review of Existing Listings (in current order)

Hc001 Taratahi Hotel State Highway 2, Carterton (Lot 1 DP 4205)



One of the oldest hotels in Carterton originally known as the Cottage of Content. Built in 1858, the name changed in the 1870s. Much of the original building remains in the centre of the complex with additions to the side and rear. It was here at a banquet held to honour C R Carter that Carterton was formally named.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation **Include**

Hc002 Carrington House **HNZ Category 2 No 2862** High St (SH 2) Carterton (Lot 1 3 DP 64863)



Carrington House is a handsome two storey Victorian villa with a large central gable with a bay window featuring prominently on the ground floor. The central bay is flanked on either side by verandahs supported by a series of double posts. The original building had been Eagles Store on the road front. This was moved back and had considerable additions made in 1895. The government bought most of the property except for 1000 acres adjacent to the Homestead.

The smaller properties were sold as dairy units with a dairy factory later being established in the area. William Booth built Carrington Lodge where his son, also William but known as Billy, lived with his wife and daughters. When the business partnership dissolved in 1891, Alfred retired from the timber business to Middle Run on the Gladstone Road that he had bought from Charles Rooking Carter, a property of 2150 acres the middle section of Carter's run.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation **Include**

Hc003

Dan Jensen's Cottage

HNZ Proposed No 4038

State Highway 2, Carterton (Pt Sec 144 Taratahi Dist)



Built around 1874, of rough-sawn totara with totara shingles, this cottage is one of several of similar style and vintage in the vicinity. It is a four-room cottage, with gable, verandah and lean-to and has been restored recently. The original totara shingles have been replaced with redwood ones and many weatherboards have been replaced. Nevertheless, the building retains its essential integrity.

Daniel Jensen lived next door and used the section this cottage is on for his house cow. Dr Robert Welch, the original landowner, sold section 144 on August 12, 1856, to Thomas Ray, a carter. After a series of owners, the Public Trustee became owner in 1887. Thomas Rathbone bought it in 1894. From 1913, there were a series of owners including Hilda Beetham, Philip Hollings, and William Galway who sold it to Daniel Jensen in 1920, by then a local identity. He owned it until his death in 1972, and is the person most identified with the cottage

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	group

Recommendation

Include

Hc004

Ridgway's Cottage/Bakery

281 High Street South, Carterton (Pt Section 15 Carterton Township)



This house is reputedly the oldest building in Carterton. It is a simple colonial cottage with no verandah. The hoods over the doors and windows are later additions. Built in 1862 by John Ridgway, the cottage was associated with a bakery located next door to the south and, to the north, a store until the 1900s. The store was known as Field's Store after Ridgway's daughter's married name. The cottage remained in the family until 1960. Ridgway also operated an illicit whisky store here. On the right can be seen the remains of the brick oven and the gaol. This area was the centre of Carterton in the late 19th century. Across the road stood a store and the school. On the cottage side was another store, the Post Office, and a stockade, to provide sanctuary should it have been needed during the land wars

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hc005**St Mark's Anglican Church****HNZ Category 2 No 1293**

High Street South, Carterton (Pt Sec 8 Town of Carterton)



St Marks is a fine example of a Victorian wooden church, constructed in timber with an iron roof. It sits in extensive grounds of lawns and significant historic trees. The site also houses the Vicarage and Parish Hall. A Sunday School building was erected on the site of the present church in 1874. This building was later moved back to where it now stands as the Parish Hall, though much added to. The church itself was built in 1875 on land given by W Walker and was enlarged in 1882 by the addition of the transepts, vestry, and sacristy. It has remained largely unaltered since that time. The porch at the principal entry was added to in 1968. Built largely of locally felled and milled totara, its construction demonstrates the technical expertise of the time, especially in the 1875 section of the church. The church also features handsome stained-glass windows donated by Charles Rooking Carter in memory of his daughter. St Mark's is the oldest in the Wellington Diocese in constant daily use as a parish church.

A Conservation Plan is available.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hc006****St Mary's Church Hall****HNZ Proposed No 3968**

1 Howard Street and King Street, Carterton (Lots 5 DP 65079)



The St Mary's Church Hall is the original St Mary's Church dedicated on May 5, 1878, by Bishop Redwood. Designed by Thomas Turnbull in 1877 and erected in South Carterton in 1878 by Bishop and Hawkins, it featured a 75 feet high spire over the entrance. The church served the large Catholic community of Polish settlers in the area.

By the early 1900s, it had become clear the town's population and businesses had moved north and the church should follow. The building was moved to the present site with two traction engines in 1904. For two weeks, the High Street was blocked by the church. One traction engine had been proposed but it proved inadequate. A second was called in but this effectively tore the nave from the sanctuary. McPhees began the move; CE Daniell finished it and it is said that the Polish families never again called on McPhees for their services. The building sufficed until 1932 when it was deemed too small for its congregation. Its spire was removed, and it became the church hall to the replacement St Mary's. In the 1960s, wings were added to increase its capacity. The replacement church is of reinforced concrete with a tiled roof. Designed by architect G C Halse in 1932, it has a heavy and bland appearance.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation--**Include**

Hc007**Band Rotunda****HNZ Category 2 No 3962**

Carrington Park, High Street North, Carterton (Lot 1 DP 59134 Pt Secs 4, 5 Pt Lot 2 DP 1024 Carterton T/ship)



Carrington Park was presented to Carterton in 1894 by Walter Buchanan and William Booth. The name Carrington is associated with the Booth family. The Band Rotunda was built in 1911-12 to commemorate the coronation of King George V. Predominantly of cast iron, and designed by architects Varnham and Rose of Greytown and Wellington, the castings were by S Luke and Co Ltd of Wellington. The Carterton Silver Band was formed in 1878. A story relates how the band was prosecuted in its early days for "obstructing the public highway". At that time, it used a portable rotunda, possibly one reason why a permanent band rotunda, off the road, was built.

A Conservation Plan is available.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hc008****Public Library****HNZ Category 2 No 1292**

Holloway St, Carterton (Lot 1 DP Pt Sbdn 2 of Sec 3 Town of Carterton Pt Subdvn 5 of Section 3Sec 160 Carterton Township)



The library was established in 1874 when books were kept in a small room at the Carterton Hall. Believed to be the oldest purpose-built library in New Zealand, the present building dates to about 1881. Timber was supplied by W Booth. Many of the books were bought and dispatched by C R Carter from London. Also, he bequeathed a significant part of his own collection. By 1884 the collection numbered 2388 books.

The building is configured unusually with twin gables facing the road. The pediments of each act as a verandah supported on seven solid but undecorated posts. Each gable has a central door with matching high windows either side. The windows and doors are surmounted by a semi-circular arched detail. The library building has been skillfully incorporated as part of the Carterton's Event Centre building opened in October 2011.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	group?

Recommendation**Include****Part of Town Centre Heritage Area?**

Hc009**War Memorial****HNZ Category 2 No 3964**

Memorial Square and Park Road, Carterton (Lot 22 Deeds Plan 414)



Alfred Buxton was responsible for the garden layout in Memorial Square. At the Square's centre is a broken column, Carterton's war memorial to the fallen the two world wars. The inscription on the plinth and flagpole refer to the 'Great War 1914-1919'. The gardens are on what was part of William Parker's 10-acre block. According to a small plaque on the site it was also the birthplace of Arthur James Lindop whose family built a residence in Victoria Street.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values		Rarity	X
Social values	X	Representativeness	X
Tangata whenua values	X	Other	group?

Recommendation**Include****Part of Town Centre Heritage Area****Hc010****Westpac Building****HNZ Proposed No 3965**

124 High Street North, Carterton (Lot 1 DP 16978)



This is a single storey commercial classic building. Built in 1912 and designed by the well-known Wellington architectural firm of Crichton and McKay, the former Bank of New South Wales Building is an imposing masonry building located on a prominent Carterton Street corner adjacent to Memorial Square. The building has architectural, historical, and social significance for its role as a provincial financial institution and strong visual contribution to the character of the town centre. The building turns the corner effectively in a manner not dissimilar to the BNZ bank building in Martinborough. The banking chamber remains intact within.

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	group?

Recommendation**Include****Part of Town Centre Heritage Area?**

Hc011 Wairarapa Electric Power Board Building HNZ Proposed No 3963
 90-96 High Street North, Carterton (Lot 1 DP 85196 Lot 2 Pt Lot 20 Deeds Plan 414)



The former Wairarapa Electric Power Board, officially constituted on March 23, 1920, had its head office in Carterton opened and in use from 1925 until it was moved to Masterton in 1960. The building with its intricate brick facing was built in the early 1920s. The architect was C J Kirk of Wellington. Located on a prominent High Street corner adjacent to Memorial Park, the large building with decorative brick facings has aesthetic value for its visually strong contribution to the character of the town centre. The bricks were made by the former Brick and Tile company of Rutland Road, Carterton.

The entrance is formed by a Norman arch supported either side by twin pilasters. References to medievalism were prevalent in the 1920s. The building was heavily reinforced as it was hoped to add a second storey later. This may be why it survived 1934 and 1942 earthquakes relatively unscathed. The building was sold by the old Power Board in 1993 and was refurbished first as a restaurant then for a veterinary practice and then a law office.

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	group

Recommendation

Include

Part of Town Centre Heritage Area?

Hc012 King's Cottage HNZ Proposed No 4039
 State Highway 2, Carterton (Pt Sec 144 Taratahi Dist Blks VII XI Tiffin SD)



Built in the mid-1870s, this cottage is one of four old cottages in a row at the north end of Carterton. As a surviving example of a relatively early Carterton cottage, it has historic, architectural and aesthetic value. The simple cottage with verandah was built for T G Underhill about 1874-75. It has an attic space, and its frontage has been amended sometime by the enlargement of one of the windows. It was sold to Mrs. Dan Jensen about 1930 and was later moved back from its road front location by local identity, the late Peter King.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values		Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	group

Recommendation

Include

Hc013 Francis House
Hughes Line, Carterton (Lot 1 DP 493276)

No Information yet

Francis House: I also had a letter from a member of the McKenzie family with news of her family having owned Francis house in Hughes Line for 26 years from 1920. I have shared this information with Gareth Winter of the Wairarapa Archive. I think from memory that one of the McKenzie sons, who served in WW2, is buried with other soldiers up in Masterton.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hc014 Fairburn Station Stables **HNZ Category 2 No 1289**
East Taratahi Road/Hughes Line, RD 7, Masterton (Lot 1 DP 89593)



Built about 1885 of timber frame, weatherboards and with a corrugated iron roof this stables building has white trim to its barn red painted surfaces. The ground level has seven stalls while on the floor above there is a full-length feed lot. With its match lined walls and matai flooring this room was used in earlier days for barn dances. Access for loading to the dock is by means of a centrally placed door on the front elevation with a small gable over it. Behind this on the ridge there is a lantern with a diminutive spire crowned by a weathervane in what might be considered Scandinavian or Mennonite style. Alongside the more

dominant stables sits a little weatherboard woolshed. It has a very steep, gabled iron roof, laid over the earlier shingles, sweeping down to two changes of flatter pitch on each side. There is a separate lean-to addition also at the rear. The woolshed dates from 1875, soon after the property was taken up in the early 1860s by Farquhar Gray. It achieved considerable prominence for its breeding of stud Romney Marsh sheep

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hc015**Mayfield Station**

Bristol Road, RD 7, Masterton (Lot 2 DP 12391]

HNZ Category 2 No 7164

Mayfield was taken up in 1865 by John Reynolds, an English immigrant trained in carpentry and masonry. Reynolds had come to the Wairarapa on the advice of an uncle, Robert Edwards, who had come to New Zealand in 1842 and had bought land in the Taratahi area from the Small Farms Association.

The 1000 acres John Reynolds bought from his uncle was the start of Mayfield. John Reynolds built the woolshed, stable, homestead and barn. The woolshed is one of the smaller buildings with its two shearing stands and tiny wool room. T-shaped with a lean-to it has a small loft. The stable consists of a single gable with a steep-pitched lean-to on the west that continues round to the rear, giving the building a strong and interesting form. The other end has a lower pitched lean-to added later. The floors are now concrete where they were once stone paved. Access to the small feed loft is by an interior stair beside the stalls. Next to these are the former pig sheds. A dovecote once decorated the east gable. Some of the shingles of the original roof can be seen under the present corrugated iron.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hc016****Springbank House**

Gladstone Road, Carterton (Pt Sec 14 Ahiaruhe District)

No information yet about heritage values**Evaluation**

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE**

Hc017 Glendower Woolshed
Ponatahi Road, Carterton (Lot 9 DP 87958)

Hc018 Glendower House
Ponatahi Road, Carterton (Lot 4 DP 87958)

HNZ Category 2 No 1290



John Milsom Jury took up Glendower in July 1858. He had worked on whalers and had married Te Aitu, a young Ngati Kahungunu woman who had been a captive of Te Rauparaha. They had three children including Hoani Te Whatahoro who was responsible for recording Maori histories and was associated with the Maori Parliament at Papawai. Te Aitu died in 1854 and John Milsom took up Glendower after some disputes with his family over title to Te Aitu's land.

The homestead and woolshed date from the property's earliest days. The first home at Glendower was constructed of clay. The second was a small cottage of hand sawn timber that remains on the property. The present homestead is the third. Built of heart totara and hand sawn, the house has two prominent gabled roofs with dormer windows a feature of the upper floor. Apparently, the original shingles are still in place under the extensive corrugated iron roof. The property remains in the Jury family, one of the longest continuous ownerships of any property in the Wairarapa.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values	X	Other	

Recommendation

Include

Hc019/20 Cottages
State Highway 2, Carterton (Lot 8 Deeds Plan 46)
2 Neich's Lane, Carterton (Lot 1 DP 33262)

Hc021 Dakin Cottage
6 Neich's Lane, Carterton (Lot 22 DP 67)

Hc022 Cottage
115 State Highway 2, Carterton (Pt Sec 146 Taratahi District)

Built in the mid-1870s, these cottages are a group of four old cottages in a row at the north end of Carterton. As a surviving example of relatively early Carterton cottages, they are of historic, group, architectural, and aesthetic value.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	group

Recommendation

Include

Hc023

Sayer Slab Whare

Dalefield Road, Carterton (Lot 2 DP 22969)

HNZ Category 1 No 7429

This old whare was built about 1854. Nicholas Sayer, known as 'Dicky', took the first wagon team from Wellington to Greytown and built out of felled totara what may be the first colonial house in the district. It is an extant example of slab and batten construction, and the type of building first erected as housing in New Zealand's first planned inland towns. The building retains its own integrity and much of its original condition though it needs TLC. The Sayer family is still well known in Carterton.

A Conservation Plan is available.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values		Representativeness	X
Tangata whenua values		Other	

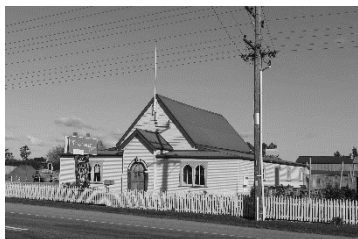
DK Recommendation

Include

Hc024

Clareville Hall (Clareville Bakery)

111 State Highway 2, Carterton (Lot 1 DP 88044)



The building evokes the simple bulk and form of early colonial churches with its steeply pitched roof. Internally, the roof especially is both aesthetically pleasing and of technical interest providing insight into the craft skills and practices of its period of construction. Essentially it is the building's bulk and form and the roof that is the main remnant of the original building. The roof structure and linings appear largely authentic, but the roof covering is of recent provenance. The building had a major makeover in 2002 when it

became an antique shop (Country Charm) with the addition/replacement of lean-to extensions on three sides, the further removal of interior walls and a new entrance façade built in an ecclesiastical style on the roadside face. The building has been Clareville bakery since 2013.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hc025 Remains of first Dairy Factory in Carterton

Hughes Line, Carterton (Lot 1 DP 303597)

The Taratahi Proprietary Dairy Company was first mooted in August 1882, when William Booth called a meeting of farmers. It was decided to proceed and call the factory the Taratahi Butter and Cheese Factory. A 30-acre site was purchased from J Burrows, East Taratahi farm. And the factory, 52 feet by 35 feet, was built in brick including a cool store, 4 feet below ground level, in an effort to keep the place cooler. In its first full season, 1884 to 1885, it processed 71,400 gallons of milk and produced 32 tons of cheese. In 1888, the company became Taratahi Co-op, registration number 101. And in 1906 a new 2 storey factory was built with the old brick building being converted to cool stores. During the windstorms of 1934, the roof of the manager's 2 storey house was damaged and eventually removed. That building and the brick cool store remain on site and are of historic importance. The company itself was wound up in July 1939 and the old factory was pulled down by the Fisher family and the material used for hay sheds and other buildings.

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE****Hc026 Grassmere (Pitarrow)**

Hughes Line, Carterton (Lot 1 DP 493276)

Built in the early 1860's as a single storey cottage, this handsome villa, essentially built into the front of the cottage, reached its present size in 1875. The original cottage remains identifiable as the rear half of the building. Among the first owners was James Smith, whose Wellington Emporium remained an icon of Wellington until recently.

The house is in a simple traditional Georgian style with centrally placed entrance and symmetrical fenestration. The verandah wraps part way round the building sides. Internally the fine original kauri staircase remains in first class condition. The house is of architectural and historic merit.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hc027 East Taratahi Former Dr Cowies Surgery

33 East Taratahi Road, Carterton (Lot 1 DP 81923)



This large two storey villa was originally built at 24 Perry Street in Masterton. It was moved to East Taratahi in 1996. In Masterton, it was used by the Cowie family as a doctor's surgery from 1906 until the mid-1980s. It then housed a doctor and a dentist's surgery and other community orientated services. Dr JA Cowie opened the practice in this building and a year later, in 1907, he married Dr Helen Baird and they worked together in joint practice. Their son, Graham Cowie, who had been born in the top front bedroom, carried on the practice after returning from the Second World War. The villa has twin gables with a balcony and verandah

spanning between the two and abutting the bay windows. The balcony and pediments share a lattice patterning that give a pleasant articulation to the façade. The building has been significantly renovated in its new location well away from its original site

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE**

No longer in original residential setting

Hc028 Purnell

128 Norfolk Road, Carterton (Lot 1 DP 309679)



Purnell House was the girls' hostel at Wairarapa College. In December 1993 it was moved from its original Essex Street site in Masterton to Norfolk Road in Carterton District. It is a large two storey Edwardian House typical of others remaining in Essex Street. It has been used as a bed and breakfast venue at times.

Formerly located at 34 Essex Street, this house was moved to its present location in the late 1990's. Built originally in 1907 by Robert R Burling, as a single storey villa, it was extended in 1927 to the substantial 2 storey house as it now appears. In its Essex Street setting, it stood in a Buxton Landscape Garden. In 1944 it became part of Wairarapa College and architect Fred Daniel had it converted to a boarding house for the school. It was suggested it be named for the Daniell Family but in demurring, Fred Daniel suggested the old family name of Purnell. The building remains a large handsome villa.

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE**

No longer in original residential setting

Hc029**Dalefield House**

State Highway 2, Carterton (Lot 1 DP 89642)



The original section of 210 acres was owned by G G Carlyon of the Hutt Valley. However, Carlyon moved to Gwavas in Hawkes Bay and his son sold the property to James Stevens in 1875. It was Stevens who built the present house. It is a fine two-storey neo-Georgian style house with a surrounding verandah. Each façade is symmetrical, the centre marked by a pedimented roof. At one time, square balconies highlighted the centre windows on the upper floor of each façade. The house served as a hospital (Daleton Hospital) for a time in the early 1900s and as a 'Back packers' more recently. It is currently restored to its original use as a fine country residence.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hc030****Carter Home, Stables and Barn**

Moreton Road, Carterton (Lot 17 DP 3680)



The Carter Home is a handsome large single storey residence dating from the 1890s when it was built by the Trust which CR Carter set up to administer the home as a place for "elderly men with little income" to enjoy their later years. C R Carter died in 1896. The building has two large pedimented gables with a handsome verandah between, wide enough for residents to sit outside in the shade. Two sets of paired posts support the verandah and bestride the central entrance door. While its original brick chimneys were brought down

because of the 1942 earthquake, the building remains in good condition – a fitting setting for what has been described as "an exceptional place for the care of the elderly". It did, however, have one peculiar rule; married men were not allowed to have their wives with them. A special Act of Parliament was needed in 1969 to vary the terms of the will. The current Carter Court facility between Pembroke and Victoria Streets was opened in 1964.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hc031 Oates Family Cemetery
Somerset Road, Carterton (Pt Lot 1 A Plan 1679)

Samuel Oates set off from England to the gold fields of Bendigo and Ballarat in 1853. He experienced no success with gold, but according to family tradition, he met Charles Rooking Carter, visiting Victoria, who convinced Samuel to take land in the Wairarapa. Tradition states that Samuel Oates became the first man to bring a wheeled vehicle over the Remutaka mountain range, some three months before the track was opened to carts. His wife and five children joined him in the Wairarapa in December 1856.

Samuel became involved early in the affairs of the fledgling settlement and in common with most of Carterton's first settlers felt a deep gratitude to the efforts of C. R. Carter. He put his signature to a petition in June 1859 to have "Three Mile Bush be constituted a township and named "Carterton" in honour of our representative C. R. Carter". The family had a long association with St Luke's Church. Samuel and Jane and other family members are buried in their private cemetery on Somerset Road.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hc032 Carter's Barn and Stables
14 Carters Line, Carterton (Pt Lot 6 DP 3680)

The barn and stables appear to be the remaining remnants of what was Charles Rooking Carter's homestead. In 'Carterton Biography of a Country Town and District', CDC 1999, David Yerex, recorded: 'in his letters from London in the early 1870's, Carter provided Charles Dakin with detailed plans and instructions for the construction of a house and layout of elaborate grounds on sections 27, Ross Withers Farm; and 11, Harry Grey's'.

Today there are numerous relics of that house and its grounds including the old driveway to where the cottage stood, and the house was to be built. In the paddock below the Wither House, the Wither home, there is a row of very old holly trees on Harry Grey's farm where Carter directed them to be planted, and several ancient fruit trees from the original orchard. There is an old barn in part of which the blacksmith carried out his duties and another where shearing was done. On the wall in this section are the letters CRC produced by stencil as used for marking wool bales. Nearby on the wall in feeding raddle are lists of stock numbers and one much clearer quote 'Mrs Robison, June 19th, feeding calves 1867'

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hc033**Gladstone Vineyard Homestead**

Gladstone Road, Carterton (Pt Lot 13 DP 3680)



The home building was moved from 7 Wrigley Street in Masterton in the early 1990s. Once part of a handed set of four villas, this is the last remaining example of the group. A handsome two storey Edwardian townhouse, it is now located prominently on a raised site at the end of a long driveway. It appears now as a country villa in true Provencal style. The main frontage features a balcony and verandah.

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE**

No longer in original residential setting

Hc034**Dwelling and Pike's Buttery**

24 Gladstone Road, Carterton (presently under subdivision)



A handsome single storey turn of the century villa moved to its present site from Renall Street in Masterton occupies one end of the vineyard while, at the other end, a modern villa built by Rigg Zschokke has been completed recently. Behind the modern villa and close beside the winery building is a little slab whare in near to original condition complete with timber roof shingles. A very old slab whare on the site was once used as a buttery.

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE**

No longer in original residential setting. Buttery may be of interest.

Hc035**Gladstone Inn**

Gladstone Road, Carterton (Lot 1 DP 345426)



After the ferry house at Gladstone became licensed, it was known as the Hurinui-O-Rangi Hotel, though more frequently called the Gladstone Hotel when James Sexton was the proprietor. The two-storey structure was destroyed by fire in 1934 and replaced by the present single storey building after a shack had been used on a temporary basis to maintain the licence. The present building is undistinguished but has been well refurbished recently. The flock wallpaper and soaked carpet of its previous manifestation, perhaps both installed in 1934, were probably worthy of preservation as relics of a bygone age. The Gladstone Inn now has a light and welcoming ambience suitable to a contemporary, country, community pub.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values		Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hc036**Ahiaruhe Homestead**

41 Ahiaruhe Road, Carterton (Lot 2 DP 498525)

GONE

Destroyed by fire

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

DK Recommendation**DELETE**

Destroyed by fire January 2022

Wrong building – maybe? Had little heritage value

Hc037**Te Whanga**

Te Kopi Road, Carterton (Lot 1 DP 20785)



Te Whanga was originally part of the Tupurupuru block taken up by Angus McMaster in 1858 and bought by Walter Buchanan in 1873. The Te Whanga block was broken off by Buchanan and sold to H O Toogood who had the first homestead built and which still stands. P J Borthwick bought the property from Toogood in 1932. In 1956 he had architect, T E Daniell build a new house using material from Eridge, the Borthwick's townhouse in Masterton. It is a handsome English villa style house with deep roofs and dormers. The gardens were developed by the Borthwicks.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hc038****Cottage**

4 Nobel Street, Carterton (Pt Sec 206 Taratahi District)

Hc039**Oberg Cottage**

9 Nobel Street, Carterton (Lot 1 DP 4887)

These 2 early settler cottages date from the 1860's and are typical of the era. They are still in essentially original condition through modernised for contemporary use. In 1866, Charles Rooking Carter described the nature of the early settler cottage

'I found that the houses of most of the inhabitants were in a style of genuine simplicity. A long narrow but very large box, the sides fronting the street were about 8 feet in height and from 20 to 24 feet in length. They had a door in the middle and a window about 5 feet by 3 feet on each side of the door. The house was divided into 2 rooms, and was frequently supplemented with the fashionable and useful leanto, sometimes constructed at one end, but oftener in the rear of these truly convenient and comfortable colonial cottages'. As quoted by Salmond 'Old New Zealand Houses', 1986, p 73.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

DK Recommendation**Include****Part of Town Centre Heritage Area?**

Hc040 King's Woodworking Company
66 Broadway, Carterton (Pt Sec 207 Taratahi District)



This two-storey building originally containing a showroom, office, woodworking factory and storerooms dates from 1907. Builder Daniel Thomas King founded the business in 1877. The contracting and undertaking business included sons Ernest and Walter. When Ernest departed a partnership was formed with W Gregor in 1918 – King, Son and Gregor. Later when Walter King's sons Jack and Keith were employed the firm became King's Carterton Ltd. In 1953, the adjacent King's buildings were built as retail premises trading until Jack and Keith's retirement in 1981. The funeral business was sold earlier. In 1978, Keith King was succeeded by son Peter and the business renamed King's Fourth Generation Woodworking Company. Extensions made in 1995 allowed restoration of the older building incorporating a museum tracing the company's history

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation
Include

Hc041 The Saddlers Shop
133 High Street North, Carterton (Lot 1 DP 5553)



The site was occupied by a succession of butchers – Sam Haigh, Alexander Yule, and Augustine Stempa. Stempa owned the building but had his butchery in the old 'Empire Fish Shop' building. In turn, Stempa sold the property to Arthur Philpott who operated a stationery business from 1905. Later, the shop was unoccupied until bought by G G Mayger who established a saddlery business. This was carried on by Laddy Burdett until his death. The shop has changed very little in design since its original construction – a good example of a simple single-storey parapetted commercial building.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Part of Town Centre Heritage Area?

Hc042**Marquis of Normanby Hotel**

63 High Street North, Carterton (Lot 2 DP 80269)



The hotel is named for the second Marquis of Normanby (1819-90). Normanby was the 9th Governor of New Zealand (1875-79). His term was notable for constitutional clashes with his ministers including Sir George Grey. Born in England he served in the army until 1847 when he entered the House of Commons as a Liberal. He was variously Lieutenant Governor of Nova Scotia, and Governor of Queensland and, after New Zealand, of Victoria. An attempt to have him Governor of South Australia was thwarted by local opposition. He returned to England, to the House of Lords in 1885. The first Marquis of Normanby Hotel in Carterton was built in 1876 with the stumps of trees cleared from the site used as foundations. This building was destroyed by fire in the early 1920s. The present building was built in 1924. It is of concrete construction so that a third floor might be added later. It is the only hotel outside England permitted to use the Normanby name. Queen Elizabeth did not lunch here.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values		Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Part of Town Centre Heritage Area****Hc043****Cartercade**

66-80 High Street North, Carterton (Lot 1 DP 51128)



The Cartercade building was re-developed in the 1980s to 'modernise' Carterton's main street. Essentially, it encompasses two shops that date back to the 1890s. Sadly, its 'modernisation' presents a bland, nondescript face to the street. A photograph from the turn of the century shows the original parapetted shops in all their glory complete with bull-nosed verandah, beyond is the original Post Office building with its squat but articulate tower. The whole displays a lively and interesting street frontage. While the Post Office is gone, it is understood much of the original fabric of the Cartercade shops is extant and is being restored.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Part of Town Centre Heritage Area**

Hc044 Mansfield's building (formerly Watson's)

5 High Street North, Carterton (Pt Lot 1 DP 3962)



High Street from Pembroke to Belvedere and beyond is characterised by one or 2 storey buildings of a contiguous traditional nature dating back to the 1880s. These shops typically have a parapetted facade that sometimes belies the often basic shed like construction behind. They are mostly built to the street line and sport a verandah that extends over the pavement. Traditionally the verandahs have been supported by posts. The Watsons building is an important element in this part of the central business district and is of townscape value

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	group

Recommendation**Include****Part of Town Centre Heritage Area****Hc045 Town Clock**

High Street, Carterton (Lot 1 DP 81767)



The clock and bells were first installed in the old Carterton Post Office tower erected in 1903. They were paid for by public subscription and installed in 1907. There is a story that Nelson city had ordered a clock with chimes and through some misadventure the clock with chimes arrived in Carterton. The clock was made by Joyce and Co, of England and the bells were cast by John Taylor of London. The pendulum swings on a 2-metre arm weighing 200kg. Weights which swing the pendulum are raised by an electric winch. The bells are hung in the third of the tower's four levels. The 1942 earthquake badly damaged the Post Office, and the clock and bells were stored for 20 years before being installed in the present clock tower in 1962. The clock tower has been strengthened and refurbished in 2021.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Part of Town Centre Heritage Area**

Hc046**Wakelin Mill****HNZ Category 1 No 7634**

147 High Street South, Carterton (Lot 1 DP 472667)



Born in Lincolnshire in England, Edward Louth Wakelin came to New Zealand in 1857 on the *Southern Cross*. He is shown in the list of original township section holders as having Section 6 – a 10-acre block bounded by what is now Carrington Park. The operation of the mill was based around the steam engine that drove a main shaft from which belts led off to other shafts which in turn drove the various machinery. The ground floor was devoted to shafts and belts, with other belts travelling up to other floors. The combined length of belting was said to have totalled 26 miles. In 1895, the “latest rolling mill machinery” was introduced and the mill was powered by electricity after 1926. The mill building remains in its original position. It is a four storeyed weatherboard and corrugated iron clad building with a three-brick and weatherboard annex to the south and a two-storey predominantly brick annex to the rear. The building has almost no machinery or power plant remaining and ancillary buildings, have been demolished. Nevertheless, it is a landmark of Carterton. It is the third oldest steam flour mill building in New Zealand. It remains a prominent building in the High Street. It is the oldest industrial structure in Carterton.

A Conservation Plan is available.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hc047****Richmond Homestead and Stables**

40 Wakelin Street, Carterton (Lot 2 DP 28281)



The historic homestead was built in 1887 and was originally home to Carterton's first town clerk, Henry Wolters, a wealthy German immigrant who held that office from 1887 to Wolters' home was named after Richmond Palace in Brunswick, Germany, where he was born. The property was a social hub in the district and hosted many gatherings including the wedding of his eldest daughter Frances who married Katherine Mansfield's cousin, 'Burney' Trapp in 1910.

Richmond reflects both Wairarapa's early history and more recently, 20 years of dedicated input from owners Melanie and John Greenwood. Recently assessed as a garden of International Significance by The Royal Horticultural Society's New Zealand Garden Trust, Richmond Garden is based on 16th and 17th century Italian formal plantings admired by the Greenwoods on travels to Italy. The gardens represent tranquillity and peace which is achieved through the repetition of themes, straight lines, water and symmetry. Richmond Garden is unique in New Zealand

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hc048 Old Courthouse

Holloway Street, Carterton (Pt Sbdn 2 Sec 3 Town of Carterton)



Completed in 1884 the building was used regularly for fortnightly court sittings. The building originally sat on the present site of the Carterton District Council Chambers, forming a block consisting of the Post Office, Police Station and Courthouse. Easier transport led to the court's functions being transferred to Masterton. The St John Ambulance Brigade took over the building and it was moved to its present site in 1956 to make way for the present council chambers. The courthouse building is in a simple Victorian domestic style reminiscent of an L-villa. It was restored recently, and the building is now used as a community hub.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	group

Recommendation**Include****Part of Town Centre Heritage Area****No Hc049****Hc050/51 Art Deco Houses**

30 Park Road, Carterton (Lot 15 Deeds Plan 414)

41 Park Road, Carterton (Lot 1 DP 12627)



The names Art Deco and Moderne derive from the Exposition Internationale des Arts Decoratifs et Industriels Modern held in Paris in 1924. The exhibition was dominated by fine and detailed craftsmanship that used glass and chrome, curvaceous forms and introduced streamlining as a concept. It was a style as much for public buildings – hotels and offices, as for domestic application.

Domestically, the Art Deco style is characterised by flat roofs (corrugated iron could be safely laid to a 5-degree pitch) hidden behind a parapet. Two and three storey houses were common with the roof of a lower floor acting as balcony for the one above. Parapets would run unbroken, highlighted by plaster bands to add the streamlined look. Occasionally a chevron pattern was used to highlight the frieze as another decorative signature of the style. As with the bungalow, the Art Deco produced no dramatic advances in house planning. However, the frank admission of deceit in the Art Deco might be deemed a continuation of the classical approach while the pragmatism and honesty of the bungalow was arguably gothic. These two buildings plus others nearby epitomise the style

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Part of Town Centre Heritage Area**

Hc052 Father Halbwach's Cottage (Zillwood Cottage)

463 High Street South, Carterton (Lot 1 DP 414251)



The Polish immigrants who came to Carterton about 1877, after the Franco-Prussian War, settled in and around Charles and Frederick Streets. Father A Halbwach SM was the resident priest for the whole of the Wairarapa. The Zellwood family provided 9 acres in the centre of the 'Polish village' and Father Halbwach set up the first Catholic presbytery in the Wairarapa, with a cottage at the rear, where he lived. Both buildings survive. The cottage is of a very simple type with two double-hung sash windows either side of a central door. No verandah or porch is in evidence. It was built in 1878 for Father Halbwach and was possibly designed by Thomas Turnbull.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hc053 Courthouse Cottage

16 Hilton Road, Carterton (Lot 2 DP 344163)



Built around 1868, on the government block in Masterton (a one-acre section in the middle of the town), this building served as the Masterton courthouse, police station and telegraph office. When a bigger courthouse was built, it had various uses before it was moved out of town in the 1950s for shearers' quarters. It was empty when found by the next owners and moved to its present location in Carterton in the early 1980s. Used now as a homestay cottage, it sits in a beautiful 2-acre country garden setting in the company of a large colonial villa. An interesting hood sits over the entrance and the end wall retains the corrugated iron required by the Borough Council after 1875 as a fire safety measure. The property's fence is modern but appropriately in style with the older buildings.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hc054**Royal Oak Hotel**

321 High Street South, Carterton (Lot 1 DP 428296)



Established in 1865 by William Cadwallader, the original building still stands, including the stables at the rear. Sadly, its weatherboard finish has been covered in stucco and this has diminished the articulation of its proportions. The building's entrance is protected by a mean porch that further detracts from what could be a building of a more handsome appearance

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hc055****Larnoch (formerly The Pines)**

333 Francis Line, Carterton (Lot 2 DP 4114)

Located opposite where once stood Lady Tankersley's house, used as Hikurangi Maori College, 1903 – 1932, Larnoch was the original homestead of the Skey family, dating from the 1870s. It is a handsome single storey villa in a simple Georgian style. With its ridged roof and wrap round verandah it has much in common with the style of Australian colonial cottages. The homestead is of some architectural and historic merit.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hc056

Sayer's Hut

Tararua Ranges (Sec 1 SO 37039)



Sayer Hut is one of the oldest tramping huts in the Tararuas. In 1878 Sayer and Potts were prospecting for gold at Totara Flats and accidentally burnt much of the bush on the riverbanks to form the flats. In 1889 Sayer tried introducing hens to Totara Flats but they soon died out. Then in 1909 Sayer built his hut on the flats on the eastern side of the Waiohine River – the first private hut in the Tararuas – that is still standing today.

The easiest route to the hut is from the Mangaterere Road end – about a 3 hour fairly easy walk on a well-maintained track. Another way is via the Totara Flats track from Holdsworth Lodge although that involves a crossing of the Waiohine River – which is easy enough provided there has not been significant rain but difficult, or even impossible, when the river is running high. The hut has an open fire

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	x
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hc057

Carterton Railway Station Building

Railway Station Yard



The station building was completed in March 1879. At that stage the railway had reached as far as Featherston. The arrival of the railway was an obvious boon for Carterton. The building has obvious architectural importance as one of the finest examples of a Vogel period gable building. It has retained most of its original form and character both within and without. The interior has been very well-preserved. It is the third oldest station remaining in the New Zealand railway system. The original station clock is in storage. After 1989, when it ceased to be a manned station, it became increasingly run down. The goods shed was removed in the late 1980s and track from the shunting area was removed. In 1991 the Wairarapa Rail Restoration Society took over the building for development as the Carterton Community and Railway Museum for the Wairarapa branch line – Featherston to Woodville. The Waingawa halt building has been moved to the site.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hc058**Crewe Homestead**

1491 Te Whiti Road, Gladstone (Pt Lot 29 Deeds Plan 32 Blk XII Otahoua)



The original small single gable four roomed cottage with verandah was built in 1878 for Philip and Alice Crewe. It was originally roofed by totara shingles and had a stud height of just 7ft 6in. Two rooms were added to the north side in 1910 to help accommodate Mrs Crewe's father and, in the early 1930s, this was more than balanced on the south side. It was at this time that the first bath was installed, a tin one in the kitchen having sufficed until that date. The original chimney survived the earthquake of 1904 but both chimneys came down in 1942. The house

remained in Crewe ownership until 1972.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values		Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hc059****Hurunui o Rangi Marae**

Gladstone Road, Carterton (Pt Hurunuiorangi X)



Gladstone has long been associated with Ngati Kuhungunu. There were several pa sites in the area but the largest was at Hurunui-o-rangi. It was reported in 1850 that "a new pa has been built, which for neatness and good workmanship is not equalled by any in the valley. This village is situated on the banks of the Ruamahanga". The present marae on Gladstone Road was previously the home of the Namana family. In the early days of colonial settlement, Ngahina Namana

grew wheat on the adjacent land for supply to Wakelin's Mill in Carterton. Namana then distributed the resulting flour among local Maori families. The present meeting house has been created by adding to a Namana family house. Presently, it lacks many of the decorative elements associated with such an important house but that is in the process of being remedied. Across the road from the marae are two graveyards where members of Ngaitaneroa, Ngatimoe, Ngatimuretu, Ngai Tahu and Ngati Hikawera are buried

Tangata Whenua input required**Evaluation**

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values		Rarity	
Social values	X	Representativeness	X
Tangata whenua values	X	Other	

Recommendation**Include**

Wairarapa Combined District Plan – Draft Heritage Items

Masterton District Review of Existing Listings (in current order)

Hm 001

Tinui Post Office (former)

HNZ Proposed No 4013

Alfredton Road, Tinui, Masterton (Sec 2 SO 18995)



The present building was built in 1926 to replace the first post office building erected in 1878. A post office was first established at Te Nui (since 1 August 1909 called Tinui) on 16 November 1869. This office played an important part as a station on the overland telegraph route from Wellington to port Ahuriri (Napier) and Auckland, completed in 1867. From 1908-37 the Post Office was staffed permanently by personnel who lived in the residential accommodation that forms the rear portion of the building. From 1937 it reverted to the non-permanent status it retained until it

closed in 1988. It then became the residence of the former postmistress. The building is a simple bungalow form with a pediment and flagpole over the entry door the only manifestation of its former status.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	Group T

Recommendation

Include

(Part of a wider Tinui Heritage Area ??)

Hm 002

Church of the Good Shepherd

HNZ Category 2 No3957

7 Blackhill Road, Tinui. Lot 9 DP 16270 Blk XII Mangapakeha (1)



The Parochial District of Te Nui was created in 1899. The Rev JC Andrew laid the foundation stone of the church in April 1902 and the building was consecrated on 23 March 1904. The district was raised to the status of a parish in 1945. The church was nominally designed by architect John Sydney Swan and built by CE Daniell. It is probably the first church design for which Swan was solely responsible.

It is an example of a Victorian/Edwardian rural community church. A simple building, the nave has three pointed windows down each side. The entry is formed by a porch and above a delicate belfry stands atop the main roof. A sacristy is formed by a lower continuation of the main building form. Due to flooding the building has been moved from its original location in Alfredton Road to Blackhill Road.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	Group T

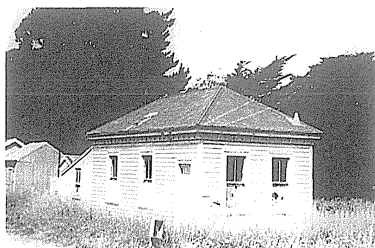
Recommendation

Include

(Part of a wider Tinui Heritage Area ??)

Hm 003 County Council Offices (former)

Alfredton Road, Tinui (Lot 5 DP 224)



Built in 1884 by J Jepson for the Castlepoint Road board the building at 18 Manawa Road, Tinui, was taken over by the Castlepoint County Council when the road board was merged into the new county council in 1900.

The building is in a simple Georgian style though the entrance door, unusually, is not central. It has two windows on the principal facade and a similar two on the sides. Built with a timber frame and weatherboards and a corrugated iron roof, the building has a simple but effective decorative element round the eaves to add status. It is one of the oldest surviving Tinui buildings still on its original site and retains its original appearance. As a purpose-built road board office building it may also be a relatively rare type of surviving building in New Zealand.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	Group T

Recommendation**Include***(Part of a wider Tinui Heritage Area ??)***Hm 004 Manawa Station Woolshed**

Annedale Road, Tinui, Masterton (Lot 4 DP 12355)



Manawa Station was called Bagley Wallah by its original owner, Captain Charles Sharp. The homestead was begun in 1880 with the main building completed in 1904 by CE Daniell. It is a single storey late Victorian villa. The principal gable does not sport a bay window as might be expected but the verandah along the remainder of the main frontage is handsome with some intricate decoration at the top of the posts and under the eaves.

The Manawa station woolshed, built in 1904, has prominent ventilating lanterns on all its roof ridges. Windows tucked close under the gable ends with the heads splayed to follow the roof pitch are characteristics associated in other woolsheds with the work JS Swan who may have been the architect here.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include** both Homestead and Woolshed (see B Wagstaff)

Hm 005 Annedale Station Woolshed**HNZ Category 1 No 3955**

1543 Annedale Road, Masterton (Lot 5 DP 341701) (RT 171586), Wellington Land District

Begun in the 1870s under JP Penny as a bush covered run, Valentine Smith bought the Annedale property in 1880 but sold it only three years later to Thomas Williams and William Beetham, the owners of Brancepeth. Williams had married Beetham's sister Anne, after whom the property is named. The partners set about intensive clearing of the land, and it was probably in this period that the woolshed was constructed. Of considerable visual interest, the woolshed's prominent ridge ventilators along the main block dominate an already strong form.



Built of timber frame with weatherboard cladding and corrugated iron roof the woolshed is of eighteen stands designed for use in blade shearing times. Old Wolseley mechanical sheep shearing overhead gear is still in position but is now operated by electricity. The wool room has a mezzanine floor for wool storage. At one end an electrically driven winch raises the bales through a trapdoor using a block pulley. At the other end the mezzanine floor is larger and opens out by means of a double door to a chute for loading out the bales onto trucks originally horse drawn wagons.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hm 006 Tinui Hotel (former)****GONE**

formerly Castlepoint Road, Masterton (Lot 92 DP 224)

Removed to new location in Greytown and re-furbished as a family home

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

DK Recommendation**DELETE**

The building's relationship to place has been lost and the building re-configured in Greytown

The remaining, existing pub could be noted as contributing as *part of a wider Tinui Heritage Area ??*)

Hm 007 Tinui General Store (former)**HNZ Category 1 No 3958**

24 Castlepoint Road, Masterton (Lot 24 DP 224)

Built in 1870 for Wellington merchants Joseph Nathan and Co, subsequent owners have been Dr John Johnson (1895) and descendants, including Robert McFarlane and family who ran it as a general store until 1958. It has also been run by stock agents, Wrightsons Ltd. It is now owned by a community trust and the shop and associated storerooms are used as a craft shop and meeting room. The General Store is a simple two storey Victorian cottage-style building.

**Evaluation**

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	GroupT

Recommendation**Include***(Part of a wider Tinui Heritage Area ??)***Hm008****Langdale****HNZ Category 2 No 1286**

390 Langdale Road, Masterton (Lot 1 DP 353616)



The Whareama run later known as Langdale was originally part of Mary Ann Buxton's 25000-acre Whareama Station. Mrs Buxton was the nominal owner on behalf of her son Henry. In 1868, Henry Buxton drowned and so the farm was managed by William Everett until purchased by John Morison in 1870. It was sold again in 1878 to AL Elder of South Australia and was managed by his two sons, HR and AA and a cousin, JA Austin. They renamed it Langdale as the topography reminded them of the Langdale Pikes in their native Cumberland.

Langdale was acquired in 1900 under John McKenzie's Lands for Settlement Act 1894 from the Elder brothers and was cut up for settlement by the Land Settlement Board on 23 March 1901. Included in the scheme was to be the village of Langdale consisting of 20 small sections. In the event 13 of these were unsold and leased back to adjoining landholders. A school, church (recently destroyed by fire (**see Hs016 below**)) and post office/store (building still extant) were built. The homestead was built in 1884 for Alexander Lang Elder. The house has many original features principal of which is the unaltered bathroom and its kauri bath. A verandah and one room have been added and the homestead re-roofed.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

Hm009

St Francis Anglican Church**HNZ Category 2 No 1285**

34 Waterfalls Road (Pt Sec 108 Whareama Blk)



Built by community effort in 1875 as a 'churchroom' on land donated by David Carman (one time owner of Bowlands Station), the building was conveyed to the Wellington Diocesan Trustees in 1878. The building doubled not only as an interdenominational church used by both Presbyterians and Anglicans but also as Bideford's first school, Roads Board meeting room, polling booth and dance hall. It was neither named nor consecrated until its centenary on 11 October 1975 when it was named after St Francis of Assisi.

The building features vertical board and batten cladding and is one of only three similar Anglican churches in the lower North Island - Old St Pauls Wellington (1843), and St Andrews Martinborough (1882). It may have been designed by CJ Toxward who was involved with the other two churches named. The original shingle roof was replaced by corrugated iron in 1911.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

Hm 010

Bowlands Woolshed, incl yards**HNZ Category 2 No 1277**

Bideford Road, Bideford (Lot 3 DP 17149)



Bowlands Station was one of the first two runs taken up in the upper Tauweru in 1859 by WN and GH Luxford. The Bowlands Woolshed was built for WH Levin in 1904. It was designed in the office of Clere, Fitzgerald and Richmond of Wellington and is probably the work of John Swan as his initials appear on the working drawings dated 16 November 1897. The woolshed has seven stands with four electric machines now used.

The woolshed's architecture is functional with the five large louvred ventilating lanterns prominent along the ridge. Otherwise, it is a plain, single wing structure showing economy of form in the simple gable treatment of timber frame and horizontal galvanised corrugated iron cladding. The newly shorn sheep discharge to a covered area outside the ports. Because one end is built over falling ground a ready-made basement has been formed. The side elevations of the woolshed have well-proportioned, paired, double-hung sash windows.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hm 011 Awatoitoi Homestead**HNZ Category 1 No 3956**

Blairlogie Road, RD 12, Masterton (Lot 1 DP 14709)



Awatoitoi is an important building in Wairarapa farming. Blairlogie Station on which the homestead is sited was first owned by John Morison. John's son Hugh had the house built in 1908 and lived in it until his death in 1951. His wife then lived in the house until 1976 when ill health forced her to move into town. She died in 1980. The house was purchased by Roger Fairbrother, the grandson of Hugh and Muriel Morison. Designed by CE Daniells and built by Thomas Birkett,

Awatoitoi is reminiscent of an Australian homestead with its broad verandah. The verandah entrance is built in the form of a ridged gable located in the centre of the main facade at right angles to the main building and projecting out from the main roof. The gable is supported on paired columns with a fretwork archway between forming a valance directly under the eaves. While there have been some internal modifications over the years, these have not affected the integrity of the whole. The house is further enhanced by its well-established setting.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include****Hm 012 Otahuao****HNZ Category 2 No 2860**

Castlepoint Road, Masterton (Lot 1 DP 378737)



Situated a few miles east of Masterton on the Castlepoint Road at what is now known as Bennett's Hill, this property was first leased as a Maori Block by Joseph Bennett in 1859, then purchased a year later. The Bennett family occupied it for three generations. A single-storey house was built in 1860 part of which still exists on the eastern side as the cottage lean-to.

The two-storey house was built around 1880 as a double bay villa. The homestead remains largely unchanged. A conservatory to the north has been replaced by an extension to the verandah and there are some minor internal alterations. The totara shingles on the roof were replaced with iron. The house is constructed of totara with double sided walls 250mm thick. The building uses imitation stone quoins at the corners to reflect status. English trees - elms, oaks and Wellingtonias are features of the surroundings.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values	X	Other	

Recommendation**Include**

Hm 013**Jean Hackers House****HNZ Category 2 No 2880**

60 Church Street, Masterton (Lots 7 & 8 Deeds Plan 262)

This house dates from the 1860s and may be the oldest house in Masterton. It is built on Masterton Small Farms Association 40-acre section SFS 18 originally selected by W Baldwin. The house is important for its historic value through its association with prominent early residents in Masterton, the sisters Emma Jeans and Elizabeth Hacker after whom several streets are named.



The house is an extended form of an early settler cottage that reflects the status of its women occupants and uses essentially authentic materials and construction methods of the period.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hm 014****Ngaiana Homestead**

Homewood Road, Masterton (Lot 3 DP 325101)



The property came into being as one of the many divisions of the giant Orui/Riversdale Station of the Merediths established in the 1850s. The homestead was designed and built in 1913 by CE Daniell for then station owner HO Toogood. The gardens are by Alfred Buxton.

The house is a large single storey transitional villa. It features two gables with a verandah running between. There is a slightly oriental feel to the curving of the roofs to both gables and to the small roof that sits centrally above the verandah. The windows are hooded and there are other references to the Arts and Crafts style in the use of exposed timber in the pediment details. (See B Wagstaff)

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

Hm 015 Ica Station**HNZ Category 2 No 2859**

Langdale Road, Whareama, RD 12, Masterton (Pt Lot 2 DP486282)

Initially, the only access to this property was by fording the Whareama river. The station was established in 1864 by purchase of the southern block of Guthrie's Castlepoint station from AG Tollemache. It was bought by John Chapman Andrew (1822-1907) who came to New Zealand in 1856 and was later MP, Headmaster of Nelson College and Vice Chancellor of the University of New Zealand. Most of the farm work was carried out by Andrew's son William and manager Thomas McKay. Andrew died in 1907 and by 1909 the family had divided the property into 5 blocks.



The original homestead built in 1866 was burnt down in 1895 and was replaced with an identical building by local Whareama builder Thomas Birkett, on the same site. The original chimneys were re-used. The rear wing was added in 1903 and a major restoration carried out in 1976 by Calder, Fowler and Styles, architects of Wellington. The design is said to be of Norwegian origin. Certainly, the position of the verandah in relation to the height of the building does not appear Victorian in character. The house is L shaped in plan with the closed angle of the L facing north to catch the sun. Because the fire of 1895 had started in the floor, Andrew required that all but two of the rooms be built on concrete and brick foundation with solid concrete floors.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include****Hm 016 St Andrews Anglican Church HNZ Proposed No 4015****GONE**

Langdale Road, Masterton (Lot 5 DP 2218)

St Andrews was a beautiful example of an early colonial gothic church. More complex in form than some of its peers, the nave was covered with a steep corrugated iron roof capped at the entry by a pointed lantern belltower. Entry was gained through a porch vestibule with side windows. That gable end of the church had three symmetrical high level stepped windows. An apse housed the chancel and there were short transepts. The interior was a fine essay in kauri with light timber trusses and iron ties. The architect may have been Thomas Turnbull.

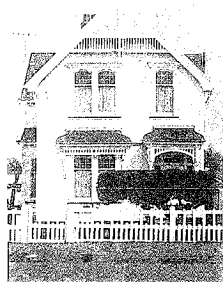
Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE****Destroyed by fire November 2021**

Hm 017 Natusch House**HNZ Category 2 No 1318**

55 Lincoln Road, Masterton, (Pt Lots 1 & 2 DP 8)



55 Lincoln Road is one of only a handful of buildings by architect Charles Tilleard Natusch (1859-1952) extant in the Wairarapa. It is a town house. A pre-eminent architect of the period, the house is a handsome example of Natusch's architectural skill in a suburban domestic situation. The building is relatively small by comparison with some of his rural homesteads and is not *per se* in his signature 'board and batten' style. Yet, the building is evocative of his larger works. Both formally and decoratively, it has considerable aesthetic value. It is an elegant rendering of a town villa of the period in a street of light industrial and domestic buildings.

The house at 55 Lincoln replaced one of similar design that had burned down in 1892. Unfortunately, the sawdust Natusch had insisted be used as insulation in the wall cavities was damp and combusted killing his 22-month-old daughter.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hm 018 Awamaru****HNZ Category 2 No 1317**

20 McKenna Street, Masterton (Pt Lot 2 DP 49765)



Awamaru is a single-storey Edwardian Bay Villa. It has four bay windows, a verandah, and porches at the entry and service area. Both its principal bay windows are angled bays, one rectangular in plan with a pitched, pedimented roof, the other onion-turreted in Queen Anne style over a quadripartite bay.

Internally the main rooms are enhanced by the articulation of their windows, giving good views to the garden and beyond. The principal bedrooms, family room and lounge have a 4.2 metre stud. Several original features and finishes can be found in these rooms. There is also a meat cellar. The house is sited on a very large section. There are three accessory buildings (including a coach house/stables, a gazebo relocated from St Brides Convent) and large gates. Elsewhere on the grounds there are mature and historic native trees (a principal feature of the grounds is a kahikatea, estimated to be over 600 years old), mature exotic trees and regenerating native bush. A significant feature is the property's setting adjacent to Garlands Bush

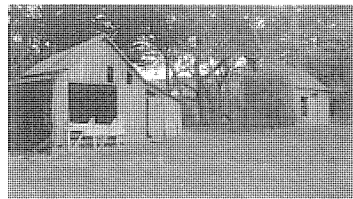
Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

Hm 019 Lars Anderson Schou's Barn
Mt Munro Road, Mauriceville West (Lot 2 DP 5807)

HNZ Category 1 No 3959



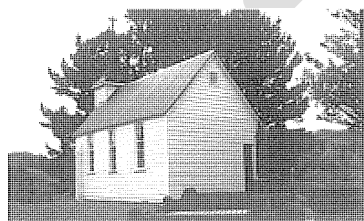
Built in the 1870s by Lars Anderson Schou, a Danish immigrant, this barn is the last surviving example of "slab-hus" construction and is one of the very few remaining pieces of visual evidence of the pioneering activities of the Scandanavian settlers. The barn consists of walls of split slabs trimmed to an even plane by an adze. Because the barn was not used as a habitation it did not require either battens over the joints or a pugging of clay. The floor is of earth and the roof is galvanised iron. As there are no battens under the iron this may have been the original material. The form consists of a steeply pitched, gabled roof with lean-tos on both sides. Unpainted with the timber slabs now heavily weathered, the barn has a somewhat dilapidated appearance. Nevertheless, a considerable ambience is also created in its quiet and sheltered setting, squatted below giant macrocarpas, in the lee of Mt Bruce.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	

**Recommendation
Include**

Hm 020 Mauriceville North Methodist Church **HNZ Category 1 No 204**
North Road, Mauriceville West (Pt Sec 14 Mauriceville Settlement)



The Mauriceville area was settled exclusively by Scandanavian people under Sir Julius Vogel's immigration policy of the early 1870s. On 2 August 1879 a site of five acres and two roods was bought by the community from a section owned by Neils Neilson. The bush was felled, and the section cleared. In 1880 Otto Christoffensen was appointed Methodist Missioner to the Mauriceville North District. He designed and helped to build the church to seat 70 people. The timber was cut locally, hauled to the site and pit-sawn into slabs.

Built in 1881, the church foundation stone was laid on 12 July. The building is a handsome little country church of timber frame, weatherboard, and steep corrugated iron roof. The nave has three rectangular windows on each side. A belfry sits atop the main roof at the end where a small porch signals entry.

A Conservation Plan is available.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	

**Recommendation
Include**

Hm 021 Ardsley Homestead

Opaki Road, (SH2), Masterton (Pt Sec 56 & Pt Sec 2, Opaki Dist)



The house was built in 1913 for Charles Beetham to retire to on part of the Williams and Beetham estate on the former Lansdowne Station. Charles Beetham was the seventh child of William Beetham, the founder of Brancepeth Station. Lansdowne was taken up in 1856 by John Valentine Smith and sold in 1883. Charles settled on the Lansdowne Block in 1913. The 28-acre property was owned by his descendants until the late 1970s when it became a noted horse stud under James Wallace.

The house is a large single storey villa of a relatively simple but imposing style. A deep verandah with peculiar checkerboard detailing at the eaves is a principal feature of the main front. Ardsley is representative of the break-up of large sheep stations in the early 1900s and for associations with the Beetham family.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hm 022

St Patrick's Church

HNZ Category 2 No 1319

Queen Street, Masterton (Sec 47 Town of Masterton)

St Patrick's Church was the first Roman Catholic church in Masterton. It followed closely on the heels of St Mary's Church in Carterton. Both churches were brought into existence through the efforts of Father Halbwachs. Bishop Redwood who dedicated the building on 1 June 1879 remarked "any words of mine would be cold and feeble to do justice to your priest, who has been the soul of the Catholic movement in the Wairarapa".



The church's historic significance alone is important and may be coupled with the symbolic value of the church to Masterton and especially to its Roman Catholic followers. The building was designed by Thomas Turnbull, arguably the pre-eminent private architect of the period in the Wellington region. It is a good example of Turnbull's church work and the building's structure, and use of local materials is innovative. The building also retains significant townscape value. While it is no longer visible from "all over town", its 88-foot spire and general presence still arrests the eye in Queen Street.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hm 023

Courthouse (former)

81 Morris Road Lot 1 DP40571; (formerly 219 Te Ore Ore Road; Masterton Castlepoint Road,

Formerly sited in Lincoln Road in Masterton (then called Hall Street) and then moved for residential use to Te Ore Ore Road, this building was Masterton's third Courthouse from 1884 until 1911. It was then used as government offices until the mid-1990s. It is a simple but quite handsome Victorian structure of timber frame, weatherboard, and corrugated iron roof. Built by A Cleghorn, the building has a pleasant hierarchy and detailing around the three windows which feature on the building's principal gable. The building was used by New Zealand Post after the courthouse function was no longer required.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

DELETE

moved and changed

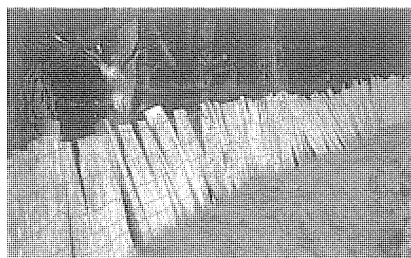
Hm 024

Omahu Farm Rabbit Fence

HNZ Category 1 No 3960

Stronvar Road, Masterton (Lot 4 DP 82345)

After the introduction of rabbits into New Zealand, they spread rapidly in the southern part of the North Island. The effect of the rabbit plague on sheep farmers was disastrous. Rabbit fencing was intended to reduce this spread by embedding timber palings in the ground to prevent burrowing underneath. The first of the big fences was completed at the end of 1882 and was intended to seal off southern Hawkes Bay from the infestations of northern Wairarapa. The rabbit fence at Omahu is all that remains of this first fence. It was originally 64km long but now only 750m remains. Made of split totara paling stacked closely together, the palings are embedded in the ground and kept in position with interwoven wires.



Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hm 025 Brentwood

Upper Plain Road, Masterton (Lot 1 DP 333306)

HNZ Category 2 No 1316

The Reverend John Ross, for whom Brentwood was built, was Masterton's first Presbyterian minister (1866-71). The villa was built around 1878 by R Alfred Wakelin (1845-1910) and is one of the largest remaining buildings built by Wakelin. The building displays some of Wakelin's trademark construction techniques. It is an elegant example of an early two-storey villa. Built of totara, much of that timber is exposed showing its fine weathering qualities. The stable and coach house which adjoin the house, in a neighbouring paddock, are also significant as their vintage may precede that of the house itself. Later additions provide outdoor covered space much in the style of the authentic Californian bungalow

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hm 026 Brancepeth (all buildings)**

Stronvar Road, Masterton (Pt Lot 1 DP 5017) (RT WN286/224), Wellington Land District

HNZ Category 1 No 7649

The original holding of 10000 acres was established in 1856 by William Beetham (1809-1888) and Jack Hutton. Hutton withdrew early and Beetham's sons' Richmond and William H were on the block by August 1856. The Station was named by younger brother Charles after a wild boar wandered through camp. Brancepeth is Yorkshire dialect for Boar's Path. The original homestead was built in 1859. The major reconstruction of 1905 including the tower and right-hand wing, were designed by Joshua Charlesworth, architect of the Wellington Town Hall. The builder was CE Daniells of Masterton. The interior features pressed metal ceilings, exposed ceiling beams with intricate carving on the brackets, gas-fuelled chandeliers, stained glass windows and panelled dados of native timber.

The farm buildings are all of timber with corrugated iron roofs and painted barn red. The first woolshed probably built in 1859, is now a hay barn. Also extant is a small stable built in the 1860s with a smithy in a rear lean-to. The larger stable closer to the homestead began as a single man's cottage from 1869-72. About 1875 it was enlarged to be a coach house with adjoining stables. Another archway was added later for motor cars. The killing shed is weatherboarded with a high, gabled roof and double doors at both ends. A timber-built store dating from about 1856 also remains. The clerk's room or office was built in 1875 as part of the farm library. The building is long, narrow, and gabled with a porch at one end and a wing at the other for a laundry. Lane Cottage built in the 1860s was used as the school and teacher's residence in the 1880s and 90s.

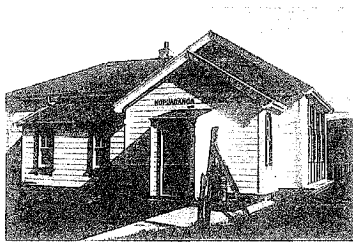
Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values	X	Other	

Recommendation**Include****Hm 027 Old Kopuaranga School**

Kopuaranga Road (Sec 86 Opaki District)

The school, like the settlement, was originally named Dreyerton after Alexander Dreyer, the government interpreter who accompanied the original Scandanavian settlers. The school was opened on 20 May 1885. It changed its name in 1907. The school closed in 1975 and is now owned by the Department of Conservation. A structure was built in the grounds for the original school bell in 1960.



The school building was possibly designed by Thomas Turnbull. It was built by John Montgomery in 1884 and extended by CE Daniell in 1896. Though much changed internally it remains a handsome example of a rural schoolhouse of the end of the 19th century.

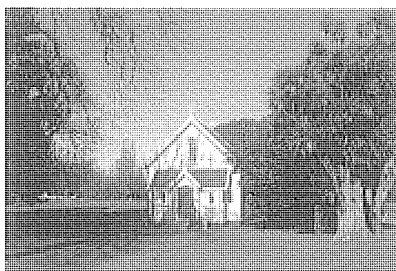
Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hm 028****St Colomba's Anglican Church****HNZ Proposed No 4018**

Solway College, York Street, Masterton (Pt Lot 1 A Plan 2480)

This church was designed in 1902 by architect John Swan working for Frederick de Jersey Clere. It was moved in 1996 from its original site on Mangamahoe Road to Solway College to be the school chapel. Mangamahoe was the railhead for 3-4 years during construction of the Mauriceville to Eketahuna section of the Wairarapa-Woodville line. At one time there was a store, a school, a Post Office, a hotel and a church in the village.



The land upon which St Colomba's was built was gifted by AH Wrightson. The first minister was Rev Walker, and the first parishioners meeting was held on 24 April 1903. The chapel was apparently at risk from river flooding, so the relocation was encouraged. It is a simple building with a lean-to with a pedimented doorway providing entrance to the nave. Three pointed windows adorn the sides of the nave, and a single window sits above the lean-to.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hm 029

Ditton Homestead

HNZ Proposed No 4006/7

Hm 030

Ditton Woolshed.

Whangaehu Valley Road, Whangaehu Valley
 (Lot 2 DP 449448 Lots 1-3 DP 5229 Pt Lot 1 DP5183 Lot 1 DP5252 Pt Lot 1A/2626
 Secs 1 & 2 SO 18519 Sec 20 Pt Sec 2 Blk Pt Secs 5, 6, 11, 12 Blk X Kopuaranga SD
 Secs 1,2,4,9,122,124,126,128 Secs 3,12,121,123,125,127,129,276,277,288
 Rangitumau Dist

Consisting of an amalgamation of smaller lots from the Kopuaranga subdivision of 1877, Ditton was purchased in 1878 by Septimus Mawley (1847-1929) and his partner Dodgshun. The partnership is commemorated in the naming of two local trig points on the station.



The homestead was built around 1879 for Septimus Mawley. The homestead was added to around 1914. It is a handsome 'T-villa' of timber frame, weatherboard, and corrugated iron roof. The gable on the 'T' does not sport a bay window. The face is plain with a double window of small panes in the upper floor and larger triple window at the ground floor. A verandah shelters the length of the 'T' and above, two dormers project providing light to upper bedrooms. The woolshed is timber framed with weatherboards and corrugated iron roof.

Ditton Woolshed has historic and social significance being representative of the importance of sheep farming in the development of the Wairarapa.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hm 031

St Albans Anglican Church

HNZ Proposed No 4008

Vallance Road, Tauweru, Masterton (Lot 156 & 157 Deeds Plan 140)



St Alban's Church Tauweru's foundation stone was laid by Frederick Wallis, Bishop of Wellington on 3 February 1905. Designed by Diocesan Architect, Frederick de Jersey Clere the design was largely inspired by AP Whatman as a miniaturised version of the main portion of St Alban's Abbey in Hertfordshire in England. The church was completed in 1905 by CE Daniell using timber supplied mostly by the company's Tauweru sawmill. The building was financed in the greater part by the Beetham (Brancepeth), Williams (Te Parae), Vallance (Kahurangi) and Whatman (Abbotsford) families.

The principal feature of the church is the square tower that sits above the end of the nave. The church is in a simple Norman style with some Italianate influences in the eaves detail. The apse projection also has Italianate references. Apart from on the tower, the windows are all rectilinear. The entrance is at the side protected by a porch as is a larger gabled extension diametrically opposite that houses the vestry. The roof is Marseille-tiled. The church is in regular use.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hm 032

Pa SiteHNZ List Category 2 No ????

Section 9, Block XV, Otahoua Survey District

Tangata Whenua input required

Hm 033

Pa SiteHNZ List Category 2 No ????

Sections 590 & 593, Whareama Block, Blocks II & 12, Otahoua Survey District

Tangata Whenua input required

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values	X	Other	

Recommendation

Include

Hm 034 Top House
Matahiwi Road, Masterton (Lot 1 DP 68838)

HNZ Category 2 No 2861



Situated about 4 miles west of Masterton, the property was taken up by Major HF Coates an Imperial Army Brigade Major who later became a member of the Upper House in Wellington. He had the homestead built in 1865. Coates was a friend of Sir George Grey and William Fox and took up Matahiwi at Grey's suggestion. From 1866-76, Matahiwi was leased to Johann Gottlieb Rockel who had arrived in NZ in 1855. He owned and ran the Waipoua Brewery. In 1892, John and Henry Holmes bought the property. Matahiwi is still run by Holmes's descendants.

Top House is the original Matahiwi Station homestead and is a very typical 1860s two storey 'T' house. Most notable architectural features include projecting structural beams at the northern and eastern gable ends and overhanging exposed rafters. The original wooden roof shingles had been covered with corrugated iron and were removed about 1979 when the building was re-roofed.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hm 035 Homewood Station Woolshed
Homewood Road, Kaiwhata (Sec 764 Pt Secs 765,767,770,771 Wharea Blk Pts Tutaehauhau 2A-2E 3B Pt Lots 2&6 DP 20237 Blks IV,V,VI,VII Kaiwhat SD)

HNZ Category 2 No 2858



Homewood Station was originally part of the Waikaraka run that George and John Moore took up at the end of 1854. The station was first leased in 1871 by Frederick Moore (1843-1929) and then divided with John Moore (1807-87) keeping Waikaraka and Fred keeping Homewood and Glenburn. In 1878 Homewood was bought from Moore by Frederick Ernest Tatham and it continues in the ownership of his descendants.

The woolshed has six stands. It is a handsome structure of weatherboards, timber frame and corrugated iron roof. Homewood Station homestead, said to have been built in 1907, is a two-storey timber house added to and altered over time that has always been associated with the Tatham family. The grounds were landscaped by Alfred Buxton in 1914-16. The place has been the scene of various social events such as sports matches and has been used as a place where electoral rolls could be inspected and for religious services in the early twentieth century.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

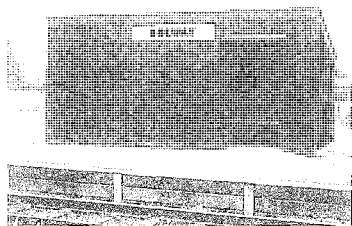
Recommendation

Include

Hm 036 Solway Railway Station

Ngaumutawa Road, Masterton

The building has been in use since 1880 when the Wellington-Woodville line was opened. Originally, the building was located on the right-hand side of the line going north. In 1910 at the request (and the cost) of the A&P Association it was moved to the other side of the tracks to be more convenient to the stockyards. Its name was changed from Kuripuni to Solway at this time.



The building appears as a simple shelter shed. Yet it is apparently the finest surviving example of a Class 6 station in New Zealand. It is built of upright wooden slab construction, a technique apparently confined to the region. It has a rectangular plan and a corrugated iron skillion roof. It has wooden piles. There is no framing and no internal lining. Battens cover the exterior joints, and the appearance is similar to vertical board and batten cladding. Facing the platform and located off centre is an open doorway.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hm 037 Wrigley Street Sample Room**

3 Wrigley Street, Masterton (Lot 2 DP 80815)

HNZ Category 2 No 7204

The Sample Rooms were built in three stages between 1878 and 1899. They were originally built as a coach house and goods shed for the carriers William Hastwell and James Macara. Later rooms were added for travelling salesmen to display samples of their products to potential buyers. The Sample Rooms, originally in Dixon Street, were shifted in 1994, the central portion being moved to Wrigley Street, the Dixon Street frontage moving to Norfolk Road, and the Club Street frontage being demolished.

**Evaluation**

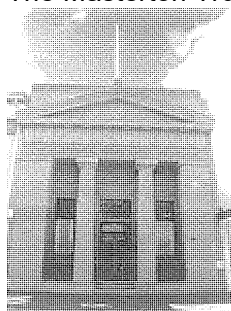
Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE****No longer cohesive or easily identifiable****NO Hm038**

Hm 039 Old National Bank Building
Queen Street, Masterton (All DP 6916)

HNZ Category 2 No 7374

The Masterton Trust Lands Trust is a legacy of the Small Farmers Association. Founded in 1871, it was set up to assist cultural and educational activities. The Trust Lands Trust building was built originally by Fletcher construction for the National Bank in 1925. The bank moved to new premises in 1995 and sold the building to the Masterton Trust Lands Trust. One of the reasons for the Trust buying the building "was to give a more public face to a 124-year-old institution clearly identified with and emerging from the very earliest days of European settlement in 1854".



The building was designed by Atkins and Mitchell of Wellington. Its principal feature on its street facade is the powerful pediment that sits astride robust sandstone Doric columns. The building was enlarged in 1956. It is a re-inforced concrete structure. The original part of the building, formerly the Banking Chamber, is a handsome space reaching to 7.2 metres in height. Some important heritage features remain in the original part of the building, three oak panelled doors with architraves, and the deeply coffered ceiling with central panels of coloured and leaded glass.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	Group Q

Recommendation

Include

part of Queen Street Heritage Area??

Hm 040 Homebush

Homebush Road, Masterton (Lot 3 Deeds Plan 95)

HNZ Category 2 No 7685



Homebush is an important example of the work of architect Charles Tilleard Natusch (1859-1952). The house was built as a major addition to a small cottage residence of the 1870s. The original cottage is still discernible to the rear with its pit-sawn weatherboards. The principal house remains relatively unchanged since its construction. Built for William Lucena (1831-92), his death was shrouded in some notoriety. His wife used the house for a time as a small school for girls. By the 1950s the house had fallen into a state of disrepair. It was not until the 1990s that the building was brought back to its old glory.

The house may be the only example of Natusch's 'board and batten' style in the Wairarapa. Natusch used pre-cast concrete panels as the 'board' and painted timber strips for the battens. This was a very early domestic use anywhere of pre-cast concrete. Entry to the house is by way of a generous porch.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	

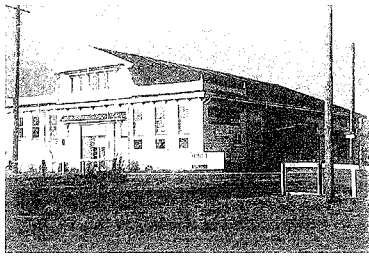
Recommendation

Include

NO Hm041

Hm 042 Levin's Wool Store
2 Akura Road, Masterton (Pt Lot 1 A Plan 884)

The Wool Store is a landmark of Masterton West and the railway area. Built in 1898, it is a structure of imposing design. Essentially, the building is three storeys in height, the front of the building is classically pretentious. The facade is symmetrical and gives the appearance of a colonnaded frontage with the vertical emphasis of its windows. A heavy cornice line accentuates the parapet at that level. Centrally, above the entrance, a third storey appears almost in basilican form. This section of the roof is topped by a simple pediment. The whole is imposing not only from the size of the warehouse but from the treatment of its principal facade. The building is used now as a church and activity centre.



Evaluation

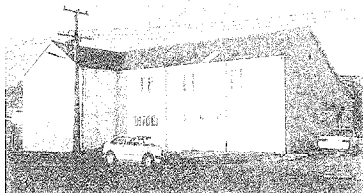
Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 043 Savage Club
10 Albert Street, Masterton (Lot 2 DP 2060)

"In the mid-1800s a group of actors, musicians, literary and art people who used to meet in a pub in Drury Lane, London, England decided they should form a club of their own where they could play up and entertain one another away from the glare of the public. It was formed in October 1856 and within 30 years clubs had been formed in New Zealand, in Dunedin, Auckland and Invercargill. At their peak there were 46 clubs with a total membership of 5000." *Wikipedia*



The Masterton building was built around 1877. It was originally a storage barn for grain as Gappers Mill was across the road. SE Gapper, described as a "machinist", started his mill in 1874. This was sold to Giles and EE Chamberlain in 1877. The building is a large utilitarian storehouse built of timber. Its walls are plain, penetrated minimally by smallish windows. L-shaped in plan, a lean-to roof adds space to the principal arm of the 'L'. Presently, the Savage Club has left, and the building is under-used.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hm 044 Dwelling

1 Andrew Street, Masterton (Lot 3 DP 88046)

Designed and built for George Heron three times Mayor of Masterton at the turn of the century this ornate villa of 1898 was originally sited at the corner of Dixon and Church Streets (Beaurepaires). The building is a fine representative example of a Late Victorian villa. Its principal face is symmetrical around a quite flamboyant entry portico which features elaborate fretwork in wood. Some of the detail in the main entry was removed in 1988.



Evaluation

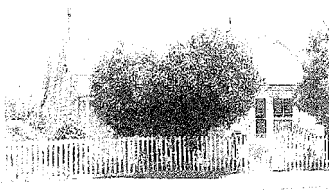
Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hm 045 Dwelling and Premises

48 Bannister Street, Masterton (Lot 3 DP 289)



This cottage was built around 1863. Weatherboarding on the original part of the house is overlapped totara, the front of the house is rusticated matai. The interior has been extensively modified.

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

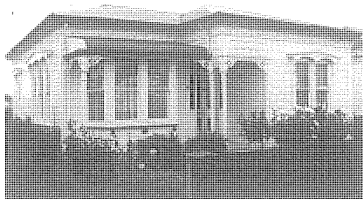
Recommendation

DELETE

Has not retained heritage value, much changed internally

Hm 046 Dwelling and Premises

56 Bannister Street, Masterton (Lot 2 DP 56591)



This villa/cottage from the 1890s retains many original features and is of representational architectural value. While it retains a simplicity of form it is a little out of the ordinary with one bay window to the front and one to the side. There is also evidence of some concern with decoration around the bay windows where a chequerboard pattern appears. A centrally placed chimney suggests this is a building of more status than its near neighbour at

No. 48. The building is currently in 2 flats.

Evaluation

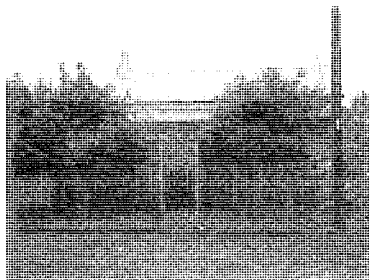
Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE**

Has not retained heritage value, much changed internally

Hm 047 Dwelling

75 Bentley Street, Masterton (Lot 1 DP 14291)



This T-villa was built in 1905 and remains in good condition. The principal bay window is sheltered by a bull-nose capped verandah which butts against the entry canopy which is an insert in the principal gable. The window there does have an interesting pedimented decoration and this detail is repeated on other windows.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	group

Recommendation**DELETE**

Has not retained heritage value. much changed internally

Hm 048 Dwelling and Premises
82 Bentley Street, Masterton (Lots 16&17 DP 202)

82 Bentley Street has a valuation number 18080-62500B and can be traced back through various valuation field books to 1897. For much of that time it was part of 1808-625, comprised of three houses (80, 82 and 84 Bentley Street) on lots 16/17, part section 58. In the 1897 valuation field book there is mention of two houses on the site, both built in 1895. A later book says the third house was built in 1907. At that time the houses were described as on the corner of George Street (now part of Bentley Street) and Junction Street (the upper portion of Perry Street).



Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	group

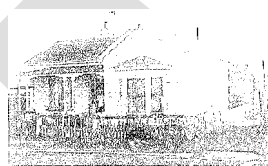
Recommendation

Include

Hm 049 Dwellings and Premises
84 Bentley Street, Masterton (Lots 16&17 51 DP 202)

Hm 050 Dwellings and Premises
83 Bentley Street, Masterton (Pt Lots 51&52 DP 202)

These houses (84 and 83) are an interesting pair of handed (mirror image) traditional single storey bay villas dating from the 1880s and have some group and architectural value as such. They are very typical of their kind featuring a simple bay window on the gable end and a verandah over the entrance and associated window. The eaves have a pleasant 'wave' detail.



These Bentley Street properties also relate to Railway Cottages on Bentley Street.

Evaluation

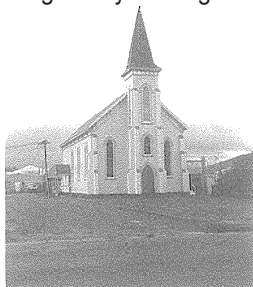
Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	group

Recommendation

Include

Hm 051 Aratoi Arts Centre
12 Bruce Street (Wesley Wing at Aratoi) (Lot 3 DP 90153)

Designed by Wellington architects, Studio Pacific Architecture, the Arts building addresses the street boldly with its box forms and clean lines. It is arranged skillfully with a variety of spaces for exhibition, workshops, and offices. Formed round a courtyard, the glimpses in and out of the building and the possibilities of indoor, outdoor flow are well handled. The former Methodist Church has been incorporated as one arm of the courtyard. It was originally a Methodist church built on the corner of Chapel Street and Lincoln Road. It was bought by the Masterton Trust Lands Trust in the 1970s after the Methodists and the Presbyterians amalgamated. It was then moved to the Arts Centre and refurbished as a performance and meeting space with a stage at one end. A simple but elegant rectangular gothic building it is dominated at one end by an elegant tower that houses both the building entry and a belfry.



Architecturally, Aratoi is a fine merging of Masterton's cultural past with its future. It received a New Zealand Institute of Architects - Resene National Award for Architecture in 2002

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

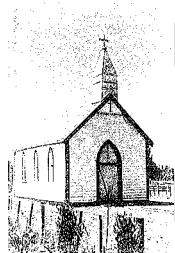
Recommendation

Include

NOTE Proposed ADDITION of Arts Centre?

Hm 052 Sacred Heart Church
Bideford - Te Ore Ore Road, Masterton, (Lot 3 DP 64781)

This simple church of traditional design, with three windows down either side. A lantern belltower sits over the entrance door that unusually is not protected by a porch. The building is owned by the Roman Catholic Archdiocese of Wellington. The spire is made from iron.



Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

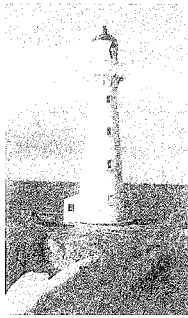
Recommendation

Include

Hm 053 Castlepoint Lighthouse

Castlepoint (Sec 1047 Whareama District and Lot 1 DP 51466)

According to Wikipedia, "The light was built in 1913 and was originally fuelled by oil. It was officially lit for the first time on Sunday 12 January 1913, sending out a triple flash every 45 seconds that could be seen for 35 kilometres. In 1954 the oil lamp was replaced with an electric one powered by a local diesel generator. This was subsequently replaced by a connection to the mains grid in 1961. The nearby Castlepoint beach is popular with holiday makers and the lighthouse itself became a popular tourist attraction".



The light was fully automated in 1988 and is now managed from a central control room in Wellington. It is a significant landmark as the first landfall coming to Wellington from the Panama Canal

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hm 054 Former Masonic Hall

109 Chapel Street, Masterton (Lot 1 DP 6392)

This 1926 concrete structure has a symmetrical stripped classical style facade typical of Masonic Lodges and Jewish synagogues. Strong vertical elements at the building's corners epitomise the style. The insignia and motifs of the order are plainly discernable at the cornice and the corner 'towers'.



Internally, the upper floor chamber used formerly by the Lodge is still largely extant with a moon and star feature above where the Master sat still in place. Below, the former space used for social functions is now a bar/restaurant, but the original space is clearly discernible.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	Group C

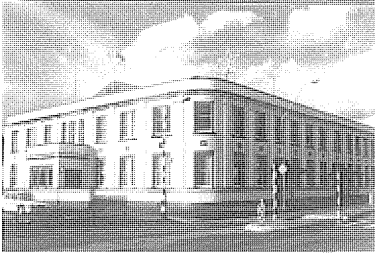
Recommendation

Include

plus Town Square value as part of group??

Hm 055 District Building

64 Chapel Street, Masterton (Pt Sec 104 Town of Masterton)



The first Town Hall was in Lincoln Road (then called Hall Street). It burnt down in the early 1880s, and a private hall in Queen Street, the Theatre Royal, was used as the Town Hall. In the mid to late 1890s, the Masterton Trust Lands Trust built a new Town Hall in Lincoln Road. This building was later referred to as the "Opera House".

"The site now occupied by the District Buildings had been donated to the Borough by the Trust Lands Trust for a library, and a two-storied building, incorporating both the library and the municipal offices.

This building was moved further south on the site and the replacement Municipal Buildings, incorporating the Town Hall, was opened in 1916. Damaged in the earthquake of 1942, the building was strengthened and clad in concrete over brickwork. The roof of the auditorium was raised in 1947. All roof embellishment was removed. A further major extension was carried out quite politely in the 1970s. Internally the hall is a fine space if of unusual proportion. The building has value because of its status but is largely denuded of much of its once decorative elegance

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	Group C

Recommendation**Include**

plus Town Square value as part of group??

Hm 056 Wairarapa Times-Age Building**HNZ Category 2 No 7666**

70 Chapel Street, Masterton (Lot 1 and Pt Lot 2 DP 4759, Lots 1& 2 DP 11274, Pt Lot 4 DP 18329, Lots 1& 5 DP 13684 and Lot 2 DP 88407)

The Wairarapa Times Age building is the home of the district's principal newspaper. The building was custom built in 1938 for the newspaper. Designed by architects Mitchell and Mitchell of Wellington, it is an elegant expression of the Art Deco style of architecture. It exhibits some of the characteristics of the style - streamlining and maritime references. The "streamlined" horizontal banding of the building's two principal facades gives an impression of speed, synonymous with modernity.

The principal two storey corner is turned by using the balconied entrance effectively as the prow of a ship. The chevron motifs are also typical of the style, perhaps a reference to ocean waves. The Times Age building is comparable with many of its fine contemporaries in Napier and has townscape value as a landmark in Chapel Street.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	Group C

Recommendation**Include**

plus Town Square value as part of group

Hm 057 Masterton Club

98 Chapel Street, Masterton (Lot 4 DP 335769)

This Gentlemen's Club was founded in 1872. It was created to provide for the gentlemen of



Masterton and the surrounding countryside. Many local farmers became members. The club has strong links with early settlers. William Beetham was an active member being President from the Club's foundation until 1921. The original building, built in 1877 on Chapel Street between Perry and Cole Streets, was sold in 1903 and the club became re-established on its present site in its new building in 1905.

The building is designed predominantly in the style of an Edwardian domestic residence, albeit large. It is a rambling building. While it has elements of classical symmetry and sports the verandahs, bay windows and pediments of its genre, it is not wholly coherent. Internally it also rambles. This may all be due to alterations and additions over the years. However, the wonderful Billiard Room remains complete with trussed roof, polished timbers, and stag's heads. Two plaques commemorate those fallen in the two World Wars.

Evaluation

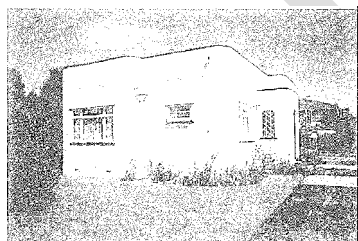
Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	Group C

Recommendation**Include**

plus Town Square value as part of group??

Hm 058 Dwelling & Premises

120 Chapel Street, Masterton (Pt Lot 3 DP 11553)



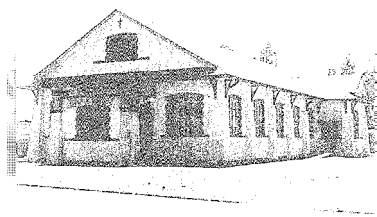
This Art Deco cottage was built around 1936. It remains in close to original condition and retains much of its original character. Herbert J Jones, a well-recognised local identity as owner of the City Garage in Lincoln Road, had it built as a wedding present for his son. It is one of two houses Jones built on the boundary of the Hydro House. Externally, its rounded corners, parapet and chevron details and stuccoed finish epitomise the style. Internally, the shower was originally of corrugated copper. An original built-in tilting mirror apparently remains in the bathroom.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

Hm 059 St Mathew's Church Hall
37 Church Street, Masterton (Lot 6 DP 80677)



This 1928 structure exhibits Arts and Crafts architectural characteristics with its quasi-medieval buttressed style of construction fashionable in the 1920s. The buttresses, timber eaves details, curves to the window lintels and dressed surrounds all speak of a care for the building's style in advance of just producing a utilitarian hall. The little window in the pediment of the gable end emphasises this concern with style. The hall was used as the parish church after the brick church was demolished

by the earthquake of 1942.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 060 Vicarage
39 Church Street, Masterton (Lot 1 DP 80677)

GONE



Part of this very large two storey villa dates to about 1867. Substantial additions to the original were completed around the turn of the century. Its age and connections with the Anglican Church give the building historic value. In 1970 a major upgrade was undertaken with complete re-piling and the addition of a second staircase. The whole presents an interesting nesting of roofs of different scales mirroring different eras of construction.

Generally, the building has the usual features of a Victorian/Edwardian villa with bay windows, steeply pitched roofs, and pediment details but no apparent need for verandahs. It is arguably a landmark of the area. It is understood this building has a resource consent allowing it to be moved from this site.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

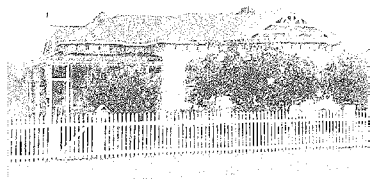
Recommendation

DELETE

Removed to Kuratawhiti Street, Greytown – April 2022

Hm 061 Dwelling & Premises

46 Church Street, Masterton (Pt DP 240 and Pt Sec 98 Town of Masterton)



Built in 1904 this bay villa is constructed predominantly of Kauri barged into Lake Ferry and transported to Masterton by bullock team. The house, owned by the Rev David and Louisa Hampton was the original Girls' Collegiate School and the principal was Miss Ella Hampton.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 062 Ballroom House

85 Church Street, Masterton (Lot 32 Deeds Plan 269)



This house of the late 1920s refers to both the Californian Bungalow and the English Cottage revival styles. The low sweeping roof is characteristic of the former while the shallow curve of the principal bay window speaks of the latter. It is a large house. Built for ARJ Keir, a former Mayor of Masterton, the house contains a ballroom which was reputedly built for his two daughters. It was later altered and renovated by Keir's son. Apparently, original materials from the house were found during the renovation stacked under the house. They were reinstated.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

DELETE

Has not retained heritage value. much changed internally

Hm 063 Masterton West School, Old Kaituna School
Cole Street, Masterton (Pt Lot 3 DP 4197)

This classroom from 1900 was originally sited as Kaituna School, Waingawa and has some historic value. It has three large windows on either side and continues its original function re-located to Masterton West School.



Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation

DELETE

Has not retained heritage value

Hm 064 Dwelling & Premises
41 Cole Street, Masterton (Pt Lot 37 DP 66)

This quite ornate twin bay cottage villa dates from about 1895 and has representative architectural value. The house is rigorously symmetrical, its two principal windows flanking the central sheltered entrance door. A classical cornice sits above both principal windows. Both are surmounted by a decorated pediment. The whole epitomises a glorified cottage of the High-Victorian era.



Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	group

Recommendation

Include

Cole Street Heritage Area??

Hm 065 Polyclough
67 Cole Street, Masterton (Lot 1 DP 31444)



Built around 1920, this large two storey villa is of some architectural interest. References to American colonial architecture as well as to the more contemporary Californian bungalow are in evidence. The building has an imposingly articulated and well-proportioned entrance way. A roofed balcony stands atop the colonnaded portico providing a form of 'Porte cochere'.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	group

Recommendation

Include Cole Street Heritage Area??

Hm 066 Dwelling and Premises
77 Cole Street, Masterton (Lots 13 & 15 DP 1851)



Designed by architect Heathcote Helmore, this building exhibits some of Helmore's Georgian tendencies. Designed in 1949 for Mrs Williams of Te Parae, it was apparently built to the maximum size allowed by water (post wartime) restrictions. Although a somewhat conventional building it features some interesting ironwork reputedly from the verandah of the old Empire Hotel. The carport posts are also possibly from the old butcher shop on Queen St.

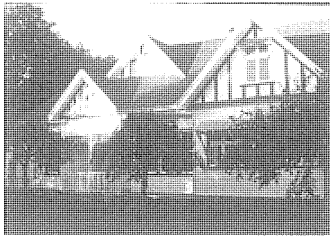
Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	group

Recommendation

Include Cole Street Heritage Area??

Hm 067 Dwelling and Premises
78 Cole Street, Masterton (Lot 1 DP 23958)



This large townhouse was built for FH Donald for 1200 pounds. Donald may have designed and built the house himself. Originally on 3 acres, it now sits on a smaller subdivision. Nevertheless, it retains much of its impact as an imposing town residence. Its principal feature is the overarching roof that houses its second floor and attic. The gable ends of the principal windows feature hooded windows and half timbers in the quasi-Tudor of the English Cottage style.

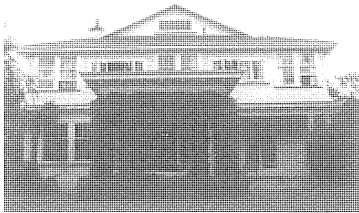
Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	group

Recommendation

Include Cole Street Heritage Area??

Hm 068 Woodchester
80 Cole Street, Masterton (Lots 18 & 20 DP 1851 & Pt Sec 55 M5F5)



Named for 'Woodchester' a small village in Gloucester, England, this 1931 house was built for Edward Norman, then manager of Borthwick's freezing works at Waingawa. It is a very large house of two storeys plus attic. An ivy covered 'Porte cochere' is a dominant element of its entrance. Apparently from the air, the property sits in the shape of an arrow

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	group

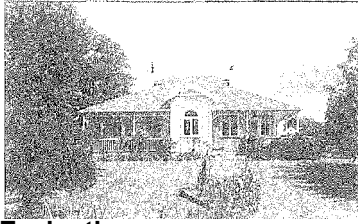
Recommendation

Include Cole Street Heritage Area??

Hm 069 Cole House

89 Cole Street, Masterton (Lots 29 & 31 DP 557 & Pt Lots 33 & 34 DP 1878)

The land this house is built on was that procured by John, known as Jack, Cole after whom Cole Street is named. John Cole was a member of the first settlement party and a colourful character in early Masterton. The present house was built about 1923. It is a handsome, large single storey villa with dormers and a fine traditional verandah. It sits in a substantial garden at the entry to which stands a huge totara tree. The tree may be older than its connection with the Cole family.

**Evaluation**

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	group

Recommendation**Include**

Cole Street Heritage Area??

Hm 070 Edenbridge

109 Cole Street, Masterton (Lots 47 & 49 DP 1851)

Built around 1920, this is a substantial two storey villa set in its own substantial grounds. Like several its contemporaries, it is a version of the English Cottage-style revival. This was a hybrid of the Arts and Crafts genre bolstered by the Garden City movement in Britain. The English Cottage style was generally of two or one and a half storeys with the main roof sweeping low, broken by lesser roofs or dormers. Divided casement windows, reminiscent of earlier colonial cottages, were also a feature. Edenbridge is a representative example of the style though it has had significant additions over the years.

**Evaluation**

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	group

Recommendation**Include**

Cole Street Heritage Area??

Hm 071**Nukutaimemeha Whareniui**

131 Cole Street, Masterton (Lot 83 DP 1851)



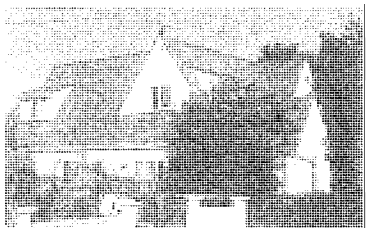
This meeting house with its finely carved and unusually tall tekoteko and koruru above and at the centre post and its decorated raparapa and amo, the end of the bargeboard and the front vertical supports, was built in 1915. It is of considerable symbolic value. The principal door and window on the front façade may not be original appearing of later origin and lacking in any decoration. The house was sited in Carterton until 1972 when it was moved to Cole Street. It remains in regular use.

Tangata Whenua input required**Evaluation**

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values	X	Other	

Recommendation**Include****Hm 072****Church House**

28 College Street, Masterton (Lot 13 DP 8404)



This gabled, two storeyed house was built in 1934 for Sydney LaRoche a teacher at Wairarapa College. The house was apparently produced from plans brought from Scotland though its style does not reflect any indigenous qualities of that country's architecture. In fact, greater clues may be found in its name, Church House, as it does exhibit references to an ecclesiastical source with its battened walls and pointed roofs and, for this reason, is of some architectural interest.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

Hm 073 Earlville

53 Colombo Road, Masterton (Lot 4 DP 21576)

Built for George W Woodroffe in the early 1860s, this L-shaped cottage has additions to the rear



that may be from a later period. Also, the verandah may have been modified. The building is simple but has some representative architectural and technical value due to its age. Woodroffe was an important local figure of the time and his daughter, Mrs Cameron, lived in the cottage. She gave her name to the Cameron Block in Masterton. The Colonial Defence Force occupied a house of Woodroffe's under Captain Leetham around 1865 during the Maori Land wars. However, it is not clear if it was this house or a house at Opaki.

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation

DELETE Has not retained heritage value, much changed internally

Hm 074 Sellar House

95 Colombo Road, Masterton (Pt Sec 7 Masterton Small Farm Settlement)



This bungalow is said to be based on a South African design.

Certainly, the deep verandah speaks of hotter climes. It features unusual sunburst capitals and beams 300mm deep. The house was built for William Sellar who was Secretary of the Hospital Board of Trustees from 1883 to 1898, and Secretary of the Masterton Club from 1881 until 1906. It was occupied by the Sellar family until 1971. It was then sold and leased. Some of its significant older details were lost in a refurbishment of 1988. There is a notable historic oak tree in

the garden.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

DELETE Has not retained heritage value, much changed internally

Hm 075 Ayson House

11 Cornwall Street, Masterton (Lots 16 & 18 DP 213)



This villa was built around 1902 for Frank Whitton, Manager of C. Smith Ltd, Drapers. The house was purchased by the Ayson family in 1946. Described as a Queen Anne Villa, it features an unusual juxtaposition of a squat tower beside a larger three-quarter bay window. The exterior also features original cast iron lace decoration, ornate window hoods and shingle roofs. Ornate plaster ceilings and scotia decorations are a feature of the interior.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hm 076 Eton Homestead

17 Cornwall Street, Masterton (Lot 3 DP 22523)



This 1908 two-storeyed homestead was built for Mr Eton, a local pharmacist. It is a large, handsome but relatively unremarkable building though the angled bay window is unusual and is of some architectural interest.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 077 Dwelling, Out Buildings (Cottage, Barn & Wash House) & Premises
125 Cornwall Street, Masterton (Lot 1 DP 84701)



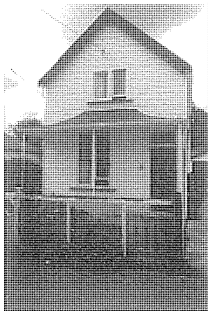
This old cottage was built in 1879 for a Mr Truscott who was an early settler, brickmaker and produce grower. It is a good example of an early double cottage. It sports a simple verandah along the full length of its frontage, and, to the rear, a fine example of an exposed brick chimney sits on the lean-to. A striking feature of the place is the magnificent totara tree which is approximately 150 years old.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hm 078 Pikes Cottage
11 Cricket Street, Masterton (Pt Lot 23 Deeds Plan 42)



Known as Pike's Cottage, the building is arguably the oldest remaining example in Masterton of a small townhouse. Constructed of timber with weatherboard cladding, the house must have been built before 1878, as it was at that time that the use of corrugated iron as a siding was promulgated by the Town Board for fire safety reasons. The building is thought not to have been built on its present site but to have been moved there from a nearby location. The house is a narrow two storey building, essentially one room wide, with a single gable roof. The gable end faces the street. A concave roofed verandah sprung from under the upper window sits along the front. Original exposed brick chimneys stand to the side of the building and to the rear at the lean-to.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation
Include

Hm 079 Courthouse

41 Dixon Street, Masterton (Pt Sec 89. Town of Masterton)



This building was originally constructed of two storeys about 1910. Damaged in the 1942 earthquake, the building lost much of its character, especially its original parapet detail. Designed in an appropriate Edwardian classical style, the building's decoration seems to have had French sources. Some decoration remains, and the building is of some historic value. It

has been earthquake strengthened recently.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include not what the building once was but may have historical values that warrant retention – e.g. interior court rooms?

Hm 080 Former Seddon Technical School

49 Dixon Street, Masterton (Lot 3 DP 43630)



Built around 1907, this building was the former Seddon Technical School. It opened in 1908 for technical classes at the instigation of the Masterton Trust Land Trust chaired by CE Daniell. It was taken over for use by Wairarapa College when it was founded in 1937. The building was damaged in the 1942 earthquake and like the Masterton Courthouse nearby had its second storey removed.

Evaluation

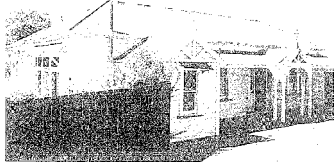
Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include not what the building once was but may have historical values that warrant retention

Hm 081 St Patrick's Presbytery
164 Dixon Street, Masterton (Sec 47 Town of Masterton)

St Patrick's Church was the first Roman Catholic church in Masterton. The church building is a building registered by the New Zealand Historic Places Trust and has historic, symbolic, architectural, technical and townscape value. It is described elsewhere (see Hm022). To the rear of the church site, remnants of the original presbytery including its principal frontage are present. These date back to the erection of the church in 1879.



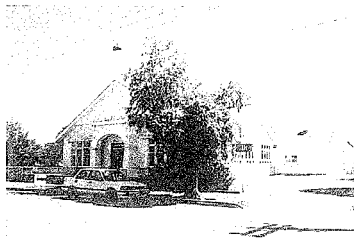
Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation
Include

Hm 082 Wairarapa Services Club
20 Essex Street, Masterton (Lot 1 DP 81071)

Built adjacent to the Masterton Club and begun in December 1917, this building is home to one of the earliest permanent Returned Services Association (RSA) clubs in New Zealand. It was established to provide "a club for returned soldiers, their sons and grandsons". The club opened in August 1918. Built in the style of a large domestic villa, it came complete with stables and a dormitory. The principal subscriber to the project was AP Whatman who supported it through its formative years. Inside, there is a fine collection of game trophy heads, some of which were sent to the Wembley Exhibition of 1925.



Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation
Include

Hm 083 Shearer Homestead

27 Essex Street, Masterton (Lots 59 Pt Lots 58 & 60 DP 1878)

This very large residence was built around 1920 for James Shearer of Hugo and Shearer, Drapers Ltd. Next door is the 1916 residence of his partner, Arthur Hugo. Like its immediate neighbour, it is a large two-storey suburban home. It is a heavy and somewhat overwrought villa, that speaks some of the language of the English Cottage style with its dominant roof line, but it also refers to Dutch antecedents with its hooded upper floor windows with rounded bay windows below. The whole is of some architectural value.



Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 084 Hugo Homestead

29 Essex Street, Masterton (Lot 2 DP 78825)

This very large residence was built around 1916 for Arthur Hugo of Hugo and Shearer, Drapers Ltd. Next door is the 1920 residence of James Shearer. Like its immediate neighbour, it is a large two storey suburban home. It is a relatively straightforward composition, its principal features being the arched window over the principal bedroom and the single storey conservatory which sits to the side of the main block. A feature of the interior is its large hallway and unusual curved stairway in which no tread is repeated. All rooms are well-proportioned. While there has been some modification of the interior, the building's integrity remains intact.



Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 085 Tironui
35 Essex Street, Masterton (Lot 1 DP 18690)

Although titles for the property date back to 1878, this house was started around 1910 by Mr Kembell who owned the 'Cosy' - the Masterton Picture Theatre Company. He also owned a bacon company. The house was bought in 1929 by Mr. Fred Maunsell who owned Forsythe Island in Marlborough Sounds. He had the house extensively enlarged and altered by architect William Gray Young. It is this house that remains largely intact notwithstanding that a subsequent owner had the house divided into 3 flats. It has since been restored back to one unit. Like its neighbours in Essex Street, it is a large town residence. The building, in parts, shows some of Gray Young's interest in Georgian simplicity, not least at the entrance



porch.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 086 Carlingford
61 Essex Street, Masterton (Lot 12 DP 1878)



This large, handsome villa was built around 1900. The house features High Victorian decoration including original verandah lace and brackets. It has two bays and an angled corner bay. Verandahs run along two sides of the house from the corner bay to the bays on either side. The corner bay has effectively its own verandah created by its own extended roof. The house has had extensive renovations internally.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 087 **Rupert Byford House**
86 Essex Street, Masterton (Lot 27 DP 1878)



This Essex Street house was built and occupied by Rupert Byford from 1915 to 1983. It was then owned by the Adams-Schneiders, from 1984 to 1987. A 1915 transitional villa, it refers to the Californian Bungalow style with its extended eaves and exposed rafters. The curved garden wall is also referential. Internally, the original wood panelling is intact throughout. In addition, there remain original tiled fireplaces, bath, and pedestal basins. The timber and glazing details, by Byford, are also significant.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include (see Victoria Street Management Area Precinct).

Hm 088 **Solway College (Donald Homestead, Main Building)**
Fleet Street, Masterton (Pt Lot 1 A Plan 2480)



The original part of the Donald Homestead building dates from 1877. It was built for WH Donald who farmed locally and was one of Masterton's earliest settlers. The house has been submerged by later additions. Solway College was founded in 1917. The main classroom building was built of reinforced concrete and designed by William Gray Young. It too has been subject to many alterations. St Columbus Church, which is on the site, is described at **Hm028**.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 089 Homeleigh Christian School
37 Herbert Street, Masterton (Lot 5 DP 51686)

This building was erected in the early 1920s as a home for orphaned children run by the Methodist



Church. The Orphanage closed in the 1960s. The building is a handsome large villa in an English Cottage style, fashionable at the time, though there are references to Dutch gables in the third-floor roof and roof treatment. The building is now used as a school owned by the Reformed Church of Masterton.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include **Marginal**

Hm 090 First State House
37 High Street, Masterton (Lot 1 DP 18580)

In 1935, the newly elected Labour Government determined to make State rental housing available



again. The Department's brief was to build well-designed houses of good materials. The Department met their brief with a range of well-planned houses on the bungalow form. A range of more than 300 plans was available, so no two in any street need be identical. They were compact. Roofs were mostly hipped with only nominal overhangs at the eaves. Windows were casements with high sills. Porches, verandahs, and bay windows were largely dismissed. The house at 38 High Street is the first state house in Masterton. Built in

1938, unusually for Masterton, it is constructed in brick. The house epitomises the principles of the State housing programme.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 091 Dwelling

86 High Street, Masterton (Lot 2 DP 31047)



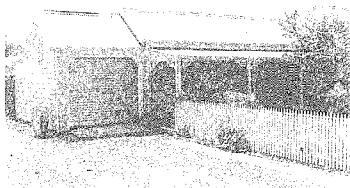
This building appears to be the remains of a personal stable built in about 1877 on land that was part of the Rhodes/ Donald Manaia Station. Subdivided in the 1880s after W H Donald's death. It is a very similar basic appearance to its neighbour though it is a largest extension of further living areas including a bay window. In 1897 it was owned by Farmer Charles McKillop. The addition was probably built around the turn of the century. It retains much of its original exterior.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE** Has not retained heritage value**Hm 092 Dwelling**

88 High Street, Masterton (Lot 2 DP 47890)



A simple early cottage built approximately 1888 as part of staff accommodation for Charles McKillop.

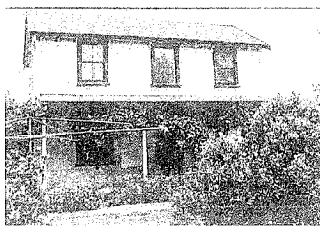
The verandah posts feature timber fretwork details add in 1992. The rear of the cottage has been altered and a garage has been added to the side as an extension of the roofline. Its bulk has adversely affected the proportions of the whole.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE** Has not retained heritage value

Hm 093 Dwelling
88a High Street, Masterton (Lot 2 DP 47890)



This house, built around 1886, was moved to its present site within the last 30 years. It is of simple Georgian style with its three windows placed symmetrically on the upper floor and its centrally placed door and two flanking windows on the lower floor. The house was owned by Robert Burton, a machinist and engineer employed by CE Donald. He also owned and operated the Kuripuni Rope Walk. His son John Weir Barton went on to lead the Wesleyan Church in Australasia.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

DELETE Has not retained heritage value

Hm 094 Dwelling & Premises
90 High Street, Masterton (Pt Lot 1 DP 21379)



This is a two-storey dwelling, built in 1873. It is the oldest house in the immediate area. It was originally surrounded by paddocks. The house shares some commonality of style and period with its near neighbours at 88 and 86 High Street. The original front part of the house features a verandah with double columns and 3 dormer windows. The front interior of the house retains the original 10-inch tongue and groove matched lining.

The buildings later extensions are not insensitive to the original.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

DELETE Has not retained heritage value

Hm 095 Homebush 10 Homebush Road, Masterton (Lot 1 DP 47117)

See Hm040????????

Think there may be confusion with Homebush farm at Darfield in Canterbury (DK)

HNZ: There is potential confusion in the Heritage Schedule between records **Hm095** and **Hm040**, both named 'Homebush' in the schedule and both on Homebush Road. Hm095 relates to the building that we have Listed as List no. 7685. Clarify if the building scheduled as Hm040 is a heritage building or if was scheduled in error/confusion with the other one. (BW)

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

????????????????????

Hm 096 Eparaima

Homewood Road, RD 12, Masterton (Pt Lot 7 DP 23320)



Eparaima is a very large and handsome two-storey villa with bay windows, balconies and verandahs sitting in its own extensive grounds with associated outbuildings. The property was originally part of the 20000-acre Waikaraka block taken up by George Moore, a Wellington merchant, in 1854. By 1870 the property had been divided between two of the three sons. John and Fred sold 1000 acres to brother George, and this was the start of Eparaima which eventually grew to 9000 acres though it is currently of 1400 acres. It is presently farmed by 5th generation Moores. The earliest part of the homestead was built for George Moore around 1890 with extensive two-storey additions being made later. The earliest parts at the back were demolished in 1947.

Evaluation

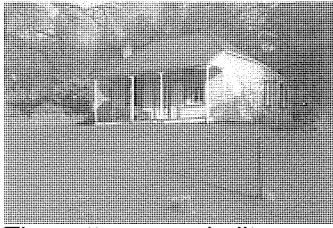
Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 097 Ica Station/India House
Ica, RD 8, Masterton (Pt Lot 1 DP 9038)

see Hm 015



Ica Station was founded by John Chapman Andrew who came to New Zealand in 1856 and was later MP and Headmaster of Nelson College and Vice Chancellor of the University of New Zealand. The name ICA came from the use of Andrew's initials on the wool bales - JCA. Andrew died in 1907. India House was built for Andrew's brother-in-law Captain Fendall a retired Indian Army Officer. It was also the home of the first Whareama magistrate.

The cottage was built around 1866 of pit-sawn timber. The rear lean-to was added in 1895 when the homestead was rebuilt following a fire. Although subject to minor alterations through its lifetime, its restoration in 1976 by Calder, Fowler and Styles returned it close to its condition of 1866. Almost a bungalow in form with a verandah along its front, it has Georgian antecedents. It remains an effective example of 1860's architecture and construction

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include Cite together with Ica Station

Hm 098 Woodroffe

6 Johnstone Street, Masterton (Lot 1 DP 87483)

This building was originally built by George Smith around 1871. It is a handsome two storey L-shaped structure. The external roof at the gable end slopes down over the first floor. The balcony has been filled in, but the verandah remains intact. It was added to significantly in the 1920s.



Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

DELETE Has not retained heritage value

Hm 099 Donald House

63 Johnstone Street, Masterton (Lot 10 DP 55553)

This Bay villa dates from 1901. The associated cottages and barn date back to 1860. The villa features two bay windows linked by a verandah which uses three posts to emphasis the corner as it turns. The villa was built for David Donald a retired farmer from Homebush. Although now missing its original cast iron lacework, it still boasts a handsome verandah and unusual window hoods on the bays. The house was built by CE Daniell.

**Evaluation**

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE** Has not retained heritage value**Hm 100 43 Jordan Terrace**

Masterton (Lot 1 DP 11508)



This house was built for a Dr Cowie around 1939. The architect was William Gray Young, and the house exhibits his predilection for neo-Georgian design. The building is a simple two-storey L-shaped home. The principal gable at the front has an almost American colonial influence with its open balcony from the first-floor bedroom sitting under the pediment of the gable. Below, access to the garden is provided by French doors. These and the accompanying windows may not be original. Otherwise, the windows of the house are authentic to the style with small panes of glass within the sash

windows and shutters that look more than purely decorative. The whole is weatherboarded with an iron roof. Chimneys feature at either end. It is approached by an avenue of trees.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

Hm 101 Dixon Farmhouse
6 Kaka Street, Masterton (Lot 4 DP 18422)

GONE

One of the first houses to be built in Masterton on Charles Dixon's Worksop farm, this single storey villa dates from the late 1850s/early60s and is of historic value. Charles Dixon, who died in 1876 was one of Masterton's first settlers. The villa has a verandah that turns round the building's two principal frontages. On one it provides shelter to the central entrance door and flanking windows. On the other, it abuts the gable window.

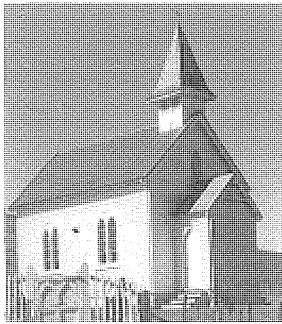
Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE**

Hm 102 Rangitumau Church
Kaka Amu Road, RD 11, Masterton (Pt Sec 76 Rangitumau District)

Erected in 1898 with financial assistance from local landowners especially the Stuckey family, this building has representative architectural value as a simple gothic country church. Basic in form, it has an entrance porch at its front and a lantern belfry as its principal features. Two double windows are situated on either side of the nave with a smaller window above the entrance porch. Land next to the church was consecrated as a cemetery but has never been used as such. The church is still in regular use.

**Evaluation**

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Hm 103 Te Rangitumau Woolshed
Kaka Amu Road, Masterton (Pt Lot 1 DP 15572)

The Te Rangitumau Woolshed built in 1882 by James Stuckey was originally a 10-stand blade shed



built entirely of heart totara felled on the station. It has a holding capacity of 500 sheep and was built to service a farm of 3500 acres. There is an interesting square frame tythe barn type internal structure with intricate joining evidenced. The internal yards and gates were made by "Danielson" a Danish ships carpenter employed by Stuckey who was skilled in wooden peg fixing. All metal hardware was made in the station blacksmiths shop.

Rabbit skin hooks on wires run the length of the shed above the sheep pens clearly showing the extent of the rabbit problem in the late 1800's early 1900. A Worsley 5 stand shearing plant powered by a Blackstone oil fueled engine was installed in 1902, and with the installation of an electric motor in 1953 continues to function to this day. An interesting feature alongside the northern wall is a circular track where once a horse-powered chaff cutter was situated

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation
Include

Hm 104 Lansdowne House
15 Keir Crescent, Masterton (Lot 1 DP 330441)



Built around 1924, this very large house is of historic and architectural value. It was originally the residence of Hugh Williams (of Brancepeth). It is arguably an interpretation of the English Cottage style. Reputedly, the plans came from England. Certainly, the Tudor-style half-timbering that is a feature of all three storeys is English in origin. The house features large gables, balconies, and verandahs. Leadlight windows, another mark of the style, are everywhere. There are 120 in the house. The grounds are also extensive with two protected trees on the property an elm and a white

chestnut. Apart from kitchen alterations, the property is almost entirely in its original state. Now used as a restaurant and for functions, the house is in excellent condition and provides good access for the public.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation
Include

Hm 105 Rotomahana

1 Kibblewhite Road, Masterton (Pt Sec 50 Masterton Small Farm Settlement)

This house is of historic and technical value. It was built in 1860 for Thomas Wilton on Small Farms Section 50, as a Store and House. The house used to be on the roadside but was moved back to its current position recently. It is a well-proportioned early two storey villa that is a development from the simpler cottage. L-shaped in plan, the principal gable is reflected by the two large dormers on the arm of the 'L'. The arm and the gable sport similar verandahs. While the more exuberant detail of later villas is absent, the building's age and simple form has technical and architectural value.

**Evaluation**

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include****Hm 106 Kopuaranga Scandinavian Camp Site plaque**

Kopuaranga Scandinavian Camp Site (Pt Lot 3 DP 284)

This plaque in Donovan's Road, Kopuaranga, marks the graveyard associated with the nearby Scandinavian Camp where settlers first lived when they came to the Mauriceville district in the early 1870s. Thirteen deaths occurred during the brief time the settlers were in camp waiting for their sections to be surveyed. The graves are unmarked. The only signs of the graves are slight mounds of earth immediately at the rear of the sign. The Scandinavian Society erected the plaque.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include****Hm 107 Scandinavian Memorial Cairn**

Scandinavian Memorial Cairn, Mauriceville West

1873-1973 "In memory of the pioneers from Denmark, Norway and Sweden who first settled the Mauriceville district. They honoured their native lands by willingly by giving their best to the country of their adoption". The rock cairn is situated at the junction of North and West Road in Mauriceville West

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

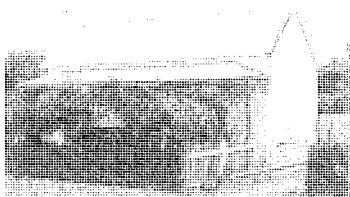
Recommendation**Include**

Hm 108 Dwelling & Premises
10 Kuripuni Street, Masterton (Lot 2 DP 327108)



This traditional cottage was built for a Mr Tinsley in 1876. It was owned by Myer Caselberg (Mayor 1884-87) between 1881-1901 and is of historic value. It sits in a pretty cottage garden with its verandah and posts decorated effusively by roses and other garden plants. It retains representative architectural value as a largely intact example of an early verandahed cottage. It also has some group value considered along with its neighbour at 12 Kuripuni Street.

Hm 109 Dwelling & Premises
12 Kuripuni Street, Masterton (Pt Lot 36 Deeds Plan 604)



A traditional cottage of the 1870s, the small garden is enclosed appropriately by a small picket fence. The cottage may have some group value when considered along with its neighbour at 10 Kuripuni Street as representative examples of such cottages.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hm 110 Dwelling
24 Kuripuni Street, Masterton (Pt Lot 34 and 35 Deeds Plan 604)



had in early Masterton.

Built in 1866, this building was the vicarage for the first Anglican Vicar of Masterton, the Reverend William Ronaldson (1823-1917) and was once used as the office of the Militia, it is of historic and architectural value. The building was originally in Church Street. The original form of the building remains intact though it is not clear if the fenestration on the upper floor is original. The detail to the upper part of the main door and bay window are quite unusual but speak of the status the building once

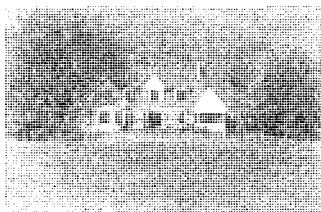
Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hm 111 Katatane Homestead

Letts Road, RD 9, Masterton (Pt Lot 1 A Plan 2007)



Katatane was originally part of Te Parae which was part of the huge Beetham/Williams estate of Brancepeth. It was broken off by Guy Williams for family members. The homestead was designed by Heathcote Helmore and built in 1938 using mostly locally milled timbers. A large homestead in the English Cottage style of the 1920s, it is of architectural value. Typical of the style, it is of one and a half storeys, its roof a dominant feature. Dormer windows and gable ends, also characteristic of the style, feature. Two prominent chimneys penetrate the roof. A cottage at the end of the drive is well over one hundred years old having been one of about a dozen used by millworkers on the Williams-Beetham estate. A ha-ha was built in 1980 in front of the homestead to prevent cattle from reaching the house.

Evaluation

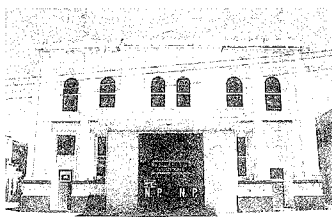
Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hm 112 Old Opera House

27 Lincoln Road, Masterton (Lot 3 DP 320841)

GONE

Built as Masterton's third Town Hall in 1897 by the Masterton Trust lands Trust. The Old Opera House (as it became known) is of historic value. The first Town Hall was erected in 1873 with the benefit of a grant of 240 pounds from the Trust lands Trust. It was burnt down in 1882. Its replacement had a similar fate. The third, the Old Opera House, served as the town's main entertainment venue until it was replaced by the Municipal Hall in 1916. Originally built for live entertainment, as a fully functional theatre, it was converted in 1911 to operate as a picture theatre. The foundation stone of 1897 was laid by AW Renall "senior member and one of the Founders of the Trust".

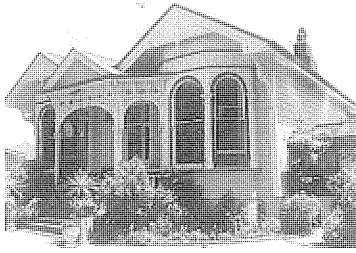
The building was severely damaged in the 1934 earthquake, ending its use as a theatre. It remained empty for a period. It was however repaired but was damaged again in the 1942 earthquake. Taken over by New Zealand Rail as a freight depot, it was burnt out and reconstructed as a shed. Since 1998, it has been used for an auction market. Only the facade of the original remains and is of architectural value. It had a handsome classical symmetry with effective use of pilasters and decoration around the arched windows giving due status to the building's once civic importance. The entry canopy may have been an addition.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	group

Recommendation**DELETE**

Hm 113 Dwelling & Premises
69 Lincoln Road, Masterton (Lot 2 DP 40101)



This handsome double bay single storeyed turn of the century villa has Italianate influenced decoration. Its principal facade is symmetrical dominated by the pedimented central entrance porch. The cornice is highly decorated. The porch essentially spans between the two bay windows encroaching on each side on one of the three windows of the bay. The rest of the building is plain, but its main face is rich and exuberant and is of architectural value.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hm 114 Mangaakuta Pa Cairn
Johnstone Street (Pt Manga-A-Kuta 2B)

Erected by the Reiri family to mark the site of the Mangaakuta Pa.

Tangata Whenua input required

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values	X	Other	

Recommendation
Include

Hm 115 Kowhainui Homestead

FN 1 Mangamahoe Central Road, RD 2, Masterton (Lot 2 DP 551972)



The Kowhainui homestead was begun around 1890. The house was enlarged significantly and altered by architect Charles Tilleard Natusch in 1892 when he was in residence in Masterton. The house has dominant gable roof forms of classical proportion. However, Natusch's characteristic board and batten form of construction is also in evidence. Good wood panelling is a feature throughout the interior of the house that is little changed from the original. The house is of architectural value of itself and as **an example of Natusch's early work.**

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hm 116 Rydal Homestead

12 Manuka Street, Masterton (Lot 12 DP 28827)



Built on land owned originally in the 1860s by Valentine Smith. Valentine Smith (1824-95) was an important founding figure in Masterton's early history. He may have been a relative of Mein Smith, surveyor for the New Zealand company. Valentine Smith arrived in New Zealand as Secretary to Governor Enderby in Auckland. He took land in the Wairarapa in the 1860s but was obliged to sell out in 1883 to an unrelated Smith family. The house is a large single storey

Victorian villa. It has two bay windows which are linked by the verandah. At the corner, an angled portico provides access to the verandah by a short flight of steps. The pediment to the portico and the verandah details themselves are elaborate though no doubt chosen from a pattern book of the time. The whole is a good example of a town villa of the period and has architectural value.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hm 117 Dwelling & Premises
5 Masonic Street, Masterton (Lot 5 DP 45)



This cottage was built in 1878 and was owned by the Sayer family for most of its 120 years. It is a simple gabled building. It does not sport the traditional verandah along the front but has instead a small pedimented porch. Two plastered brick chimneys are features of the side elevation. The cottage may have some group value when considered along with its neighbour at 6 Masonic Street as representative examples of Victorian worker's cottages. Originally the cottage had no inside running water and the toilet, bath and laundry were in separate buildings. A coal-fired water copper was heated to provide hot water for the bath.

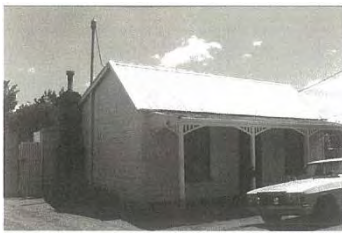
Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hm 118 Dwelling & Premises
6 Masonic Street, Masterton (Lot 11 DP 45)



This labourer's cottage of 1877 sits on Town Section 96. It is a classic cottage of its kind and retains representative value as a largely intact example of an early verandahed worker's cottage. The verandah shelters the principal frontage which has a central door and is flanked by double hung sash windows. A lean-to roof at the rear covers the service areas and an exposed brick chimney is associated with that kitchen area.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

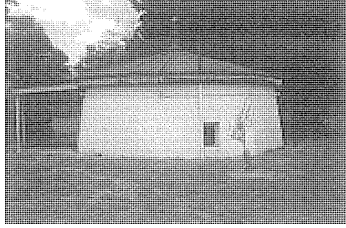
Recommendation

Include **Marginal** – Fire Damage??

Hm 119 Kahurangi Homestead, Blacksmith's Building, Barn, Racehorse Stable, Hut and Cheesery

Masterton - Castlepoint Road, RD 9, Masterton (Pt Lot 1 DP 52209)

The original homestead was built in 1856 for Frederick Brunton. The Valance family took over the homestead in 1858. It was of two storeys until 1941 when the second floor was removed, possibly due to concerns of earthquake dangers. In 1870, the Billiards Room was added. The deer trophies on the wall remain. Other buildings on the property include a Totara slab hut used originally as accommodation for farmhands then as milking shed, a Dairy Shed, two-storeyed racehorse Stables, Blacksmiths Shop (with original smithy equipment), separating room, concrete laundry, generator room and a remarkable hexagonal concrete



cheesery with sloping walls.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hm 120 Memorial Oaks

Masterton - Martinborough Road, Te Whiti (Pt Lot 4 DP 4494)



36 oak trees planted as a colonnade to commemorate those fallen in the 1939-45 war. The trees are of historic value. A stylised graphic of the trees is now used as a symbol for 'Gladstone Country' in the Carterton District.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hm 121 Deep Gorge Bridge
Masterton - Stronvar Road

This open truss timber bridge spans the Opokongaruru stream. It is of some technical and historic value. Completed in 1916 to give access to the Poroporo settlement, the bridge spans a gorge 130 feet deep. It was moved bodily 7 feet downstream in 1938 onto new foundations after the 1936 earthquake caused the southern end to slip away. A new bridge was constructed alongside in 1984.

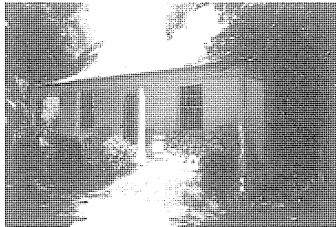
Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include Condition?

Hm 122 Matahiwi Cottage
Walterwoods, RD 8, Masterton (Lot 1 DP 68838)



Originally from Main Street, Greytown, the cottage was moved to Humphries Street in 1976 and then moved to Matahiwi in 1981. The original part of cottage, 2 rooms and upstairs were built around 1855. Windows are pre-sash (cords and pegs) and pit sawn timber has been used. The original pierced frieze features on the verandah. The upper storey and ¼ cottage had a twisted staircase.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

DELETE Heritage values much reduced

Hm 123 Whare Pouri's Mark Cairn
Mataikona

The cairn commemorates the prophecy of Paora Potangaroa in 1881 and is of historic value. Te Wharepouri was a Te Ati Awa chief who lived on the shores of Wellington harbour, and who had been involved in several battles with Wairarapa Maori. Following a peace treaty signed between the two groups, Te Wharepouri is said to have journeyed to Wairarapa, bringing a shipload of clothing and food to cement the peace with local chief Te Potangaroa. Te Potangaroa had previously spared the life of Te Wharepouri's sister, whom he had captured in a battle. Te Wharepouri landed a few miles north of Castlepoint and made peace with Te Potangaroa. A sandstone pillar was erected to mark the event. When the Whakataki-Mataikona road was built the pillar was destroyed and a new cairn erected.

Tangata Whenua input required

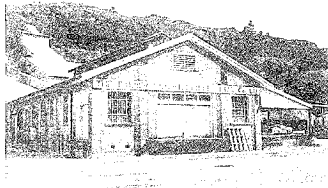
Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values	X	Other	

Recommendation

Include

Hm 124 Old Mauriceville Dairy Co
Old Mauriceville Dairy Company (Pt Lot 1 A Plan 806)



A plain concrete building with a pitched roof extended to verandahs, the basic reinforced concrete construction is evident in the way the principal columns are highlighted. A ventilator runs almost the complete length of the ridge. It is an unusually large building in its setting and may have some historic value. The building is now a lime depot.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values	X	Other	

Recommendation

DELETE - Use changed. Building beyond unkempt

Hm 125 Farmhouse and Whare Wall
12 Michael Street, Masterton (Pt Lot 15 DP 4878)



This cottage which dates from 1854 was owned by Michael Dixon, an early settler who had a small farm at Kuripuni. Michael Street was named for Michael Dixon and originally called Michael Dixon Street. The name was changed to Michael Street in 1905 to avoid confusion with the other Dixon Street. The house is in a

traditional cottage style that incorporates use of the attic space formed by the steeply sloped roof. A lean-to completes the building at the rear. A Totara slab wall to the garage is of technical and rarity value as an almost unique remnant of this type of early settler construction. The authenticity of the whole is supported by the existence of very old walnut, magnolia, matai and apple trees which may have been planted by Dixon.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation
Include

Hm 126 Dwelling and Premises
51 Michael Street, Masterton (Lot 10 DP 16253)



Built around 1890 this building is a peculiar combination of a half house joined to a possibly older traditional cottage. How the two came together in such juxtaposition, and when, is not known. The original cottage is of traditional design with a verandah across its front.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation
DELETE

Has not retained heritage value

Hm 127 Mace House
35A Miro Street, Masterton (Lot 1 DP 47751)



Designed and built by CE Daniell for WG Mace between 1914 and 1916, this was the only house on Jordan Terrace at the time of its construction. A peculiar form of single storey transitional villa it sits in its own extensive grounds and has some architectural value. Its principal facade is symmetrical with two gables either side of a third slightly larger gable. The pedimented roof of the central gable acts as a verandah and in the gaps between the gables sit entrances to the building. The fenestration is not consistent, and this may be due to alterations in the 1930s.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 128 Mt Maunsell ANZAC Cross
Tinui (Lot 2 DP 482519)

The ANZAC cross is a memorial cross to those fallen at Gallipoli and is of historic value. The original cross was erected on Anzac Day 1916, reportedly the first ANZAC memorial in the world. An aluminium replacement was erected in 1965.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

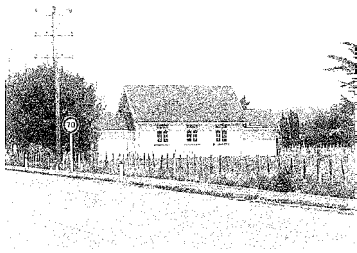
Recommendation

Include

Hm 129

Ratana Church

Ngaumutawa Road, Masterton (Pt Lot 1 DP 3011)



Built around 1912, this Sunday School Hall was originally Methodist, but now belongs to the Ratana movement. It is a simple church building of weatherboards sitting under a corrugated iron pitched roof. Three windows on each side light the interior and a porch at either end act as entry and storage areas. It holds some historic value.

Tangata Whenua input required

Evaluation

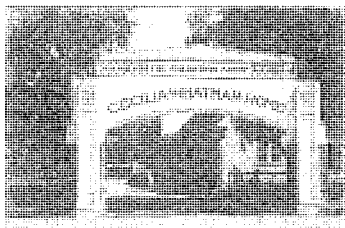
Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values	X	Other	

Recommendation

Include

Hm 130

Concrete arched gateway and brick and iron fences (entrance to Celia Whatman Home, and two houses on either side of entrance)
Ngaumutawa Road frontage (Pt Sec 32 Masterton Small Farm Settlement)



The archway and fences were constructed between 1925 and 1929, the arch reflects the later ownership of the buildings which were donated by Mr Whatman to the Salvation Army. The two Arts and Crafts cottages are built in the shape of a square U.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 131 Panama Homestead

Ngaumutawa Road, Masterton (Lot 3 DP 11565)



Panama Homestead was the residence of AP Whatman after he retired from farming at Abbotsford. The ashes of Mr Whatman rest under a plaque in the gardens of the homestead.

Evaluation

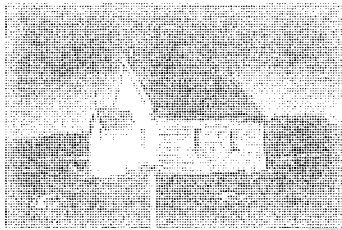
Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 132 Maunga Moria Church

Okautete Road, Uriti (Pt Ngapuketuru 6A1)



Built at the turn of century for a Maori Christian group known as Te Ture Tuawhitu O Ihowa (the Seven Rules of Jehovah) this church has historic value. The building sits simply and elegantly within its own small graveyard. The building is traditional and as such has representative architectural value as a simple rural country church serving a Maori community. It has a small entry porch with a small window on either side. The church features two rectilinear shaped windows down either side. Above the entry on the main roof, a small lantern belltower signals the building's function - the call to worship. The church building is painted in the ubiquitous red oxide colour of neighbouring farm buildings. This was probably its original colour.

Tangata Whenua input required**Evaluation**

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values	X	Other	

Recommendation

Include

Hm 133 Waipipi Homestead and Stables
Opaki Road, RD 11, Masterton (Lot 1 DP 569493)



Built in 1903 by CE Daniell for a Mr Wrightson a relative of the Beetham family, this house was bought by the Bunny family in 1909 and remains in the family. AR Bunny was borough solicitor. Some renovations were carried out in 1923 and this may have included the use of Marseille tiles on the roof. Otherwise, the building is much in its original form and is of architectural as well as some historical value. It is a large single storey Victorian villa with bay windows and a handsome, wide verandah. The whole is essentially symmetrical. It sits in spacious grounds with many of its original outbuildings intact.

There is a semi-detached dormitory at the back, built for Mr Wrightson's children and staff. 1993 saw the first plantings of grapes on the property.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 134 Kopuaranga Truss Bridge
Palmer Road, RD 2, Masterton

This 1892 bridge was designed by Joseph Dawson who invented a design for trusses that was advanced for its time. The bridge is thought to be the only one remaining. The open **truss** timber bridge spans the Opokongaruru stream.

Evaluation

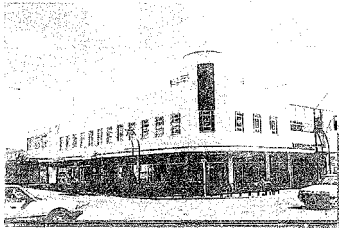
Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include Condition?

Hm 135 Building

4 Perry Street, Masterton (Lot 1 DP 18380)



Apparently identical to the CML building in Trafalgar St, Nelson, this building built about 1956 has the appearance of a 1930's Moderne or Art Deco building. The building is simply but effectively formed and had architectural value. The building is fully fenestrated at ground level for retail purposes while, above, a rhythm is set up by regularly inserted rectangular windows. At the corner, a modest drum topped by a circular element and decorative rails turns the corner in an elegant manner.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	group

Recommendation**Include**

forms part of a potential Queen Street Heritage Area??

Hm 136 Building

7 Perry Street, Masterton (Lot 3 DP 2806)



Placed close to the old Commercial Bank, the old National Bank (Masterton Trust Lands Trust) and the Westpac Bank all in Queen Street, the old Union Bank building has group value. Built around 1913, it became the ANZ Bank when it replaced the Union and since then has had several metamorphoses as a pub and restaurant. Externally, the principal facade is dominated by three full height arched windows. The entrance is contained within the central element which has full height pseudo-Ionic columns on either side. Inside, the

old banking chamber provides a pleasantly proportioned space. The original brick fireplace, strongroom and pressed steel ceilings are still evident throughout and add to its architectural value.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	group

Recommendation**Include**

forms part of a potential Queen Street Heritage Area??

Hm 137 Hardan Building
15 Perry Street, Masterton (Pt Lots 1&2 DP 2678)



This 1924 building has historic value. Built by CE Daniell for Major General Sir Herbert Hart and H Daniell, it was named for the owners - Hardan. Sir Herbert Hart was born in Carterton and was knighted for serving four years as Administrator in Western Samoa. He was a solicitor in Masterton between 1919 and 31. The building was purpose built for solicitors with large safes secreted around the building.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	group

Recommendation

Include forms part of a potential Town Hall precinct

Hm 138 Building
20 Perry Street, Masterton (Pt Sec 6 Town of Masterton)



Built around 1922, the Public Trust Office occupies a prominent site at the corner of Perry and Chapel streets. It is essentially a stripped classical office building of three storeys. A parapet detail runs on the two street fronts of the building at second floor level above the building's name, broken only by the angled face that forms the corner. There, a coat of arms provides the main visual interest. The size of the fenestration diminishes from ground to third floor level which is topped by a parapet with cross hatch pattern. The whole is a significant local landmark and has townscape and some architectural value.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	group

Recommendation

Include forms part of a potential Town Hall precinct

Hm 139 Ranfurly House
28 Perry Street, Masterton (Lot 2 DP 68732)



This single storey villa was probably built around the turn of the 19th century. It is of some architectural value with its pedimented entry and extensive verandah representative of its era. It also has social value. For many years it was occupied by the Ranfurly Club which was New Zealand's oldest women's club when established in Perry Street. The club relocated to Chapel St in the 1950s.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	group

Recommendation

Include forms part of a potential Town Hall precinct

Hm 140 Perry Street Service Centre
31 Perry Street, Masterton (Lot 2 DP 75696)



W Donald was reputedly Masterton's first white settler. This building was home of Donald Presses, manufacturers of wool presses and begun by Donald Donald. It has historic value. While the two-storey building has a simple commercial classic facade on Perry Street, its frontage facing the Town Hall is remarkable, and has, arguably, some architectural and townscape value in that it sits on a relatively prominent site in central Masterton. Sheathed wholly in horizontal sheets of corrugated iron, its flat face is penetrated by a single window and two pairs of round-headed windows. A small lean-to extends at ground floor level. Original or not, the facade is strikingly dilapidated. It is a bizarre, and perhaps somewhat appropriately surreal, building to sit alongside the Town Hall.

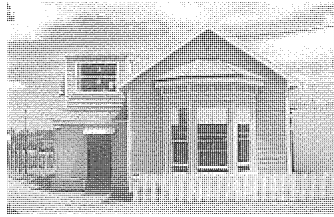
Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	group

Recommendation

Include forms part of a potential Town Hall precinct

Hm 141 Donald's Cottage
33 Perry Street, Masterton (Lot 1 DP 75696)



This small cottage/villa was built in the 1870s most probably to provide and office and design studio for Donald's Presses next door and therefore has some historic value. It is essentially a simple bay villa of the period. However, a peculiar, almost flat roofed, dormer has been added above the entry possibly in the 1960s.

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation

DELETE Is not of any required value

Hm 142 Dwelling and Premises **GONE**
46 Perry Street, Masterton (Pt Sec 114 Town of Masterton)



This remarkable brick Doctors residence with surgery attached seems more suited to the inner suburbs of London than to the more rural setting of turn of the century Masterton. Built around 1908, it has the traditional cavity brick wall familiar in Britain but rare in Masterton. Built for Dr Prior, his son and grandson are doctors. The house is little altered since it was built. Internally, the original carved ceiling panels and fireplaces are still intact. Externally, the road frontage and side wall is well modulated with the windows articulated by plaster surrounds. On the corner, at first floor level, a

bay window is cantilevered out on concrete cross beams. While the building speaks of London's greyness, the red brick has an enlivening effect beside its weatherboard neighbours.

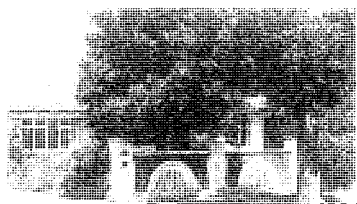
Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

DELETE

Hm 143 Dwelling and Premises
55 Perry Street, Masterton (Pt Lot 3 DP 8040)



era.

This bungalow, despite some references to the Californian Bungalow style particularly at the entrance portico, displays some fine Art Deco features and is of some architectural and technical value. Built around 1935, the interior holds original art deco plaster ceilings, architraves, leadlight windows, and a fireplace. An Art Deco brick fence is notable and features two arched brick and tile shapes that are reminiscent in the form and wave detail of the sound shells of that

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation
Include

Hm 144 Dwelling and Premises
89 Perry Street, Masterton (Lot 139 DP 1019)



1998, the house was occupied by Miss Dorset who had been its resident since 1925. She is related to Dr Dorset, the first medical practitioner brought out by the NZ Company in 1839.

This is a compact example of a bay villa and has representative architectural value and historic interest. Built around the turn of the 20th century it has several interesting features. These include a sunburst feature to the eaves of the gable and nicely turned details to the tops of the verandah columns. Internally, the house is in its original state throughout apart from a toilet addition. The original outbuildings are also intact complete with the original copper.

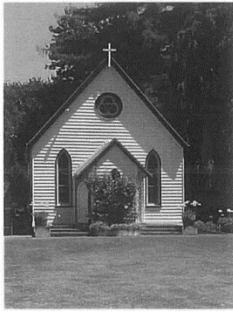
Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hm 145 St Matthews Collegiate School Chapel

33 Pownall Street, Masterton (Lot DP 420114)



The school Chapel served as St Joseph's Church in Turakina from 1868. Built in heart Totara, it is a classically simple form of gothic country church. It was one of the first Roman Catholic churches erected in the Wanganui district. In 1947, a severe gale carried the building five metres from its original site. It was placed on new foundations where it came to rest. In 1979, it was moved to St Matthews for the school chapel. Each pew carries the name of a donor towards the move and refurbishment. Other donations include the lectern, chapel chairs, prayer desk and a font. New coloured glass windows are part of a series. Modern in style they are nevertheless entirely appropriate to the building's new situation.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 146 St Matthews Collegiate School Main Boarding House

33 Pownall Street, Masterton (Lot DP 420114)



St Matthews Collegiate School was founded in 1914. Of its older buildings, the main boarding house building is a fine two storey structure and has architectural value.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 147 Dwelling & Premises

109 Perry Street, Masterton (Lot 60&61 DP 202)



This is a well-preserved example of a traditional turn of the century Bay villa with some fine cast iron verandah lace details and as such has representative architectural value.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 148 Wairarapa College Main Building (Building Exterior)

83 Pownall Street, Masterton (Lot 1 DP 4572)



Wairarapa College came into being in 1938 as the result of an amalgamation of the High School opened in 1923 and the Technical College established as the Technical School in 1896. The main College building was built in 1923 and is a handsome structure most noted for its octagonal tower flanked by an arch entrance to one side and a strong two storied gable on the other. The building has considerable townscape and architectural value as a local landmark. The street frontage features original buildings, the administration offices and four classrooms. There

has been some strengthening work, but few changes. Some old blackboards are still in place and original walls feature vertical tongue and grooved boarding. New additions have been carried out sympathetically.

The school grounds are extensive, and the school has a current population of over 1200 pupils. College House, the boarding house, was established in 1925 and built in 1928. It now houses up to 150 boarders and is a substantial building in many ways kindred to the main College building with its prominent and effective use of exposed red brick. It is of group and architectural value. Arguably the whole complex has social value as an important manifestation of the community's commitment to quality education.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 149 Trout Hatchery Ponds
Pownall Street, Masterton (Lot 1 DP512979)

GONE

Originally on Chapel St, the hatcheries were transferred to Pownall Street in 1928. They have historic value. They are fed from a series of springs seeping out of the terraces to the west. At one time they were very active but are now unnecessary as trout breed well enough in the rivers.

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical - values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE** – No longer in use/existence

Hm 150 Post Office Mural
136 Queen Street, Masterton (Subdn 1 Sec 2 Town of Masterton)



This mural by E Mervyn Taylor was designed in the early 1960s. It depicts life in early colonial Wairarapa. Unfortunately, the mural was hidden from view because of development work activity late in 1999 but common sense prevailed, and it was returned to public view a few years later.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

Hm 151 Verandah Posts

Queen Street Verandah Posts



These cast iron posts date back to the 1890s and are possibly the only ones of their type in central Masterton. They have rarity value.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 152 Garden Wall

340 Queen Street, Masterton (Sec 126Town of Masterton)

The first Roman Catholic school in Masterton opened in a room behind St Patrick's Church in 1883. St Brides Convent of the Brigidine Nuns opened in 1898. St. Patrick's school was moved next door the nuns overseeing both institutions. This wall is a remnant of the old St. Brides Convent and has the wording - "St Pats School" on it.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

Hm 153 St Brides

304 Queen Street, Masterton (Sec 126 Town of Masterton)

GONE

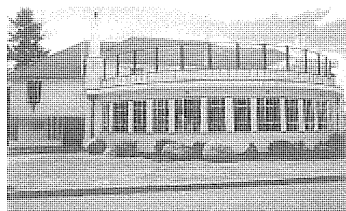
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Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE****Hm 154 Downstairs Bar & Burridges Restaurant**

Burridges Restaurant, 4 Queen Street, Masterton (Lot 2 DP 313776)



Built in 1951 on a prominent site at the northern end of Queen Street the appropriately designed and named Horseshoe Tavern is a local landmark. The circular downstairs bar is quite unique and has architectural and townscape value.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

**Hm 155 Building Façade only
No address supplied**

Hm 156 Building

95 Queen Street, Masterton (Lot 1 DP 51558 & Lot 1 DP 65420)

This building has rarity value as possibly the last remaining example of this type of facade in Masterton. The building also has architectural value as a representative commercial classic shop building. It was built probably around 1888, though it may be older. The building is essentially simple and typical of many such buildings built in towns throughout New Zealand around the turn of the 19th century. The ground floor has retail premises with living quarters above, a classic arrangement for the small shop owner. Traditionally, the facade pretended to some grandeur to suggest style and status. In this case the facade is simple but there is some fine carving to its window details.



Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	group

Recommendation

Include Part of Queen Street Heritage Area?

Hm 157 Farmers Building

184 Queen Street, Masterton (Lot 1 DP 6104)

This building has remarkable similarities with the Farmers building in Wellington built in 1914. It is of both architectural and technical interest. Both were built originally for Christopher Smith as family-owned drapery stores. The original store was a building built on this site in 1871. It may be that Joshua Charlesworth, responsible for the Wellington Farmers building, also designed this building after the formation of the Wairarapa Farmers' Co-operative Association in 1892. Like its Wellington counterpart it is of steel and brick. Custom designed as a retail store; it has a relatively large unobstructed floor area. Externally, the four-storey street frontage is plain but with notably large window areas. A dominant cornice set on decorated pilasters contain the principal fenestration.



Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	group

Recommendation

Include Part of Queen Street Heritage Area?

Hm 158 Bank of New South Wales Building
185 Queen Street, Masterton (Pt Sec 9 Town of Masterton)



This neo-classical bank building was built in 1922 for the Bank of New South Wales (now Westpac). Constructed in reinforced concrete, it is one of a group of Banks in this part of Queen Street. Its principal façade features full height Corinthian pilasters that divide the window bays with decorative plaster elements placed between the ground floor and upper floor windows

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	group

Recommendation

Include forms part of a potential Queen Street heritage Area

Hm 159 Building
192 Queen Street, Masterton (Pt Sec 12 Town of Masterton)



This building has a 1924 classical brick façade. It is a strange composition. Symmetrical, its stepped parapet and arched windows speak of an earlier era yet the central rectangular window with simple plaster circular motif either side seems more contemporaneous with its date of construction. Its whole is a not unpleasant commercial building suited to its place in the business heart

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	group

Recommendation

Include forms part of a potential Queen Street heritage Area

Hm 160 Regent Theatre

226-230 Queen Street, Masterton (Lot 1 DP 16752)



Built in 1930, the Regent Theatre was the most popular picture palace in Masterton in its heyday. It was a venue for both cinema and live performances seating almost 1,200 people in its stalls and balcony levels. Reputedly, it had the widest proscenium arch of the time in New Zealand. True to its period, it had ornate wall and ceiling decoration and painting in an Arabesque, Spanish-style. Built for JC Williamson who owned a chain of theatres and then bought by Kerridge, the building is a reinforced concrete frame with brick infill.

Now converted to a three-cinema complex, its main auditorium is gone, two cinemas occupying the stalls space. Nevertheless, the upper cinema (the balcony) retains some of the features of the original, spatially and in terms of decoration, and the foyer and main staircase are essentially intact. Externally, the facade is plain in a stripped classical style. The verandah with curved entry appears original. The whole retains architectural and historic value.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values		Other	group

Recommendation**Include**

forms part of a potential Queen Street Heritage Area

Hm 161 Building Façade

209 Queen Street, Masterton (Lot 1 DP 10018 & Pt Secs 14 &16 Town of Masterton)



Built around 1930, this small addition to the cluster of Queen Street banks has group value. It is a stripped classical building with a horizontal banding that may be some reference to the fashionable Moderne or Art Deco which was about to burst on the New Zealand scene. The old banking chamber is now used for retail purposes. The whole fits appropriately in terms of form and scale with its neighbours designed for that purpose.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	group

Recommendation**Include**

forms part of a potential Queen Street Heritage Area

Hm 162

Dwelling & Premises**GONE**

227 Queen Street, Masterton (Pt Sec 13 Town of Masterton)



This building was originally a stables and wheelwright building in the 1870s. It then became home to the Dixon and Wagg Garage and coachbuilders until the late 1920s. It would appear that that time it received its current parapet which is in a simple 1930's Art Deco style with its waves motif. The verandah may be original and the whole may have some historic value.

Evaluation

Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE**

Hm 163

Dwelling & Premises

7 Rahiwi Street, Masterton (Lot 1 DP 60297)



This very large two-storey gabled house was built in 1929 and is a good example of the English Cottage style. True to the style, the cottage sits under a deep tiled roof. The upper storey, built of heart matai, has a stucco finish while the lower floor is double lined with exposed brick. Its principal frontage features a large bay window at the upper level supported below by brick columns. The entrance is curved, and side windows refer to the Arts and Crafts movement. The grounds are extensive, in the English style including a tennis

court.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

Hm 164 Bunny House

Rangitumau, Kaka Amu Road, Masterton (Lot 1 DP 83649)



The Bunny House was moved from Hogg Crescent in central Masterton to its new rural location at Rangitumau, north of Masterton, in 1997. The house is a two storey turn of the century villa. A handsome structure, its principal feature is the upper-level balcony that runs round the building. This has a decorative frieze matched by the balcony rail running between the asymmetrically paired post spacings.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

DELETE moved from original site and altered

Hm 165 Carrick (formerly Linden Downs and Lake Mallard)

Rangitumau Road, Originally Te Rangitumau (Lot 1 DP 75964)



Built in 1878 for James Stuckey, originally on the 3600-acre farm, this homestead is a large rambling building of architectural value. The house probably began as a single storey farmhouse though it may have been built fully as is. The upper floor and porticoed entrance appear as later additions. The lower floor on its own would have had the feel of an extended cottage especially where the chimney stands exposed at one gable end. The upper level appears as an attempt to

give the building some neo-Georgian style. Stuckey was a well-known pastoralist of the time whose Hereford herd was recognised nationally. There have been few alterations to the building and many notable trees remain on the property.

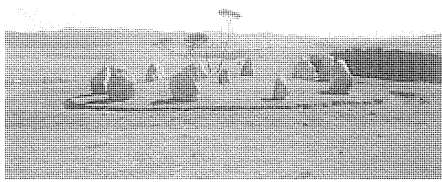
Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 166 McLachlan Stone Circle
 Rangitumau Road, Masterton (Pt Sec 20 Opaki District)



Constructed in February 1999 by Gavin McLachlan it is made up of 13 marbleised limestone rocks weighing up to 5 tons. The stones are all set in high grade concrete and form a circle with an inside diameter of 42 feet. There is one central marker stone. This is a design based on similar circles that are found across Britain and Western Europe that were built as long ago as 5000 BC.

The alignments of the stones are such that the midwinter and midsummer solstices are clearly marked as are the compass points. The whole is surrounded by a ditch and embankment (henge) with the entrance being to the northeast (midsummer). This is the only stone circle in New Zealand and one of only 2 in the Southern Hemisphere, the other being the Australian standing stones at Glen Innes, NSW.

The site is spiritually significant to the McLachlan Family who regard it as both a refuge and a sanctuary. It was built to mark four noteworthy points: -

1. The midsummer solstice of the year 1999.
2. The McLachlan families 150th anniversary of the arrival of Donald and Catherine McLachlan on the ship "Mooltan" in Dunedin on 26th December 1849 (major function on site on 23rd December 1999).
3. To celebrate and clearly mark the year 2000.
4. To establish a Celtic, Scots and European icon here in New Zealand.

Early circles were first made by megalithic man for use as places of workship, astrological observatories and solar calendars for plotting the seasons. They are spiritual places of power where the arrangement of the stones acts as a focus for the earth's energy

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

DELETE

Is this a heritage item?

Hm 167 Dwelling Exterior only

23 Renall Street, Masterton (Pt Sec 23 Masterton Small Farm Settlement)



This large villa dates from around World War I and has some architectural and historic value. Apparently, it has been used as a Boarding House for much of its existence. To begin, it was a Boarding house run by the Misses Sims. In 1921, it became the Brooklyn Methodist Preparatory School for Boys and during World War II it became a convalescent home for US servicemen. After the war, it was divided into 4 flats and the interior was altered. About thirty years ago it was reverted to a boarding house. The building retains much of its

original form and external detail. It is well proportioned with an elegant balcony and verandah and a hooded bay window at ground floor level.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include****Hm 168 Hugo Homestead (Dwelling & Premises)**

28 Renall Street, Masterton (Lots 64 & 65 DP 1878)



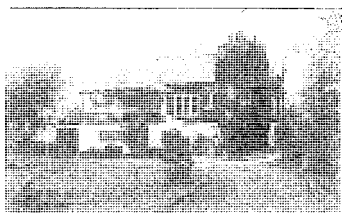
This large 1916 Residence was built for HP Hugo, a local merchant. Of two storeys, it sits in a large and well-developed suburban garden. The building form follows the shape of the internal arrangement. There are hints of the Arts and Crafts Movement and the English Cottage style in the simple and functional organisation of the building. It has a large conservatory on the ground floor, with five bedrooms on the upper level. The roof is Marseille tile.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

Hm 169 Dwelling & Premises
40 Renall Street, Masterton (Lots 4 & 5 DP 3824)



This 1926 house sits elegantly in its large garden and is of some architectural value. The single storey dark-stained weatherboard house sits atop a large basement of fair-faced brick or concrete. Built for George Summerell, a company manager, it has been extensively altered internally by subsequent owners. Nevertheless, it remains a simple and generally well-proportioned example of a polite family residence of the inter-war period.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation
Include

Hm 170 Dwelling & Premises
115 Renall Street, Masterton (Pt Lots 2 & 3 DP 3354)



This large house was built in 1929. It has a peculiar treatment of its principal windows. Almost identical roofs cover the dormer window in the roof and the bay window at ground floor level. However, the windows themselves are quite different. The dormer window is smaller with a hood over while similar to one of the ground floor bays, the other of the bay window has a large area of glass extending almost the full width. It may be that only one of them is original.

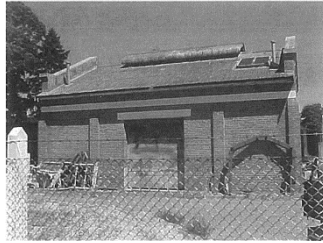
Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation
Include

Hm 171 Building
151 Renall Street, Masterton (Pt Lot 2 DP 406636)

This 1929 brick structure is very pleasing formally for what was essentially a very functional building.



Used as a safe store, the building is well proportioned. It features a plastered cornice at the raised parapets at each end. The roof ventilator sits elegantly and unassumingly within the line formed by the parapets. The projecting brick buttresses and simple expression in white plaster of the doorway lintel and

tie band round the perimeter just below roof level, add further articulation to this modest building. The Gatehouse alongside is also elegant for all its corrugated iron construction. It was built, presumably, about the same time as the store.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation
Include

Hm 172 Saint Joseph's Church **HNZ Category 2 No 9736**
8 Pinedale Crescent Riversdale Beach (Pt Lot 1 DP 19803)



This Roman Catholic church was designed by architect Thomas Turnbull in 1882. It is constructed of pit sawn timber and was located originally at Woodhurst, Tinui. It was moved in 1983 to Riversdale Beach. The building is of some architectural and historic value.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

Hm 173 Orui Homestead
Riversdale (Lot 1 DP 548766)



Built around 1916, this English Cottage style homestead has been moved twice from originally being part of the Ngaiana properties. It features several gables all with applied half timbering. Dormers also feature as do bay windows. The original 17000-acre Orui-Riversdale block was awarded to Edwin Meredith in 1852. His father was a well to do Naval Officer with land in Tasmania. An 1879 division saw sons, Edwin and Richard take over the property. By 1893 the Orui station was of 8780- acres and went through the hands of Cunningham and

Midgeley, REW Riddiford, and in 1946 to Clarence Meredith and the PJ Borthwick Trust. It was brought back into Meredith hands in 1954.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation
Include

Hm 174 Dwelling
7 Roberts Road, Masterton (Lot 1 DP 7804)



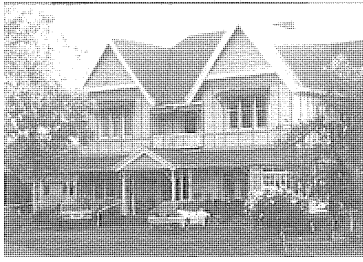
This two-storey Moderne style house dates from the 1940s. It is of some rarity value as one of the few examples of this style in Masterton. The house is fair-faced in stucco. The building's form is plain though the rounding of the gable and the appearance of 'streamlining' motifs at the corners is appropriately if minimally referential to the style. The windows are of timber where one might have expected steel

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation
Include condition?

Hm 175 Kandahar Rest Home
8 Roberts Road, Masterton (Lot 3 DP 2902)



Built in 1909 as a residence for WM Cruickshank, a local real estate agent, it was sold to the Burling family in 1916. Sarah Burling bequeathed the house and its 14-acres to Presbyterian Support Services in 1952. It is used currently as a rest home. It is a large two-storey villa of some architectural value. It appears top heavy with its two principal gables dominating the main facade. A small balcony runs between at first floor level. Half timbering at the upper level refers to the English Cottage or neo-Tudor styles. A verandah runs round the lower floor and is interrupted by a modest portico

placed centrally which signals the entry. The interior features a fine staircase and stained glass/leadlight windows.

Evaluation

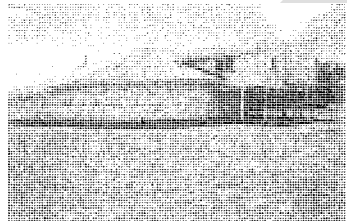
Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 176 Masterton Racing Club (Totalisator, Stables & Courtyard)
SH 2, Opaki (Lot 2 DP 306894)

GONE



Formerly the Wairarapa Racing Club, the Masterton Racing club claims to be one of the oldest in the country perhaps dating back to the mid-1840s. However, race meetings are no longer held at Opaki and the course is used for training purposes only. As a result, the buildings of the complex are falling into disrepair. The Totalisator building dated from the mid-1880s has been demolished.

Evaluation

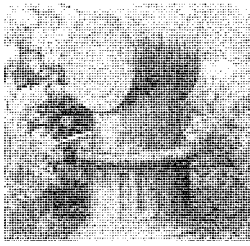
Value	Assessment	Value	Assessment
Historic values		Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation

DELETE Principal building gone

Hm 177 Memorial Boundary Markers

SH 2, Masterton (Lot 4 DP 987)



These truncated columns were put in place at the north and south State Highway 2 entry points to Masterton to commemorate the centennial of New Zealand in 1940. The north one is located outside Hansells on the Opaki Rd. Originally it stood on the corner of Opaki and Fifth Streets. The south one is located at the south edge of Solway Park in a garden. Originally, it stood opposite the High Street and South belt junction.

Evaluation

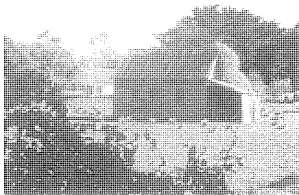
Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 178 Old Settler's Cottage

SH 2, Mount Bruce (Pt Lot 1 DP 62779)



This old cottage is in a dilapidated condition. Traditional in its basic form with two windows either side of its central door it does not have a verandah. The lean-to the side of the building rather than, as is normal, to the rear. The cottage is clearly very old.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

DELETE

Not suitable for remediation

Hm 179 Tyneside

17 Sussex Street, Masterton (Lots 15&16 DP 378)



Built in 1903, 17 Sussex Street, 'Tyneside', is of considerable architectural interest. It is almost like a Federation (Australian) style of building with its symmetrical Georgian appearance and 'wrap round' verandah. The hipped roof has a centre gutter. Handsomely detailed around the roof cornice and on the verandah, it may be unique of its kind in Masterton and of some rarity value. The verandah is supported by pairs of posts with detailed brackets. Home of John Caselberg, it was named after his wife's home area

in England. John Caselberg was son of Masterton Mayor Myer Caselberg who was President of the Chamber of Commerce, the Horticultural Society and was a Justice of the Peace.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include****Hm 180 Dwelling**

30 Sussex Street, Masterton (Lot 19 DP 378)



Built in 1888 for John Barron, overseer, this cottage was built on Charles Dixon's Worksop Farm, abutting Garland's Bush. The property is a good example of a workman's cottage and is of both architectural and historic significance especially the unaltered principal facade with its bullnose verandah. The rear of the house is, however, significantly altered.

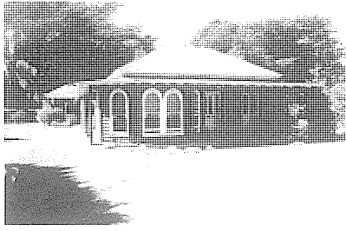
Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

Hm 181 Abbotsford Homestead

Tauweru, RD 9, Masterton (Pt Lot 1 B Plan 312)



Built in 1865, this house was used as an accommodation point for horse traffic between Masterton and Castlepoint. The original homestead built in 1860 was a typical double gabled cottage with French doors both sides of a front door all opening onto a verandah. The present homestead although changed retains the shingle roof of the original under the current iron. Locally milled timber remains part of the current structure. The house is a simple square single storey villa with a ridged roof. Its principal features are its verandah which wraps round the building, and its pronounced arched windows at what appears to be a later addition of a bay window. Certainly, the building has been added onto. Nevertheless, it retains both historic and architectural value. It also has historic value due to its age and its association with AP Whatman who lived at Abbotsford and was a benefactor to Masterton.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 182 Wairarapa District Health Board Building (formerly Nurses Home)

Te Ore Ore Road, Masterton (Lot 1 DP 387661)



This building was completed in 1937, a modern building for its time with clear references to the Art Deco style. It is of some architectural value.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

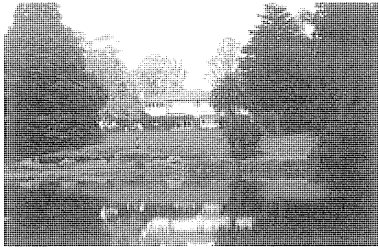
Recommendation

Include

condition/status?

Hm 183 Homestead, Woolshed, Stables & Horse Plaques

Te Parae, RD 10, Masterton (Pt Sec 590 Whareama District)



Archdeacon Henry Williams's son, Thomas Coldham Williams, married Annie Beetham in 1858. His funds provided the capital for the Williams/Beetham partnership at Brancepeth.

Brancepeth's 70000-acres was divided between the families in 1905. The William's share took in Te Parae, Annedale, Kumu Kumu, Mamaku, Rawhiti, Poroporo, Patukawa and Longridge. This was eventually divided among his thirteen children.

Te Parae was built for Guy Williams in 1905 complete with horse stables, woolshed, and library. He created the huge lake with horse scoops and planted a collection of deciduous and evergreen trees that have now reached maturity. The homestead is of two storeys, typical of Edwardian grandeur in a rambling sort of way and has architectural value. Its most striking feature is its location and surrounding grounds. The lake sits below the house lawn. Other features include a curving pergola, tennis pavilion, double box hedging, towering Phoenix Palms and a weeping elm supported by ornate iron columns.

The Williams's land that has been used traditionally to farm sheep and cattle has been further subdivided. The Te Parae stud was set up in 1938. Horses from the stud have performed well both in New Zealand and overseas. Some are buried on the property and memorial horse plaques mark their last resting place. A more recent diversification has been the establishment of one of the earliest commercial deer herds in the country.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include****Hm 184 Dwelling**

9 Terrace End, Masterton (Lot 8 DP 8638)



This house is a pleasant example of a 1930's bungalow in an Arts and Crafts style. L-shaped inplan the principal gable features half timbering in mock-Tudor style which may also have been a reference to the English Cottage revival. It has some architectural value.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

Hm 185**Llandaff**

Upper Plain Road, Masterton (Lot 2 DP 26309)



Llandaff was built around 1880 for the Meredith Family who were large coastal landowners of the 17000-acre Orui/Riversdale station. Mount Meredith is named after them. Llandaff was built on a 90-acre block. The house was named for Meredith's mother's hometown near Cardiff. The house remains in close to original condition. The main house is of 600 sq m. The Merediths had 13 children. Made of totara, matai and kauri, the house has 6 bedrooms plus accommodation for household staff. Two gable ends surmounted by pitched roofs are separated by a three-bay balcony and verandah between. An unusual, hooded bay window is a feature of each gable. On the west end, a conservatory extends from the gable.

The house was owned for a time by the Nathan family who carried out several renovations including lattice work around the windows and an Indonesian hardwood floor for dancing. Associated buildings also in near original condition include the tennis court pavilion, an aviary, hayloft, stable and a barn with the original timber shingles beneath the iron. The pavilion is a handsome little building. Of simple lean-to construction, it, nevertheless, sports a three-bay verandah with a pedimented detail above the central bay. The property is now of 18 acres and retains trees and bushes from its earliest days.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 186**Tapia**

Upper Plain Road, Masterton (Lot 2 DP 74603)



This handsome Italianate property is of considerable architectural value. It was begun about 1870 and was much added to in 1913. Originally owned by WH Perry, seed merchant, the building's principal feature is a three-storey tower. The building steps from single storey to two and then three in a balanced asymmetrical manner. The composition makes skillful use of pitched roofs of different sizes to subtly reinforce the stepping effect. The tower has an interesting, angled window on the second floor.

Evaluation

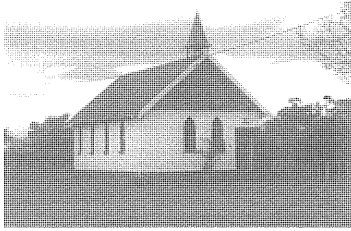
Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 187 Fernridge Church

Upper Plain Road, Masterton (Pt Sec 53 Masterton Small Farm Settlement)



This well-maintained church building was erected in 1922 on land donated by a Mr Andrews. It is a simple, pleasant traditional country church building with a modest belfry and an unusually positioned entry.

Evaluation

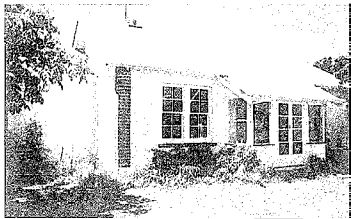
Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 188-198 Whatman Cottages Nos 2;4;6;8;10;12;14;16;18;20;22

Upper Plain Road, Masterton (Lot 11 DP 5504)



These cottages, built for Returned Servicemen are typically 1920s Arts and Crafts style of stucco on brick. Designed in 1922 by Watson and Gooder, architects of the Soldiers Club. The eleven cottages were all built together and are similar but with peculiar variations. They feature brick quoins, porthole windows, some hooded windows, and some shuttered windows. They have architectural value and considerable group, historical, and social interest.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	group

Recommendation

Include

Hm 199**Waiawa Homestead**

Waiawa Road, RD 12, Masterton (Sec 7 Blk III Rewa SD)



Originally part of the 25000-acre Langdale Station, the original homestead burnt down in 1891 and was rebuilt in 1893 and lived in by the Austins who managed Langdale for the Elder family. The present homestead built in 1893 was designed by architect Charles T Natusch and is of architectural value. It is one of only about six of his buildings left in the Wairarapa. It is a handsome single storey building surrounded with a verandah that features double posts and sunburst motifs. The house sits in extensive gardens on the 780-

acre property.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 200**Patuwai (Paku House)**

Whakataki/Mataikona (Lot 1 DP 32547)



This property belonged to Paku, the old Maori princess who lived there alone until her death in 1951. She was thought to have then been the oldest woman in New Zealand, aged 116. The house is situated on a Maori reserve, next to a marae site. It has historic value.

Tangata Whenua input required

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values	X	Other	

Recommendation

Include

Is it still there?

Hm 201 Rathkeale College (Main House)
Willow Park Drive, Masterton (Lot 1 DP 89188)

The house was the centre of a 470-acre farm purchased by Beresford Maunsell when he sold the



Tinui holdings taken up by his family in 1859. The name comes from the Maunsell family's original home at Rathkeale, a village in Southern Ireland. Designed by architects Helmore and Cotterill, the house is approached by a winding drive now Willow Park Drive that opens into a wide lawned area and the school grounds. The gardens were designed by Alfred Buxton. The Lutyens-inspired building still possesses its high and ornate chimneys. Along with the

dormer windows, these relieve the steeply pitched gable roof of Welsh slate that dominates the house. The mullioned windows, the beamed ceilings and the spacious rooms are all consistent with the English Cottage style. In the 1960s, Mrs Maunsell sold the property to the Church of England for a boys' secondary school. The main house is centre of a growing complex of classrooms and boarding houses.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 202 St Lukes Union Church
Worksop Road, Masterton (Pt Sec 21 Town of Masterton)



There had been a wooden church on the site since 1867. It was destroyed by fire in 1938. This building, originally called Knox Presbyterian Church was erected in 1905. Built of brick in simple gothic style, the building makes an interesting use of buttresses at its corners and either side of the principal-stained glass window on the gable. The architects were possibly Varnham and Rose of Greytown.

Damaged in the 1942 earthquake repairs were carried out by architect, Neil Inkster.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 203 Hessey House

21 Worksop Road, Masterton (Pt Lot 8 DP 255)



This angled bay villa was built in 1901. It features High Victorian decoration with original verandah lace and brackets. It has two bays and an angled corner where the verandah turns along two sides of the house. The house was built for John Hessey (1849-1933), after whom Hessey St was named. He was a Masterton Borough Councillor for approximately 20 years, involved in gold mining, land development, a member of the Masterton Trust Lands Trust and a founder member of

the A&P Association. Hessey lived in the house from 1902 to 1918. The house has been refurbished and restored in many parts to its original state.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

Hm 204 Rosetta House

86 Worksop Road, Masterton (Lot 26 DP 6517)



Rosetta House was the home of Myer Caselberg, Mayor of Masterton from 1884 to 1887. It was named after Caselberg's second wife Rosetta who lived in the house until she died in 1922. It is a form of villa that might best be described as a large, decorated cottage. The porte cochere style porch at the entrance does not look original. In addition, the rear wing of the house was moved to 114 Colombo Rd in the early 1920s.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

condition?

Hm 205 Dwelling & Premises
21 Wrigley Street, Masterton (Lot 24 DP 86)



This T-shaped villa was built around 1880. It is of group value along with its neighbours at 30 and 32 Wrigley Street. Of traditional design only the pediment detail of the gable is out of the usual being open in style. The house is in good condition and a sound example of its type.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	group

Recommendation
Include

Hm 206 Dwelling and Premises
30 Wrigley Street, Masterton (Pt Lot 10 DP 58)



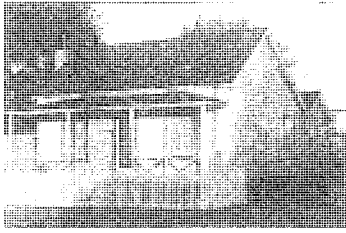
This cottage of 1875 was built for James Wrigley. It is of group value along with its neighbours at 21 and 32 Wrigley Street. It is somewhat unusual in design supporting a major and a minor gable. A verandah covers not only the entry but also the facade of the larger of the gables.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	group

Recommendation
Include

Hm 207 Dwelling and Premises
32 Wrigley Street, Masterton (Lot 1 DP 19328)



This 1880 cottage was also built for James Wrigley. It is of group value along with its neighbours at 21 and 30 Wrigley Street. It is of more traditional cottage design with two windows either side of the entrance door, all protected by the verandah along the length of the main facade. A second gable encloses space to the rear normally treated as a lean-to. This may be original or a later addition

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation
Include

Hm 208 Moata Homestead (Dwelling & Premises)
372 Upper Plains Rd (Lot 3 DP 48887)



A two-story transitional villa, the Farmstead is approximately 100 years old. It is set in 2 acres of landscaped gardens set within the 13-acre property. The gardens include 150 rose bushes of numerous varieties.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation
Include

Hm 209**Hartlands**

15 Sussex Street, Masterton (Lot 13 & 14 DP 414154)



This cottage of 1875 was built for James Wrigley. It is of group value along with its neighbours at 21 and 32 Wrigley Street. It is somewhat unusual in design supporting a major and a minor gable. A verandah covers not only the entry but also the facade of the larger of the gables. Internally, it has a grand vestibule leading to the central hallway, 14 foot stud, elaborate detailing and the original Rimu woodwork, Matai flooring, sash windows and cornices.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include****Hm210****Dwelling and Premises**

34 Solway Street, Masterton (Lot 1 DP 31934)

Built in 1910

**Evaluation**

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**DELETE****No recorded heritage values**

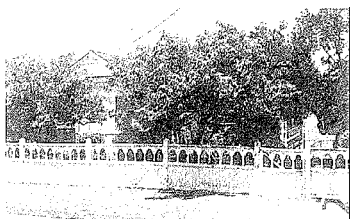
Hm 211 Shalimar (Dwelling & Premises)

Shalimah (Lot 1 DP 310436)

Charles Natusch 1906 Farmstead

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include****34 Worksop Road**

This Bay villa is of representative architectural value. Built around 1905, the house is a fine example of a suburban villa of that era. It has decorative elements around the verandah to be expected of that 'pattern book' period. The ornate Totara fence on Worksop Road is original. Internally, the house retains its original 1/2" thick rimu panelled ceilings, built-in carved joinery and fireplaces. All these are of some technical value.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

Appendix 3: Review of Heritage Nominations

Wairarapa Combined District Plan – Draft Heritage Items

Response to Proposed Additions

List as per spreadsheet of nominated items for assessment

02 Glenburn Station Homestead

Glenburn has been farmed since 1873 and was owned from 1900 by Edward Joshua (“King”)



Riddiford. Riddiford was appointed manager of Te Awaiti in 1862. Out of admiration for his leadership and friendship local Maori called him 'King'. Because of this influence, Riddiford was able to acquire Maori land for leasehold or freehold on favourable terms. At Glenburn, the Cook House, old shepherds' whare, stables and 8 stand closed-board woolshed are still an integral part of the farming operation. Glenburn was sold in 1998 to an American company. A further purchase in 2007 placed the property back in New Zealand ownership.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values	X	Other	

Recommendation

Include

03 Featherston Military Training Camp

HNZ Category 1 No 9661

“A total of just over 100,000 New Zealanders served overseas during the First World War. The



Featherston Military Training Camp opened in January 1916. The Featherston Camp was home to 8000 soldiers and ‘included 252 buildings – 16 dining halls, 6 cookhouses, 17 shops, a canteen, a picture theatre, three billiard rooms, hospital rotunda, post office, Anglican, Catholic and Salvation Army institutes; the whole linked by paved streets with electric light and better drainage than some local authorities had managed”. There was also a railway siding and horse stables for the Mounted Rifles.

In 1918, the Military Camp was used during the influenza epidemic. A total of 3220 cases were treated in 43 huts with 177 dying at the camp... Many of their graves are in the Featherston cemetery. The sculpture - *Featherston Stand* – He Tino Mamao, on State Highway 1, in Featherston complements Sculptor Paul Dibble’s ‘Southern Stand’ sculpture, the New Zealand War Memorial in Hyde Park, London and commemorates the soldiers who went from the Featherston Camp to World War I

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	X
Social values	X	Representativeness	X
Tangata whenua values	X	Other	

Recommendation

Include Should sculpture in Featherston be listed too?

04

Carkeek Observatory

HNZ Category 1 No 9808



The Carkeek Observatory is the earliest surviving astronomical observatory in New Zealand. It was built around 1867 by retired customs officer and amateur astronomer Stephen Carkeek on his farm south of Featherston in the Wairarapa. The timber building was in two parts: an octagonal room with a rotating canvas dome, and a rectangular annex. Carkeek died in 1878 and the disused observatory became a farm equipment shed. As late as the 1980s it was still largely intact, but is now a partial ruin, although the annex and parts of the rotation mechanism can still be seen in place.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

05

Kourarau Power Station

HNZ Category 2 No 7814

Te Wharau Road



The Kourarau Hydroelectric Power Scheme was the first publicly owned hydroelectric power scheme in the Wairarapa. It is located high above Gladstone in a valley of the Maungaraki Range through which the Kourarau Stream flows. Its structures, buildings and reservoirs have punctuated the hilly rural landscape for almost 100 years. Former occupation sites and wahi tapu sites are in the vicinity and attest to the importance of the place to tangata whenua.

Work on the scheme began in 1920, when the Wairarapa Electricity Power Board was constituted to build the infrastructure needed to bring electricity to the homes and businesses of the people of the Wairarapa. The first stage of the scheme was completed in 1924 and the second in 1925. Together the Power Stations generated 1 megawatt of electrical power and supplied 235 customers.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	X
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

06 **Joinery Factory (Hs071)** **HNZ Category 2 No 2867**
26 Revans Street, Featherston (Lot 5 DP 17737)
Lot 2 DP 32562 (RT WN8D/977), Wellington Land District

This building appears in DK List at Hs071 and was recommended for **DELETION**. Consequentially, it does not appear in Draft Schedule 1

Do not Include - DELETED

07 **Waihenga (dwelling)** **HNZ Category 2 No 1314??**
154A Jellicoe Street, Martinborough (Lot 1 DP 53675) Pt Lot 2 DP 8176 (RT 189937),
Wellington Land District?????

This building appears in DK List at Hs041 and was recommended for **DELETION**. Consequentially, it does not appear in Draft Schedule 1

Check with Dean Raymond at NZHPT why it is on NZHPT List

Do not Include - DELETED

08 **Pas X 4**

Not sure which four Pa sites are being referred to. There are two Pa sites recorded in Draft Schedule 1: Hm 032 Pa Site Section 9, Block XV, Otahoua Survey District and Hm 033 Pa Site Sections 590 & 593, Whareama Block, Blocks II & 12, Otahoua Survey District

Tangata Whenua input is required.

09 **Finom Site**
High Street Carterton

This building is in Draft Schedule 1 at Hc043 Cartercade, 66-80 High Street North, Carterton and/or Hc044 Mansfield's building (formerly Watson's) 5 High Street North, Carterton.

10 **Cottage**
Masonic Street Masterton

This building is in Draft Schedule 1 at Hm 117 Dwelling & Premises, 5 Masonic Street, Masterton and /or Hm 118 Dwelling & Premises, 6 Masonic Street, Masterton.

11 **Albert Street**
Albert Street Masterton

This building is in Draft Schedule 1 at Hm 043 Savage Club, 10 Albert Street, Masterton.

12 Pikes Cottage
11 Cricket Street, Masterton (Pt Lot 23 Deeds Plan 42)

This building is in Draft Schedule 1 at Hm078 Pikes Cottage, 11 Cricket Street, Masterton.

13 Swing Bridge Waipoua
Queen Elizabeth Park, Masterton



The Waipoua River regularly flooded the northern end of Masterton until a major re-alignment and straightening, along with increased stop banking was undertaken in the 1930s. The river used to flow hard against the Wairarapa Hospital bank and was crossed by a swing bridge near the hospital. When the river was shifted to its new course a replacement swing bridge was constructed, opening for use in 1939. It is currently being repaired and re-surfaced. Although known as the 'swing bridge' it is technically a suspension bridge.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation
Include

14 Carkeek Observatory

See 04 Above

15 Moroa Racecourse and Grandstand

16 Moroa Racecourse and Grandstand

This site is in Draft Schedule 1 at Hs158 Tauherenikau Racecourse, 1498 State Highway 2, Tauherenikau, Featherston.

17

Plunket Building

Cnr East and (12) McMaster Streets Greytown



This possibly late Edwardian or 1920s building is popularly known as the Plunket building. The Plunket Society has not operated from here for some time. It is used once a week by a pre-school group. The land/building is the property of the Greytown Trust Lands Trust. It is an original building with stained wood panelling inside and pleasing windows.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values		Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Do not Include

Lacks significant overall heritage values

18

Greytown Hospital

193 East Street, Greytown



Greytown Hospital was Wairarapa's first hospital. The original cottage hospital building, opened in 1875, is now resident at Cobblestones Museum. The replacement brick buildings that remain today were built around the turn of the century. In 1911, Walter Buchanan donated a ward for 20 incurable patients. The Buchanan Home was added to substantially in 1938. After the 1942 earthquake a new men's ward and operating theatre were built to replace those damaged. The hospital survived, serving men and women alike until 1997 when it was closed. The buildings are now in private hands.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

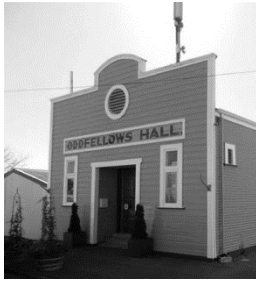
Recommendation

Include

19

Oddfellows Hall

11 Hastwell Street, Greytown



The Loyal Greytown Lodge of Oddfellows No 6341 was established in 1879. Meetings were held on alternate Wednesdays in their Hall in Hastwell Street. The hall was also used for public meetings, social gatherings, by sports groups and by a Sunday School. There was an advertisement in the Wairarapa Daily Times on 23 September 1895 for the “Annual meeting of the Greytown Cricket Club held Saturday evening in the Oddfellows Hall.” The 1896 Officers of the Loyal Greytown lodge of Oddfellows No 6341 were: J.Fuller, J.Dockery, G Humphries (trustees) W.A. Tate (treasurer) D.P. Loasby (secretary), Dr Bey (surgeon) with a membership roll of 40 and funds of 1181 pounds.

The present building was probably built in 1925, replacing an earlier Hall erected around 1886. The Beard Building is next door

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

20

Colonial cottage

5 Horton Street, Greytown



This early double cottage sports a fine verandah with patterned fretwork post details. It is in close to original condition with lean-to at the back and brick chimney on the rear gable. It was built to be the home of James Maguire and his family. He was a bricklayer and plasterer. 5 Horton Street remained in the Maguire family ownership for many decades. James' daughter Mary married William Nix in 1908. The Nix family later owned the cottage.

The cottage had a long association with the Farmer family in the 20th century, having been purchased from the Nix family by Reginald Farmer. He in turn sold the cottage to his mother in 1948 for one hundred and fifty pounds. Olive Farmer lived there till her death in 1973. Horton Street, originally called Horton Avenue, was named after A.W. Horton JP ('Mick') who was Greytown's Mayor from 1935 – 1959. He and his wife came to Greytown in 1921. They had a butcher's shop for many years. Mick was first elected to the Greytown Borough Council in 1927. He died in 1985.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

21

Cottage

32 Humphries Street, Greytown



The section of three acres on which this cottage was built was sold to Patrick Trotter by John and Pearse Cotter in 1875 for 150 pounds. This cottage probably dates to around 1883. Patrick Trotter died in 1889 and the ownership of the land and cottage passed first to his wife Elizabeth and then to his daughter Ellen and her husband William Humphries. Tom and Ivy Lyford rented the cottage from William Humphries for some years before purchasing it in 1938. They lived here for over 40 years. The cottage was rebuilt in the early 1900s using old timbers. Initially it had a veranda running across the front, but this was removed, and a sunroom added in the 1940s by the Lyford's. The rest of the cottage retains its original layout of four rooms leading off each other and it has a small scullery. In the 1930s a lean-to was added to provide a

bathroom. The original coal range remains. The cottage was lit by two gas lights in the front rooms. The Lyfords installed electricity. The original three acres was subdivided off in 1960.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

22

Remnant (?) Cottage

23 Humphries Street, Greytown



A simple timber framed cottage probably built in the 1880s. GHT reports "As of 23/11/22 there has been a dramatic development on site and most of the building has now been demolished/removed. We understand a new building is to go up added to the remnant/original cottage now moved sideways temporarily. The GHT will try and do further research into the origins of the

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation**Do not Include**

Lacks significant overall heritage values

23 Pine Grove
121 Humphries Street, Greytown

This building is in Draft Schedule 1 at Hs164 Pine Grove, 121 Humphries Street, Greytown

24 Bunny Mansion
39 Jellicoe Street, Greytown

This building is in Draft Schedule 1 at Hs029P House, Former Bunny Homestead, 19/18 Jellicoe Street, Greytown

25 Cottage
26 Kempton Street, Greytown



This house was built around 1885, on one of the original 40-acre blocks. This block went from West Street in the east to Wood Street in the north and Humphries Street in the south and was purchased by W Humphries. It was forested in the more fertile northern area. Until the 1930s Kempton Street ended at this house. There were only two other houses in the street, numbers 15 and 24. All the remaining have been constructed since World War 2. Although a good number are older dwellings moved onto the street from Wanganui, Wellington, Featherston, Pahiatua, Masterton and Greytown itself.

In 1940, Mrs Molly Balfour purchased the property which then had only two acres of farmland around it. She lived there until the 1990's with the house largely untouched. The shingles were still under the iron roof and the water pipes outside were iron. A small extension had been added to the south-west corner in 1949. During her ownership, she subdivided the surrounding farmland. In 1995, the Whitney family purchased the property and have upgraded the interior while retaining the colonial appearance of the exterior.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Do not Include Lacks significant overall heritage values

26

Cottage

86 Kuratawhiti Street, Greytown



Original old cottage much added to. No further information obtained.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation**Do not Include**

Lacks significant overall heritage values.

27

Totaranui

209 Kuratawhiti Street, Greytown

This building is in Draft Schedule 1 at Hs166 Judd House, 209 Kuratawhiti Street, Greytown.

28

Greytown First World War Memorial Gates

Greytown Soldiers' Memorial Park, Kuratawhiti Street, Greytown

29

Greytown First World War Memorial Gates

Greytown Soldiers' Memorial Park, Kuratawhiti Street, Greytown

Better recorded as **Greytown Soldiers' Memorial Park** Kuratawhiti Street, Greytown



The 8 hectares of O'Connor's Bush is one of the last remnants of lowland forest in the Wairarapa. The trees are totara, matai, titoki and kanuka. The land was bought by the former Greytown Borough Council in 1920 with money raised by the community. It was landscaped to a plan commissioned from Alfred Buxton and contains memorial gates, sports fields, a cricket pavilion, tennis courts, children's playground, and camping ground. The Avenue of Remembrance and the Memorial Swimming Baths were built to commemorate soldiers from the community who died in the First World War. 117 lime trees were planted. The swimming baths were built as a memorial to the 20 servicemen who died in the Second World War. They replaced baths in East Street damaged in the 1942 earthquake and are of a simple, elegant design.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values	X	Other	

Recommendation**Include**

30

Tate House

5 Kuratawhiti Street, Greytown



This house was built for Colonel Robert Ward Tate, partner from 1888 of the legal firm that still serves Greytown. It was built on an acre of O'Connor's Bush, an original 40-acre block of early Greytown. There are very few houses of this era in the village. In the 1950's, the Colonel gifted an eighth acre to add to Greytown's Soldiers' Memorial Park and Tate's Reserve off Papawai Road. From 1943 to 1967, his son John and his wife Mary lived there. In the 1960's they added a granny flat for her parents, Mr and Mrs Evans.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation**Do not Include**

Lacks significant overall heritage values

31

Cottage/House

Gardeners Cottage, 34 Kuratawhiti Street, Greytown



As self-described, this cottage of the 1880s was once the gardener's cottage at 34 Kuratawhiti Street. It was renovated recently by Max Edridge and serves now as an AirB&B. It is a traditional cottage of the period with an interesting roofscape now modernised.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation**Do not Include**

Lacks significant overall heritage values

PA032**Gas Flue/Chimney**

139 Kuratawhiti Street, Greytown

Unsure of what is being proposed here. Does it warrant protection?

Do not Include.

33

Cottage

30 Main Street, Greytown



The cottage is now home to the Wairarapa practice of Accent Architects. The building is an elegant representative of a 1910 three-bedroom villa and has been re-furbished recently

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values		Representativeness	X
Tangata whenua values		Other	

Recommendation

Do not Include

Lacks significant overall heritage values

34

Shy Cottage

39 Main Street, Greytown



39 Main Street originally purchased by Doctor R.P. Welsh in the nineteenth century. Apparently, he was a silent business partner of Mr S. Moles who opened the first bakery and store in Greytown. Doctor Welsh planned to build in the full town acre. The first dwelling was built around 1865. Old photographs show the first cottage was closer to the street. It seems it was later moved further back to accommodate a similar size cottage from the opposite side of Main Street. Both were then joined under a double pitched roof. In 2002,

Shy Cottage was relocated from Hastwell Street and moved to the rear of the property to become a homestay.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values		Rarity	
Social values		Representativeness	X
Tangata whenua values		Other	

Recommendation

Do not Include

Lacks significant overall heritage values

35

Forrester's Arms

53 Main Street, Greytown



The British Volunteer Hotel became the Greytown Arms Hotel before being renamed the Forrester's Arms Hotel. Established in the 1870s, it advertised First Class accommodation and the comforts of home... there are conveniences for every class of visitor... the favourite resort of travellers being immediately opposite the Post Office and an easy distance from the Railway Station... a splendid billiard table is on the premises under the charge of a popular experienced marker... a conveyance meets every train." Rebuilt in 1899, much of the fabric from that time remains though the original parapet and balcony and verandah details have been removed – all to the building's detriment. The building is being refurbished.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

36

First School Teacher's House

59 Main Street, Greytown



59 Main Street, Greytown's first schoolteacher's house is on Section 29 one of Greytown's original public reserve town acres. It was selected as the site for its first school which was built in 1857 at the cost of £60. Money was raised from public donations. It was also the first school in Wairarapa. The first school committee was elected in 1858. There were about 24 pupils on the role in 1859, but there was no permanent teacher until 1861 because the community could not find the required salary. Over the following years the building was not only a classroom but also used for meetings and sometimes for court sittings. This house, originally of four rooms, was built in 1875 by the contractors Bishop and Hawkins as the residence of the school master Thomas Wakelin Junior. It cost £70. At the same time a new school was built on the site at the cost of £325. 59 Main Street remained the head teacher's residence until 1953.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values		Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

37

Former St Andrew's Church

75 Main Street, Greytown



This neo-classical style building is of native timber construction. It was built in 1886 in Fordell near Whanganui and re-located to Greytown in 2009. The building was cut into two pieces for transportation through the Manawatu gorge. The former church has been restored and upgraded for commercial use with minimal alteration to the original fabric.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

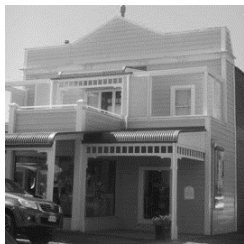
Recommendation**Include**

Marginal – not on original site but contributes to heritage presence on Main Street

38

Former Forrester's Hall

79 Main Street, Greytown



Built in 1917-18, this building served as a public hall and picture theatre for many years on its site at the corner of West and Kuratawhiti Streets. It was moved to its present site in Main Street in 1998 and converted to commercial use with some adjustments to the frontage and the addition of a verandah. Above is a single apartment. The whole was designed by architect Max Edridge. Formerly, the building had a relatively plain front with the gable end featuring a pedimented entrance porch flanked by two tall windows with rounded arches.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation**Include**

Marginal – significantly changed from original but contributes to heritage presence on Main Street

39 Lemon Tree Cottage
83 Main Street, Greytown



This building apparently started as a cottage possibly in the early 1870s, the land having been in the possession of first C R Carter and then Thomas Kempton. It then came into the possession of Dr Henry Spratt in 1877 and it is likely he added the two storey addition, its gable end to the street. An old photograph shows someone, possibly Henry Spratt, standing in front of the building. A sign above the door refers to H Spratt and Son. It shows an interesting use of the verandah as a covered in conservatory, a shingled roof, and a brick

chimney. The whole remains a substantial main street residence. The large lemon tree in the garden, to the side of the house, is ascribed with saving many affected by the influenza epidemic of 1918. The tree was planted by George Bouzaid (1856-1933) who had possession of the property after Dr Spratt

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

40 House Cottage
107 Main Street, Greytown

This building is in Draft Schedule 1 at Hs142 Settler's Cottage and at Hs162 Udy/Harrison House, 107 Main Street, Greytown.

41 St Luke's Church stone fencing and gate
Main Street and Church Street

42 St Luke's Church 'Campus'
Main Street and Church Street



The original church was built in 1869, additions were made in 1876 and it was destroyed by fire in 1965. The present church was built in 1970. The principal feature of the site is the Samuel Oates gum tree reputedly planted in 1856. The giant gum was famously planted as a sapling after being stolen from the wheelbarrow of Samuel Oates in the 1850s and has grown to almost 40m high.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values		Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Do not Include

Lacks significant overall heritage values. The tree is listed in the combined District Plan. The site is historic, Special campus??

43 Cobblestones 'Campus'
Main Street and East Street

This 'campus' is in Draft Schedule 1 at Hs044 to Hs050 plus Hs099 Cobblestones

44 Small shop/villa
Boot Makers Shop, 5 McMasters Street, Greytown



Imperial Productions was founded by David Cowe in 1982. Born in Lower Hutt, Cowe was the youngest of three boys, and received their hand-me-down pre-WWII lead toy soldiers to play with which sparked an interest in model making and military history. While living in Greytown with his family of three daughters, he noticed toy soldiers advertised in a UK magazine and decided to try making his own.

Cowe began casting soldiers commercially in 1982. In 1987 he opened a shop and showroom in a tiny building on McMaster Street, just off Greytown's main street, which was originally the Greytown bootmaker's shop. Sales were initially by telephone and mail but are now largely online and international. (Wikipedia) . The associated villa should be included in the Listing.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation
Include

45 'Piwakawaka Gardens' formerly 'Rosewood'
18 Mole Street, Greytown

This building is in Draft Schedule 1 as Hs103 House.

46

Redwood Country House

53 Udy Street, Greytown



Home to Blackwell and Sons 'Bicycle and Accessory' retailers. this 19th century villa has been restored and upgraded to modern standards recently.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

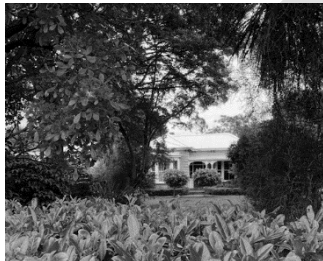
Recommendation**Do not Include**

Lacks significant overall heritage values

47

Bay Villa

15 Udy Street, Greytown



The house was constructed around 1895 for John Jack Henry Beard (1865-1909). It is a Victorian single bay villa of timber framed construction typical of the period. The house has split totara piles, weatherboard cladding, machine moulded timber decorations and timber sash windows. The house was substantially enlarged, probably in the early 1900's. The additions included a single bay window on the south side, a formal dining room, an indoor bathroom, and a kitchen at the back. It still has its coal range and tile fire registers (?). The land is part of a 40-acre allotment acquired by Isaac Fisher in 1954 which ran from Kuratawhiti street to the Waiohine River along Udy Street.

The house was acquired by May Maguire in 1906, who lived here with her husband, Matthew Robert Maguire a brick layer until 1971. Matthew was also a piano tuner and a very fine soft top piano player. He accompanied the silent movies in the old Forester's Lodge, which was renamed the Crown Picture Theatre. He worked for the 'Wairarapa Electric Power Board. And this was one of the first houses in Greytown to have electricity.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation**Include**

48 Former Police House and Lockup

30 West Street, Greytown



After a fire in 1920 destroyed the Police Station and Police Constable's residence on Main Street, an office at the courthouse became the Police Station. The Public Works Department then bought 30 West Street for the police residence. The lock up cells from the Main Street Station were also transferred there. As the constable would be away all day, it would be his wife's responsibility to keep an eye on the few detainees. Andrew Gregor, Greytown's longest serving constable was appointed in 1921. He and his family lived in the residence until 1948, his entire term. Constable Gregor was so tall a special bicycle with two bars was made for him. A Police Station, lock up and residence, was built on the corner of West and Kuratawhiti Streets in about 1956. Then 30 West Street was sold.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

49 Barrett's Cottage

210 West Street, Greytown



Barrett's Cottage was built around 1874 by Pierce Cotter and his business partners in the 19th century. In 1926 Sam Edgar Barrett and his family bought the cottage. Sam lived in the cottage till his death in 1980. He was a colourful character, pound keeper, bicycle repairer, gasworks employee and an unrestrained collector of junk. He was a keen musician, playing on a homemade gut-box.

By 1980 the cottage was largely derelict and buried in junk. The cottage had an outside toilet and electrical lighting as its only "mod cons". Desmond and Barbara Lovatt bought Barrett Cottage in 1981. They moved it back on the section and added a new back structure and garage. They surrounded the cottage with a Victorian cottage garden.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values		Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation

Do not Include

Lacks significant overall heritage values

50 Railway Branch Line Goods Shed

215 West Street, Greytown



This railway shed is unremarkable other than its dating back to the earliest days of the railway in the Wairarapa and the branch line to Greytown. Of simple construction, the weatherboard structure nevertheless features an interesting semi-circular arched roof. Similar sheds, but larger, were in use at both Masterton and Carterton railyards. The Masterton one is still in situ but the Carterton one is gone. It is possible that this railway shed will be moved to Carterton to be part of the railway museum there

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

51 Drummond Surveyor's Office

246 Main Street, Greytown



This was the office of long serving Greytown based surveyor Thomas McKay Drummond who was born in Wellington in 1850. He built his office at 246 around 1887-1888. He lived and kept up his private practice in Greytown until his death in 1934. He produced a well-known plan of Greytown and the surrounding districts with street names and property owners displayed

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values		Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation

Include

52 Historic Fencing/railing

35 Wood Street, Greytown

Dilapidated. No further information.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation

Do not include

53 Gas Flue Chimney

50 Wood Street, Greytown

Former Gas works chimney. No further information.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values	X	Rarity	
Social values		Representativeness	
Tangata whenua values		Other	

Recommendation

Do not include

54

Railway Station

Woodside Railway Station, Woodside Road, Greytown

55

Former Branch Line Railway Station

Woodside Railway Station, Woodside Road, Greytown



Woodside Station originally served from 1893 as both a main line station and head of the branch line into Greytown. It was decided to close the Greytown branch in the mid-1950s. The Greytown station was moved to Woodside and re-designed to become the goods shed there. It was located on the eastern side to be convenient for servicing Greytown. The original Woodside station was refurbished and moved to its present location. Work was completed by May 1958.

The Branch Line Railway Station and the strip of private land its sited on (which runs parallel to the railway lines at Woodside), is now owned by a Masterton bee-keeping company. It is currently used as a bee keeping storage facility. It has been modestly restored/maintained to keep it fit for that purpose. It has been repainted. The Greytown Railway branch line closed in 1953 and its station was jacked up and taken to its current site at Woodside.

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	X
Physical values	X	Rarity	
Social values	X	Representativeness	X
Tangata whenua values		Other	

Recommendation

Include

56 **Former Lansdowne Nursery**
65 Te Ore Ore Road, Masterton

Established in 1895, the Lansdowne Nursery has been a staple in the Wairarapa region for over 100 years. No further information

Evaluation

Value	Assessment	Value	Assessment
Historic values	X	Surroundings	
Physical values		Rarity	
Social values	X	Representativeness	
Tangata whenua values		Other	

Recommendation
Do not include

DRAFT



WAIRARAPA
COMBINED
DISTRICT PLAN
REVIEW

*Te Mahere
Rautaki
a-rohe o
Wairarapa*

Proposed Wairarapa Combined District Plan

Section 32 Evaluation Topic Report Light

OCTOBER 2023

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Appendices

Appendix 1: Feedback on Draft District Plan

Executive summary

This Section 32 Evaluation Topic Report is focused on light. Excessive light spill or glare resulting from artificial lighting can detract from the character and amenity values associated with the local environment. Artificial lighting, particularly in residential areas, can adversely affect people's ability to sleep and ability to view the night sky, which affects the cultural values associated with the night sky.

The Operative Wairarapa Combined District Plan (Operative District Plan) contains objectives, policies and rules relating to light. These are managed under three chapters in the Operative District Plan (Chapter 19: General Amenity Values, Chapter 21: District Wide Land Use Rules and Chapter 22: Assessment Criteria). The light provisions were recently changed through the Dark Sky Plan Change that seeks to control artificial outdoor lighting and manage light pollution in the districts so the Wairarapa can gain certification as an International Dark Sky Reserve. South Wairarapa and Carterton District Councils have adopted these provisions. Given the recent Dark Sky Plan Change, the review of the light provisions was focused on consideration of the light provisions for the Masterton District and implementing the National Planning Standards.

The key resource management issues for light are:

- Poorly designed artificial lighting can result in adverse effects on amenity values and health and safety.
- Excessive or poorly directed lighting can also adversely affect traffic safety, and views of the night sky and its associated cultural values.

The Proposed Wairarapa Combined District Plan (Proposed District Plan) contains a new light chapter in line with the National Planning Standards. There are three objectives, four policies and a rule framework that manage outdoor artificial light and glare. These provisions are based on the recent Dark Sky Plan Change. These provisions are proposed to apply to the Masterton District in the Proposed District Plan.

The Proposed District Plan will provide for artificial lighting which allows activities to occur outside of daylight hours and increases safety and security, while minimising potential adverse effects beyond the site boundary.

1.0 Introduction

This Section 32 Evaluation Topic Report contains a section 32 evaluation of the objectives, policies, and methods relating to light in the Proposed District Plan.

Artificial light is necessary for a range of safety purposes, such as road lighting, navigation aids, and personal safety. However, excessive or poorly controlled artificial light can adversely affect amenity values in the districts.

Light is currently managed under three chapters in the Operative District Plan (Chapter 19: General Amenity Values, Chapter 21: District Wide Land Use Rules and Chapter 22: Assessment Criteria). The light provisions have been subject to a partial review as part of the Dark Sky Plan Change that seeks to control artificial outdoor lighting and manage light pollution in the districts so the Wairarapa can gain certification as an International Dark Sky Reserve. South Wairarapa and Carterton District Councils have adopted these provisions.

The Light chapter has been created so that lighting provisions sit within their own chapter of the District Plan in a manner consistent with the National Planning Standards (2019).

This report sets out the statutory and policy context for light, key resource management issues, consultation, and the evaluation of this topic to decide on the proposed provisions.

This report should be read in conjunction with the Section 32 Evaluation Overview and Strategic Directions Report.

2.0 Statutory and policy context

2.1 Resource Management Act

As set out in the Section 32 Evaluation Overview and Strategic Directions Report, an evaluation is required of how the proposal achieves the purpose and principles in Part 2 of the RMA. This requires consideration of sections 5 to 8 of the RMA.

Section 5 sets out the purpose of the RMA which is to promote sustainable management of natural and physical resources. This section is set out in more detail in the Section 32 Evaluation Overview and Strategic Directions Report.

Section 6 requires all persons exercising functions and powers under the RMA to recognise and provide for specified matters of national importance. There are no section 6 matters relevant to this topic.

Section 7 requires all persons exercising functions and powers under the RMA, in relation to managing the use, development, and protection of natural and physical resources, to have particular regard to a range of matters. The section 7 matters relevant to light are:

Section	Relevant matter
Section 7(c)	<i>the maintenance and enhancement of amenity values</i> Light can adversely impact on amenity values by disturbing sleep patterns, affecting the ability to use and enjoy outdoor living spaces as well as causing health and wellbeing issues.
Section 7(f)	<i>maintenance and enhancement of the quality of the environment</i> The quality of the environment can be adversely affected, especially in the residential environments where excessive light is not anticipated to be a dominant feature.

Section 8 requires local authorities to take into account the principles of the Treaty of Waitangi. Tangata whenua, through iwi authorities have been consulted as part of the review process. This feedback has informed the section 32 evaluation, and the obligation to make informed decisions based on that consultation is noted.

2.2 National direction

2.2.1 National Policy Statements

The National Policy Statements relevant to this topic are:

NPS	Relevant Objectives / Policies
New Zealand Coastal Policy Statement (NZCPS 2010)	Objective 2 of the New Zealand Coastal Policy Statement (2010) (NZCPS) seeks to preserve the natural character of the coastal environment through recognising the characteristics and qualities that contribute to natural character. Policy 13: Preservation of Natural Character seeks to preserve the natural character of the coastal environment and to protect it from inappropriate use and development. Notably, Policy 13(2)(e) recognises that natural character is not the same as natural features and landscape or amenity values; and may include matters such as the natural darkness of the night sky

2.2.2 National Environmental Standards

There are no National Environmental Standards of direct relevance to this topic.

2.2.3 National Planning Standards

The National Planning Standards require that where the following matters are addressed, they must be included in the Light Chapter in Part 2 – District-Wide Matters of the District Plan.

2.2.4 National guidance documents

The following national guidance documents are relevant to this topic:

Document	Summary
Australian/New Zealand Standard 4282:2019 Control of the obtrusive effects of outdoor lighting	Provides a common basis for assessment of effects of developments involving outdoor lighting. The standard includes effects of lighting of vertical planes including internally and externally illuminated signs, façades or objects.
National Guidelines for Crime Prevention Through Environmental Design (CPTED) in New Zealand Parts 1 and 2	The guidelines outline how urban planning, design, and place management strategies can reduce the likelihood of crime, and deliver numerous social and economic benefits. The guidelines address good lighting as a component of 'surveillance and sightlines', a quality of CPTED

2.3 Regional direction

2.3.1 Regional Policy Statement for the Wellington Region

None of the provisions and resource management topics contained in the RPS are relevant to light.

2.3.2 Natural Resources Plan

None of the Natural Resources Plan provisions are relevant to the Light Chapter.

2.3.3 Any other relevant regional plans or strategies

There are no other relevant regional plans or strategies relevant to the Light Chapter.

2.4 Wairarapa policies, plans and strategies

2.4.1 Iwi Management Plans

There are currently no iwi management plans relevant to the Wairarapa.

2.4.2 Statutory Acknowledgements

As outlined in the Section 32 Evaluation Overview and Strategic Directions Report and identified in Appendices APP1 and APP2 to the Proposed District Plan, there are several statutory acknowledgement areas within the districts. Any application for a resource consent for an activity within, adjacent to, or directly affecting a statutory area the consent authority must have regard to the statutory acknowledgement and provide notice to the relevant trustees.

2.4.3 Any other relevant local plans or strategies

The following local plans or strategies are relevant to the Light Chapter.

Plan / Strategy	Organisation	Relevant Provisions
Wairarapa Economic Development Strategy	Wairarapa District Council	Identifies the 'Martinborough Dark Sky experience' as one of the four best 'multi-season, multi-day regular returns' tourism opportunities in the district. The report identifies the opportunity for the dark sky astronomy experience as an extension to Wellington's tourism offer.
South Wairarapa Spatial Plan	South Wairarapa District Council	Recognises that Wairarapa's dark sky is internationally recognised and has the potential to become a large dark sky reserve.

2.5 Other legislation or regulations

There is no other legislation or regulations directly relevant to this topic.

3.0 Issues analysis

3.1 Background

Light is current managed under three chapters in the Operative District Plan. The light provisions have been subject to a partial review as part of the Dark Sky Plan Change that seeks to control artificial outdoor lighting and manage light pollution in the districts so the Wairarapa can gain certification as an International Dark Sky Reserve. South Wairarapa and Carterton District Councils have adopted these provisions. The Dark Sky Reserve provisions do not currently apply to the Masterton District.

3.2 Evidence base

The Councils have reviewed the Operative District Plan, commissioned technical advice and assistance from various internal and external experts and utilised this, along with internal workshops and community feedback to assist with setting the plan framework. This work has been used to inform the identification and assessment of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions. The following sections outline this evidence.

3.2.1 Analysis of Operative District Plan provisions

3.2.1.1 Overview of Operative District Plan provisions

The Operative District Plan includes the following significant resource management issues in relation to light:

- Glare from, for example, outdoor lighting and reflective surfaces, can annoy people and distract motorists.
- Light emitted from outdoor lighting can cause adverse effects on the brightness and clarity of the night sky.

Objectives and policies relating to light are contained in Chapter 19: General Amenity Values of the District Plan. There is one overall objective covering all amenity values in the Operative District Plan.

Objective GAV1 – General Amenity Values – To maintain and enhance those amenity values which make the Wairarapa a pleasant place in which to live and work, or visit.

Chapter 19 also contains one specific policy on light:

GAV1 Policies (e) Manage the intensity, location, and direction of artificial lighting to avoid light spill and glare onto adjoining sites and roads, and to protect the clarity and brightness of the night sky.

The Dark Sky Plan Change was notified on 30 September 2020 and was made operative on 8 June 2022 and included the following changes:

- Add definitions for “lamp lumens”, “outdoor sports lighting”, and “skyglow”
- Add new issue to 19.2 Significant Resource Management Issues:
 - Light emitted from outdoor lighting within the identified Dark Sky Management Area can cause adverse effects on the brightness and clarity of the night sky.
- Add a new policy under 19.3.2 GAV1 Policies:
 - (f) Within the Dark Sky Lighting Management Area, manage the light colour temperature, shielding and hours of operation of outdoor artificial

lighting to mitigate skyglow, to protect the clarity and brightness of the night sky.

- Amend 19.3.4 Methods to Implement General Amenity Values to manage streetlighting colour temperatures to align with International Dark Sky Reserve requirements.
- Amend Rule 21.1.1: Glare and Artificial Light to add two new performance standards to control and manage outdoor artificial lighting and outdoor sports lighting.
- Amend assessment criteria in 22.1.17: Artificial Light and 22.2.10: Signs to control and manage skyglow effects, light colour temperature, and reference requirements of the Australian Standard AS 2560 Guide to Sports Lighting to align with Dark Sky Reserve requirements.
- Amend planning maps to show that the above changes only apply to South Wairarapa and Carterton districts, shown as a “Dark Sky Management Area”.

The Dark Sky Plan Change did not apply Masterton District Council as it is much more populated and work is needed to work out how best to address light pollution.

3.2.1.2 State of the environment monitoring

Reviewing the National Monitoring Data from 2014/15 – 2018/19 from the Ministry for the Environment, there are no specific applications for breaching light standards across the three Wairarapa districts.

This finding does not indicate that there have been no resource consents sought for breaches of light rules but rather suggests that breaches of light standards may be co-occurring with activities that require resource consent for other rule breaches, such as signage or concerts and festivals.

There have been very few lighting complaints lodged with the Wairarapa District Councils. Most complaints are conflicts between residential neighbours. Informal comments (not formal complaints) have been received regarding lighting of houses on hillsides and sky glow from concerts.

3.2.1.3 Effectiveness of the Operative District Plan approach

The light chapter has been subject to a recent review (Dark Sky Plan Change) and accordingly, there are no known issues with the light objectives, policies, rules, or assessment criteria as they are currently drafted. The provisions relating to light are therefore considered to be working effectively and efficiently overall.

3.2.2 Analysis of other District Plan provisions relevant to this topic

Current practice has been considered in respect of this topic, with a review undertaken of the following District Plan:

Plan	Description of approach
Proposed New Plymouth District Plan	<ul style="list-style-type: none"> • Two objectives and two supporting policies relating to activities able to use artificial lighting and avoiding or mitigating adverse effects. • Artificial light is a permitted activity where it complies with the standards.

This plan was selected because:

- They have been subject to recent plan reviews that have addressed similar issues relating to this topic.
- The council is of a similar scale to the Wairarapa districts and are confronting similar issues relating to this topic.

A summary of the key findings follows:

- District plans usually cover light spill, transport corridor effects and sky glow.

3.2.3 Advice received from Iwi

No specific advice has been received from Rangitāne o Wairarapa or Ngāti Kahungunu ki Wairarapa regarding this topic and the proposed provisions evaluated within this report.

3.2.4 Technical information

The Dark Sky Plan Change included input from lighting engineers Stephenson and Turner Light.

3.2.5 Consultation

The Dark Sky Plan Change included consultation with neighbouring district councils, iwi, government ministries and the local community.

Public consultation was undertaken on the Draft District Plan in October to December 2022.

The Light chapter in the Draft District Plan contained two objectives and three policies and one rule on artificial light as a permitted activity where it complies with the standards.

Feedback on the light topic was received from seven individuals or organisations. A summary of specific feedback on this topic is summarised below:

- A local interest group requested the whole of the Wairarapa be subject to the requirements of the International Dark Sky reserve. They request the policies and rules throughout the chapter to align with these requirements.

- A corporate group requested that the introduction is amended to identify the particular artificial lighting needs of primary production activities, stating that the introduction section as currently drafted fails to identify that artificial lighting is a typical and necessary part of primary production activities for operational need, safety, and security.
- A corporate group requested an amendment to the Exception in LIGHT-S1 and S2 to include mobile machinery associated with primary production.
- A corporate group requested replacing the word 'role' with 'need', to read 'functional and operational need' in LIGHT-S1.
- A national interest group requested that LIGHT-S1 be deleted, and an effects-based standard be included based on zones that can provide for lighting required for people's health and safety.
- A national interest group requested inclusion of a new light objective which would allow there to be explicit recognition that light is important for health and safety.

In response to the feedback, amendments were made to the chapter:

- An additional Objective is supported, as this Objective recognises the importance of artificial light for operational and functional purposes and for security and safety.
- An additional Policy is supported as this Policy provides for appropriate levels of artificial lighting to enable the safe and efficient undertaking of outdoor activities, including night-time working, recreation, and entertainment.

3.3 Summary of issues

The statutory and policy context and available evidence outlined above identified few issues, therefore a discrete review, focusing on discrete matters, was considered appropriate.

Based on the research, analysis and consultation outlined above, no issues have been identified with respect to the effectiveness of the Operative District Plan.

The review has confirmed that the significant resource management issues relating to light are the same as identified in the Operative District Plan and the significance of the issue is also largely unchanged.

The following resource management issues have been identified:

Issue	Comment
Issue 1: Poorly designed artificial lighting can result in adverse effects on amenity values and health and safety.	<ul style="list-style-type: none"> For example, light spill and glare can interfere with the use or enjoyment of adjacent properties, and may cause sleep disturbance, or create a nuisance.
Issue 2: Excessive or poorly directed lighting can also adversely affect traffic safety, and views of the night sky and its associated cultural values	<ul style="list-style-type: none"> Glare from, for example, outdoor lighting and reflective surfaces, can annoy people and distract motorists

4.0 Scale and significance

4.1 Evaluation of scale and significance

Under section 32(1)(c) of the RMA, this evaluation report needs to contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

This section assesses the scale and significance of the light provisions to determine the level of analysis required.

	Low	Medium	High
Degree of change from the Operative District Plan	✓		
Effects on matters of national importance	✓		
Scale of effects - geographically	✓		
Scale of effects on people e.g. landowners, neighbourhoods, future generations	✓		
Scale of effects on those with specific interests e.g. tangata whenua	✓		
Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice?	✓		
Likelihood of increased costs or restrictions on individuals, communities or businesses	✓		

In summary:

- The degree of change from the Operative District Plan is low. The existing provisions in the Operative District Plan, including the recent Dark Sky Plan Change for Carterton and South Wairarapa districts, have been rolled over.

- The proposal does not directly relate to any matter of national importance in section 6 of the RMA.
- The proposal will have a district-wide effect as the provisions apply across all zones and is likely to have an impact on the industrial/business community in terms of compliance but will benefit the public more generally in terms of managing the impact of light spill on amenity values, quality of the environment, health and wellbeing, and the character of the zones.
- The changes are consistent with approaches in other second-generation District Plans that have been produced around New Zealand.

Overall, it is considered that the scale and significance of the proposal is low.

4.2 Quantification of benefits and costs

Section 32(2)(b) of the RMA requires that, where practicable, the benefits and costs of a proposal are to be quantified.

Specific quantification of all benefits and costs associated with the Proposed District Plan is considered neither practicable nor readily available. In general, a qualitative assessment of costs and benefits associated with the Proposed District Plan is considered sufficient, and this is provided for in the assessment of policies, rules and other methods contained in section 7.0 of this report. However, where practicable and considered appropriate to supporting the evaluation, some of the benefits or costs associated with the Proposed District Plan have been quantified. The identification of costs and benefits has been informed by the body of evidence outlined in section 3.0 of this report.

5.0 Proposed provisions

5.1 Strategic directions

The following objectives from the Strategic Direction chapter of the Proposed District Plan are relevant to the light chapter:

UFD-O5	Vibrant town centres
The Wairarapa contains vibrant and viable town centres that are the location for shopping, leisure, cultural, entertainment, and social interaction experiences and provide for the community's employment and economic needs.	

This objective is relevant as lighting is required in town centres.

This objective is evaluated in the Section 32 Evaluation Overview and Strategic Directions Report.

5.2 Overview of proposed provisions

The proposed provisions relevant to this topic are set out in detail in the Proposed District Plan and should be referenced in conjunction with this evaluation report.

In summary, the proposed provisions include:

- Three objectives that address:
 - The role of artificial light and effects on amenity values
 - Brightness and clarity of the night sky
 - Provision for security and safety
- Four policies that address:
 - Avoidance of light spill and glare on adjoining sites and roads
 - Protection of the clarity and brightness of the night sky
 - Effects of artificial light on amenity values are compatible with the receiving zone
 - Role of artificial lighting
- A rule framework that manages outdoor artificial light and glare
- Effects standards that address:
 - Standards for outdoor artificial light and glare
 - Outdoor sports lighting
 - Road lighting

The rules and standards would apply to all three Districts in the Wairarapa. This means the rules and standards for lighting in the earlier Dark Sky Plan Change for the Carterton and South Wairarapa Districts, and now proposed to apply to the Masterton District.

6.0 Evaluation of the proposed objectives

Section 32(1)(a) of the RMA requires an evaluation to examine the extent to which the objectives proposed are the most appropriate way to achieve the purpose of the RMA. The level of detail must correspond to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal.

This section of the report evaluates the objectives proposed for the light topic.

An examination of the proposed objectives along with reasonable alternatives is included below, with the relative extent of their appropriateness based on an assessment against the following criteria:

1. Relevance (i.e. Is the objective related to addressing resource management issues and will it achieve one or more aspects of the purpose and principles of the RMA?)
2. Usefulness (i.e. Will the objective guide decision-making? Does it meet sound principles for writing objectives (i.e. does it clearly state the anticipated outcome?))
3. Reasonableness (i.e. What is the extent of the regulatory impact imposed on individuals, businesses or the wider community? Is it consistent with identified tangata whenua and community outcomes?)
4. Achievability (i.e. Can the objective be achieved with tools and resources available, or likely to be available, to the Councils?)

While not specifically required under section 32 of the RMA, in some instances alternative objectives are also considered to ensure that the proposed objective(s) are the most appropriate to achieve the purpose of the RMA.

Proposed Objectives	
<p>LIGHT-O1 The role of artificial light and effects on amenity values</p> <p>To maintain and enhance amenity values that make the Wairarapa a pleasant place in which to live, work, and visit, by managing use of artificial light.</p> <p>LIGHT-O2 Brightness and clarity of the night sky</p> <p>To preserve the brightness and clarity of the Wairarapa night sky.</p> <p>LIGHT-O3 Provide for security and safety</p> <p>Activities are able to use artificial lighting for operational and functional purposes and to provide for the security and safety of people and property.</p>	
Alternatives considered	
<p>Status quo:</p> <p>Objective GAV1 – General Amenity Values – To maintain and enhance those amenity values which make the Wairarapa a pleasant place in which to live and work or visit.</p>	
Appropriateness to achieve the purpose of the RMA	
<p>Appropriateness of Proposed Objective (relevance, usefulness, reasonableness, achievability)</p>	<ul style="list-style-type: none"> • The proposed objectives address the identified resource management issues in that they recognise the role of artificial light and its effects on amenity values, preserve the brightness and clarity of the night sky and provide for security and safety. • The proposed objectives clearly articulate the outcomes sought and provide direction to guide decision making. • The proposed objectives assist the Councils to undertake their functions in RMA s31(1)(a); • The proposed objectives do not duplicate or overlap with Regional Council functions; • The proposed objectives do not create unreasonable costs on the community. Overall, the objectives will have a positive long-

	<p>term benefit in providing for artificial lighting while maintaining amenity and clarity of the night sky.</p> <ul style="list-style-type: none"> • The objectives are achievable and are not a significant departure from the existing light and general amenity objective and are generally consistent with other district plans.
<p>Appropriateness of Status Quo (relevance, usefulness, reasonableness, achievability)</p>	<ul style="list-style-type: none"> • In a broad way, the existing objective addresses the resource management issues of excessive lighting on amenity values and health. However, the existing objective does not address adverse effects of lighting on traffic safety or the night sky, or recognise the role and positive effects of lighting. • The objective provides direction to guide decision making but it is less clear in articulating the outcomes sought. • The objective does not create costs on the community. • The objective is achievable.
<p>Preferred option and reasons</p>	
<p>The proposed objectives are the most appropriate means of achieving the purpose of the Act because they are the most appropriate of the options, particularly in relation to relevancy and usefulness. They provide increased certainty regarding the anticipated outcomes sought under the District Plan in relation to artificial light.</p>	

7.0 Evaluation of proposed provisions

Section 32(1)(b) of the RMA requires an evaluation of whether the proposed provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.

The assessment must identify and assess the benefits and costs of environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

7.1 Evaluation

For each potential approach an evaluation has been undertaken relating to the costs, benefits and the certainty and sufficiency of information (as informed by section 4.0 of this report) in order to determine the effectiveness and efficiency of the approach, and whether it is the most appropriate way to achieve the relevant objective(s).

7.1.1 Provisions to achieve objectives relating to light

Under section 32(1)(b)(ii) of the RMA, reasonably practicable options to achieve the objective(s) associated with this proposal need to be identified and examined.

The other options considered reasonably practicable for achieving the objectives of the Proposed District Plan in relation to light are:

- Option 1: The proposed provisions
- Option 2: Retaining the status quo – Operative District Plan objective, policies, rules

<p>Objectives:</p> <p>LIGHT-O1 The role of artificial light and effects on amenity values To maintain and enhance amenity values that make the Wairarapa a pleasant place in which to live, work, and visit, by managing use of artificial light.</p> <p>LIGHT-O2 Brightness and clarity of the night sky To preserve the brightness and clarity of the Wairarapa night sky.</p> <p>LIGHT-O3 Provide for security and safety Activities are able to use artificial lighting for operational and functional purposes and to provide for the security and safety of people and property.</p>		
<p>Option 1: Proposed approach (recommended)</p>	<p>Costs</p>	<p>Benefits</p>
<p>Light chapter containing objectives, policies and rules.</p> <p>Rules and standards to manage artificial light.</p>	<p>Environmental</p> <ul style="list-style-type: none"> • No environmental costs identified. <p>Economic</p> <ul style="list-style-type: none"> • Additional costs in terms of reduced options for lighting to meet rules or standards. • Where the rules or standards are not complied with, costs to landowners/activity operators in 	<p>Environmental</p> <ul style="list-style-type: none"> • Light generation is controlled/managed to ensure that the adverse effects of light overspill on the environment are minimised. • Quality of the environment and the amenity values and character of individual zones is maintained or enhanced.

	<p>applying for consents and associated time/uncertainty.</p> <p>Social</p> <ul style="list-style-type: none"> Rules/standards may potentially limit the extent of light generation where it is an essential part of an activity thereby, imposing potential constraints on business operations and community/sporting events. <p>Cultural</p> <ul style="list-style-type: none"> No cultural costs identified. 	<ul style="list-style-type: none"> New lighting will be managed to meet the requirements of the International Dark Sky Association. <p>Economic</p> <ul style="list-style-type: none"> Enables businesses and the community to generate a level of light that supports economic activity and social wellbeing. <p>Social</p> <ul style="list-style-type: none"> Provides certainty to businesses, community and Council on the extent of light overspill allowed. <p>Cultural</p> <ul style="list-style-type: none"> No cultural benefits identified.
Effectiveness and efficiency	This approach is considered to be efficient and effective as it provides clear direction and tailored provisions to manage artificial light and address the significant resource management issues.	
Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions	<p>It is considered that there is certain and sufficient information on which to base the proposed policies and methods as:</p> <ul style="list-style-type: none"> The proposed provisions do not represent a significant change from the status quo and there is no evidence that the status quo is placing high costs on the community or failing to sustainably manage resources. 	
Overall evaluation	Overall, it is considered that the proposed approach is the most appropriate approach to achieve the objectives relating to managing artificial light.	
Option 2: Status Quo	Costs	Benefits
Light objectives and policies containing in Chapter 19: General Amenity Values and rules in Chapter 21: District Wide Land Use Rules.	<p>Environmental</p> <ul style="list-style-type: none"> Potential degradation of amenity values and effects on the night sky in the Masterton District where the Dark Sky Reserve Plan Change provisions do not currently apply. <p>Economic</p>	<p>Environmental</p> <ul style="list-style-type: none"> Most light generation is controlled/managed to ensure that light overspill does not create adverse effects on the environment. <p>Economic</p>

	<ul style="list-style-type: none"> Provides some certainty to businesses, community and Council regarding the extent of light overspill allowed. <p>Social</p> <ul style="list-style-type: none"> Masterton not included in Dark Sky Reserve. <p>Cultural</p> <ul style="list-style-type: none"> No cultural costs identified. 	<ul style="list-style-type: none"> Provides certainty to businesses, community and Council regarding the extent of light overspill allowed. <p>Social</p> <ul style="list-style-type: none"> Quality of the environment and amenity values are maintained to an extent. <p>Cultural</p> <ul style="list-style-type: none"> No cultural benefits are identified.
Effectiveness and efficiency	This approach is not considered to be the most efficient or effective as it will not address the resource management issues or achieve the objectives.	
Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions	It is considered that there is certain and sufficient information on which to base the existing policies and methods based on the state of the environment monitoring, District Plan effectiveness review and knowledge of council staff.	
Overall evaluation	Overall, this option is not the most appropriate option as, it does not address the resource management issues.	

8.0 Conclusion

This evaluation has been undertaken in accordance with section 32 of the RMA in order to identify the need, benefits and costs and the appropriateness of the proposal having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the RMA. The evaluation demonstrates that this proposal is the most appropriate option as:

- A separate lighting chapter provides for a simpler plan structure that is particular to lighting, is consistent with best practice and is aligned with the National Planning Standards and the approach used in many other District Plans.
- There are currently no issues with the effectiveness of the Operative District Plan and therefore the general approach can be retained.
- Objectives and policies provide for adequate lighting to support activities and enable safety and security, while ensuring that potential adverse effects are minimised and the level of light spill is compatible with the local environment.
- A permitted activity rule allows activities to generate certain levels of light overspill to enable them to effectively and efficiently function, subject to meeting relevant effects standards. Where these levels are exceeded, resource consent is required to enable an assessment of appropriateness and any associated adverse effects.
- A Restricted Discretionary Activity rule provides for activities that do not meet the permitted activity standards, along with associated matters of discretion that enable the potential adverse effects of light overspill on the character of the surrounding environment, amenity values, sleep and health to be addressed, and proposed mitigation measures to be considered.
- The standards for light will be measured and assessed in accordance with updated and best-practice standards.
- Applying the same approach, including rules and standards across the three Wairarapa Districts, provides increased certainty and ease of use for the community in terms of acceptable lighting, and administration by the District Councils.

Appendix 1: Feedback on Draft District Plan

Section/Topic	Submitter	Feedback	Analysis
General/Introduction	Local Interest Group	Advocates for the whole of the Wairarapa adhering to requirements of International Dark Sky reserves. Policies and Rules need to align with these.	The provisions included in the Dark Sky Plan Change meet the International Dark Sky Association requirements for a dark sky reserve accreditation. These have been retained for Carterton and South Wairarapa Districts and are proposed to apply to the Masterton District. Therefore, the relief sought is already provided for in the Proposed Plan.
	Local Interest Group	Retain Light Chapter.	Noted.
	National Interest Group	The section introduction fails to identify that artificial lighting is a typical and necessary part of primary production activity used on mobile machinery and around areas of activity for operational need, safety and security.	The chapter introduction already identifies that activities generally require lighting for safety and security reasons and would cover primary production. If specific reference to primary production was added, it could infer that issues relating to primary production are more significant than other activities, which is not always the case. No change recommended.
Standards	National Interest Group	An exception is noted in the standard as follows: The provisions do not apply to specific types of activities or lighting which have an important functional or operational role, such as navigational aids and vehicle lights. The exception should also apply to mobile machinery associated with primary production.	Mobile machinery would be included under vehicle lights, therefore no need to add a specific reference. No change recommended.
	Corporate	LIGHT-S1 - Amend to refer to functional or operational 'need' – which has a planning standards definition, rather than 'role' which is more ambiguous and not defined.	Agree with relief sought, as consistent with the National Planning Standards definitions and provides greater certainty.

	Corporate	LIGHT-S3 - The clauses should be drafted as 'or' clauses, not 'and' clauses, as not all standards will be applicable in every case.	Standard has been amended to the following, based on advice from MDC: 1. Urban carriageway lighting must meet: a. AS/NZS 1158.3.1:2020 Lighting for roads and public spaces Part 3.1 Pedestrian area (Category P) lighting – Performance and design requirements; or b. AS/NZS 1158.1.1:2020 Lighting for roads and public spaces – Vehicular traffic (Category V) lighting – Performance and design requirements; and c. NZ Transport Agency (Waka Kotahi) M30 Specifications and guidelines for road lighting design.
	Corporate	LIGHT-S1 – LIGHT-S3 – notes that the matters of discretion in the lighting standards refer to effects on 'adjoining allotments'. 'Adjoining sites' might be a better term in this context.	Agree with relief sought, is consistent wording used throughout the plan.
	National Interest Group	LIGHT-S1 – Delete LIGHT-S1 and include an effects based standard based on zones and provide for lighting required for people's health and safety.	Lighting standards are concerned with managing the cumulative effects of artificial light on the night sky. These standards also apply to the Rural Zone to keep with the amenity values of this area which are largely characterised by night time darkness.
Objectives and Policies	Individual	LIGHT-P1 – Community and large-scale solar installations will have periods of light reflection which could be disturbing to neighbouring properties and dangerous to road users. Though supposedly non-reflective, modern industrial solar panels are still reflective enough to be bright from satellite photographs. Morning, evening and winter the panels will	As large-scale solar farms are not a permitted activity, the effects of large bodies of reflective light can be dealt with through the consent granting process. Therefore, it is not recommended that the amendment requested is made to the LIGHT chapter.

		be tilted full height and have potential glare.	
	National Interest Group	Include a new light objective: LIGHT-O3 To enable use of artificial light to protect people's health and safety.	An additional Objective has been included in the Light chapter.
	National Interest Group	Delete LIGHT-P3 and include the following: Effects of artificial light are compatible with the receiving zone. Manage activities that generate artificial light in accordance with the background receiving environment of the zone, recognising that artificial light is necessary for the health and safety of people.	An additional Policy has been included in the Light chapter.



WAIRARAPA
COMBINED
DISTRICT PLAN
REVIEW

*Te Mahere
Rautaki
a-rohe o
Wairarapa*

Proposed Wairarapa Combined District Plan

Section 32 Evaluation Topic Report Māori Purpose Zone

OCTOBER 2023

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Executive summary

This section 32 evaluation report is focused on the Māori Purpose Zone.

Tangata whenua have expressed a desire to occupy and use Māori land within their ancestral rohe in order to develop social, cultural, economic and/or environmental outcomes in accordance with mātauranga and tikanga. They have also consistently expressed the aspiration to encourage people to return to their ancestral land. Connection with ancestral rohe was traditionally through building and living on the land.

The Operative Wairarapa Combined District Plan (Operative District Plan) provides for certain activities to occur on pā/marae and other uses consistent with the zone. However, the Operative District Plan provisions only partially provide for the use and development of Māori land. The Operative District Plan does not contain a Māori Purpose Zone – the Māori Purpose Zone is a new zone in the Proposed Wairarapa Combined District Plan (Proposed District Plan). Māori land, pā/marae, papakāinga, and associated activities on land owned by Māori take place within one of the existing four zones in the Operative District Plan. The majority of Māori land is located in rural areas, therefore these activities are mostly within the Rural Zone in the Operative District Plan.

The review of the Operative District Plan has identified that Māori land is potentially being constrained for use and development to achieve the outcomes sought by tangata whenua. Some specific issues identified are:

- No specific objectives, policy framework or rules for the use and development of Māori land;
- Standard zoning does not necessarily recognise or provide for specific cultural use and activities;

The review has identified the following significant resource management issues in relation to the Māori Purpose Zone:

- Decline in Māori being able to live on and retain their relationship with their ancestral lands, particularly around pā/marae;
- Potential effects on the boundaries between Māori land and general land, and on the wider public infrastructure (such as safe and efficient operation of the roading network). An associated issue is ensuring owners and occupiers of nearby land are able to continue to enjoy and use their land for the purposes that have been provided for under the District Plan.

In response to these issues, the Proposed District Plan proposes to introduce a new Māori Purpose Zone. The Māori Purpose Zone has been applied to land which on

which marae or urupa are located. In addition, the Māori Purpose Zone has been applied to all Māori Freehold Land and Māori Customary Land under the Te Ture Whenua Māori Act 1993.

This new special purpose zone is a standalone chapter with specific objectives, policies and rules for the Māori Purpose Zone. This zone enables a wide range of permitted activities recognising the social, cultural, economic and/or environmental outcomes sought.

Permitted activity standards are used to manage effects, particularly at zone interfaces, and seek to achieve compatibility with properties and activities in adjoining zones.

The table below provides a summary of the activity status of different land use activities in the Māori Purpose Zone in the Proposed District Plan.

Activity	Proposed District Plan
	Māori Purpose Zone
Buildings and structures, including construction, additions and alterations	P (s)
Demolition of buildings and structures	P
Relocatable buildings	P (s)
Papakāinga	P
Marae	P
Customary activities	P
Urupā	P
Residential unit/activities	P (s)
Home business	P (s)
Primary production	P
Intensive primary production	P (s)
Conservation activities	P
Rural produce retail	P (s)
Quarrying activities	P (s) (farm quarry) D (all other quarries)
Seasonal worker accommodation	P (s)
Education facilities	P
Community facilities	P
Healthcare activities	P
Rural industrial	D
Commercial activities	D

Activity	Proposed District Plan
	Māori Purpose Zone
Industrial activities	D
Any other activity not listed	D
P means permitted activity (resource consent required)	
P (s) means permitted activity subject to standards (no resource consent required)	
D means discretionary activity (resource consent required)	

The Proposed Plan will provide better outcomes for tangata whenua by providing for a wider range of activities and development to take place on Māori land.

1.0 Introduction

This Section 32 Evaluation Topic Report contains a section 32 evaluation of the objectives, policies, and methods relating to the Māori Purpose Zone in the Proposed District Plan.

The Māori Purpose Zone is a new special purpose zone. The purpose of the zone is to enable pā/marae, papakāinga, and associated activities on land owned by Māori and enable tangata whenua to provide for their unique social, cultural, environmental, and economic needs within the Districts. This zone recognises and provides for the relationship of Māori with Māori land as defined in the Te Ture Whenua Māori Act 1993.

The Māori Purpose Zone has been applied to land which on which marae or urupa are located on. In addition, the Māori Purpose Zone has been applied to all Māori Freehold Land and Māori Customary Land under the Te Ture Whenua Māori Act 1993.

This report sets out the statutory and policy context for the Māori Purpose Zone, key resource management issues, consultation, and the evaluation of this topic to decide on the proposed provisions.

This report should be read in conjunction with the Section 32 Evaluation Overview and Strategic Directions Report and the following section 32 evaluation topic reports:

Report	How does this topic relate to the Māori Purpose Zone provisions
Sites and Areas of Significance to Māori	The chapter provides for sites and areas of significance to Māori. Sites and areas of significance to Māori are sites, places, features, and things that are of historical, cultural, and/or spiritual significance to Māori. Some sites and areas of significance to Māori are located within the Māori Purpose Zone, while many other sites and areas of significance to Māori are located in other zones.

Report	How does this topic relate to the Māori Purpose Zone provisions
Transport	Provisions in the Transport chapter and s32 evaluation are relevant to activities in the Māori Purpose Zone.
Signs	Signs in the Māori Purpose Zone are subject to the provisions in the Signs Chapter and the evaluation of those provisions is contained in the Signs s32 evaluation report.
Noise	The Noise chapter contains noise limits for specific activities and zones. The evaluation of these provisions is contained in the Noise s32 evaluation report.
Light	The Light chapter contains provisions relating to light and standards that lighting must meet. The evaluation of these provisions is contained in the Light s32 evaluation report.
Temporary Activities	The Temporary Activities chapter contains provisions to manage the effects of temporary activities in the zone.

2.0 Statutory and policy context

2.1 Resource Management Act

As set out in the Section 32 Evaluation Overview and Strategic Directions Report, an evaluation is required of how the proposal achieves the purpose and principles in Part 2 of the RMA. This requires consideration of sections 5 to 8 of the RMA.

Section 5 sets out the purpose of the RMA which is to promote sustainable management of natural and physical resources. This section is set out in more detail in the Section 32 Evaluation Overview and Strategic Directions Report.

Section 6 requires all persons exercising functions and powers under the RMA to recognise and provide for specified matters of national importance. The section 6 matters relevant to Māori Purpose Zone are:

Section	Relevant matter and applicability
Section 6(e)	<i>the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga</i> The zone recognises and provides for the relationship of Māori and their culture and traditions with their ancestral land.
Section 6(g)	<i>the protection of protected customary rights</i> The zone enables tangata whenua to exercise their customary responsibilities as kaitiaki and mana whenua and to undertake activities that reflect Māori customs and values.

Section 7 requires all persons exercising functions and powers under the RMA, in relation to managing the use, development, and protection of natural and physical

resources, to have particular regard to a range of matters. The section 7 matters relevant to the Māori Purpose Zone are:

Section	Relevant matter
Section 7(a)	<p><i>Kaitiakitanga</i></p> <p>The zone enables tangata whenua to exercise their customary responsibilities as kaitiaki and mana whenua and to undertake activities that reflect Māori customs and values.</p>

Section 8 requires local authorities to take into account the principles of the Treaty of Waitangi. Tangata whenua, through iwi authorities have been consulted as part of the review process. This feedback has informed the section 32 evaluation, and the obligation to make informed decisions based on that consultation is noted.

2.2 National direction

2.2.1 National Policy Statements

There are no National Policy Statements of direct relevance to this topic. Māori values are however recognised in a range of national policy documents including the NZCPS and the NPS-FM.

2.2.2 National Environmental Standards

There are no National Environmental Standards of direct relevance to this topic.

2.2.3 National Planning Standards

The National Planning Standards provide for a range of zone options to be included in Part 3 – Area Specific Matters of the District Plan. This includes the Māori Purpose Zone, the purpose of which is as follows:

Zone	Description
Māori Purpose Zone	Areas used predominantly for a range of activities that specifically meet Māori cultural needs including but not limited to residential and commercial activities.

2.2.4 National guidance documents

There is no national guidance relevant to this topic.

2.3 Regional direction

2.3.1 Regional Policy Statement for the Wellington Region

The Wellington Regional Policy Statement (RPS) provides an overview of the resource management issues for the Wellington Region and sets out policies and methods to manage these issues. The table below identifies the relevant provisions and resource management topics for the Māori Purpose Zone contained in the RPS. RPS Change 1 does not change these provisions.

Objective/Policy	Relevant matters
Objective 24	The principles of Te Tiriti o Waitangi are taken into account in a systematic way when resource management decisions are made.
Policy 48	When considering a plan change, Policy 48 requires particular regard is given the principles of the Treaty of Waitangi, and tribunal reports and settlements relating to the region.
Objective 25	The concept of kaitiakitanga is integrated into the sustainable management of the Wellington region's natural and physical resources.
Policy 49	When considering a plan change, Policy 48 requires particular regard be given to recognising and providing for matters of significance to tangata whenua, including kaitiakitanga, mauri, mahinga kai, and significant sites

2.3.2 Natural Resources Plan

The table below identifies the relevant provisions for the Māori Purpose Zone contained in the NRP.

Section	Relevant matters
Objective O12	<p>The relationships of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga are recognised and provided for, including:</p> <p>(a) maintaining and improving opportunities for Māori customary use of the coastal marine area, rivers, lakes and their margins and natural wetlands, and</p> <p>(b) maintaining and improving the availability of mahinga kai species, in terms of quantity, quality and diversity, to support Māori customary harvest, and</p> <p>(c) providing for the relationship of mana whenua with Ngā Taonga Nui a Kiwa, including by maintaining or improving Ngā Taonga Nui a Kiwa so that the huanga identified in Schedule B are provided for, and</p> <p>(d) protecting sites with significant mana whenua values from use and development that will adversely affect their values and</p>

Section	Relevant matters
	restoring those sites to a state where their characteristics and qualities sustain the identified values.
Objective O13	Kaitiakitanga is recognised and mana whenua actively participate in planning and decision-making in relation to the use, development and protection of natural and physical resources.

2.4 Wairarapa policies, plans and strategies

2.4.1 Iwi Management Plans

There are currently no iwi management plans relevant to the Wairarapa.

2.4.2 Statutory Acknowledgements

As outlined in the Section 32 Evaluation Overview and Strategic Directions Report and identified in Appendices APP1 and APP2 to the Proposed District Plan, there are several statutory acknowledgement areas within the Districts. For any application for a resource consent for an activity within, adjacent to, or directly affecting a statutory acknowledgement area the consent authority must have regard to the statutory acknowledgement and provide notice to the relevant trustees.

2.4.3 Any other relevant local plans or strategies

The following plans or strategies are relevant to this topic:

Plan / Strategy	Organisation	Relevant Provisions
My Masterton Our People, Our Land Strategy: He Hiringa Tangata, He Hiringa Whenua, 2018	Masterton District Council	<p>"He Hiringa Tangata, He Hiringa Whenua" is a wellbeing strategy developed by the Masterton District Council. The strategy focuses on promoting the wellbeing of both the people and the land within the Masterton District.</p> <p>The strategy sets out Council's long-term strategic direction for Masterton Whakaoriori across four key focus areas:</p> <ul style="list-style-type: none"> • Social Development • Cultural Development • Environmental Development, and • Economic Development. <p>The Cultural Development section sets out a vision that Masterton/Whakaoriori values the place and role of tangata whenua and is proud of our cultural identity and heritage. It includes</p>

Plan / Strategy	Organisation	Relevant Provisions
		priorities around iwi-Council relationships and opportunities on language and culture.

2.5 Other legislation or regulations

The following additional legislative / regulatory requirements are also relevant to this topic:

Legislation / Regulation	Relevant Provisions
Te Ture Whenua Māori Act 1993	The Te Ture Whenua Māori Act 1993 (the Māori Land Act 1993) governs administration of Māori land. The Act is intended to promote Māori land being used, developed and controlled by Māori owners and their whānau, hapū and descendants. To achieve those goals, the Act requires that almost all dealings with Māori land must be examined and approved by the Māori Land Court, including partitions of land between multiple owners and land transfers.
Rangitāne Tū Mai Rā (Wairarapa Tamaki nui-ā-Rua) Claims Settlement Act 2017	The Rangitāne Tū Mai Rā (Wairarapa Tamaki nui-ā-Rua) Deed of Settlement is the final settlement of all historical Treaty of Waitangi claims of Rangitāne o Wairarapa. There is more commentary on the Settlement Act in the Section 32 Evaluation Overview and Strategic Directions Report .
Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua Claims Settlement Act 2022	The Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua Deed of Settlement is the final settlement of all historical Treaty of Waitangi claims of Ngāti Kahungunu ki Wairarapa. There is more commentary on the Settlement Act in the Section 32 Evaluation Overview and Strategic Directions Report .

3.0 Issues analysis

3.1 Background

The Māori Purpose Zone will be a new chapter in the District Plan. It has been developed uniquely for Māori to provide for Māori cultural and Māori purpose activities. Specifically, the zone seeks to enable the occupation and development of their ancestral lands.

3.2 Evidence base

The Councils have reviewed the Operative District Plan, commissioned technical advice and assistance from various internal and external experts and utilised this, along with internal workshops and community feedback to assist with setting the plan framework. This work has been used to inform the identification and assessment of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions. The following sections outline this evidence.

3.2.1 Analysis of Operative District Plan provisions

3.2.1.1 Overview of Operative District Plan provisions

The Operative District Plan identifies the following significant resource management issues:

- Appropriate ways need to be adopted to take account of tangata whenua values and to involve tangata whenua in resource management decision-making.
- Resources of cultural and spiritual significance to tangata whenua can be lost or compromised if development occurs without considering the value or importance of the site.

The objectives, policies and rules do not specifically recognise Māori land or cultural activities apart from papakāinga. There are rules permitting papakāinga in the Rural and Residential zone chapters. These permitted activities are subject to compliance with the performance standards which are the same standards that apply to all other activities in the zones, including residential and non-residential activities. In the Rural Zone where papakāinga do not comply with the Rural Zone dwelling numbers they are a controlled activity. Papakāinga is defined in the Operative District Plan as “use and development of multiple residential units and other buildings to enable whanau and extended family to live on any Māori land (as defined by Section 129 of the Te Ture Whenua Māori Act 1993).”

In terms of marae, urupa and other cultural-related activities, in the Rural Zone they require resource consent as a restricted discretionary activity (Rule 4.5.5(c)). In the Residential Zone, these activities would also require resource consent as a discretionary activity (Rule 5.5.5). In assessing the resource consent applications for these types of activities, objectives and policies for the respective zone would be considered. For example, the application would need to assess whether the proposal was consistent with the objectives for the Residential Zone, in particular maintaining and enhancing the character and amenity values of residential areas.

3.2.1.2 State of the environment monitoring

There are 10 existing Marae in the Wairarapa, these are as follows:

- Whakataki
- Mōtūwairaka
- Tumapuhia-a-Rangi
- Akura
- Te Rangimarie Marae
- Hurunui o Rangi
- Kohunui (also known as Tuhirangi)
- Hau Ariki
- Te Ore Ore
- Pāpāwai

Papakāinga are becoming more common throughout the district. A review of the National Monitoring Data from 2014/15 – 2020/21 from the Ministry for the Environment indicates that there were a small number (0-2) of consents issued for papakāinga. These included Hurunui-o-Rangi Marae papakāinga in Carterton and a development in Masterton.

3.2.1.3 Effectiveness of the Operative District Plan approach

The following issues have been identified with the effectiveness of the Operative District Plan:

Issue	Comment
Issue 1: No specific objectives, policy framework or rules for the use and development of Māori land.	<ul style="list-style-type: none"> • There are no specific provisions for the development of Māori land. • The existing four zones are focused on delivering a certain type of development and environment (residential, commercial, industrial and rural), which can restrict the ability to develop papakāinga due to it being treated the same as other types of housing; • Rules that apply to general land do not recognise the multiple ownership arrangements and challenges that Māori land faces, which can impede its use and development.
Issue 2: Standard zoning does not necessarily recognise or provide for specific cultural use and activities	<ul style="list-style-type: none"> • The standard zoning and associated rules and standards such as boundary setbacks and maximum dwelling rules do not usually reflect the different form and activities of Māori land development and can be a barrier to development of Māori land (for example, papakāinga). • Some activities associated with pā/marae are not provided for due to potential incompatibility with other activities in the zone.

3.2.2 Analysis of other District Plan provisions relevant to this topic

Current practice has been considered in respect of this topic, with a review undertaken of the following District Plans:

Plan	Description of approach
Proposed New Plymouth District Plan	<p>This plan has been prepared in accordance with the National Planning Standards.</p> <p>The plan includes a Māori Purpose Zone within the Special Purpose Zones.</p> <p>The chapter contains 3 objectives which relate to:</p> <ul style="list-style-type: none"> • Tangata whenua are able to exercise their responsibilities as kaitiaki in the Māori Purpose Zone. • Tangata whenua are able to exercise their responsibilities as mana whenua in the Māori Purpose Zone. • Māori purpose activities and the comprehensive, co-ordinated and efficient development of ancestral land is enabled in the Māori Purpose Zone. <p>There are 7 policies which relate to:</p> <ul style="list-style-type: none"> • Rangatiratanga • Kaitiakitanga • Ūkaipōtanga • Kotahitanga <p>The plan has a rule framework which generally permits Māori purpose activities, Māori cultural activities, living activities, general retail activities, business service activities, educational facilities, visitor accommodation (including residential visitor accommodation), agricultural, pastoral and horticultural activities and community facilities.</p>
Proposed Far North District Plan	<p>This plan has been prepared in accordance with the National Planning Standards.</p> <p>The plan includes a Māori Purpose Zone within the Special Purpose Zones.</p> <p>The chapter contains 3 objectives which relate to:</p> <ul style="list-style-type: none"> • The viability of the Māori Purpose zone is ensured for future generations. • The Māori Purpose zone enables a range of social, cultural and economic development opportunities that support the occupation, use, development and ongoing relationship with ancestral land. • Use and development in the Māori Purpose zone reflects the sustainable carrying capacity of the land and surrounding environment. <p>There are 4 policies which relate to:</p>

	<ul style="list-style-type: none"> • Provide for the use and development of ancestral Māori land administered under Te Ture Whenua Māori Act 1993. • Enable a range of activities on Māori land in the Māori Purpose zone. • Provide for development on Māori land. • Manage land use and subdivision to address the effects of the activity requiring resource consent. <p>The plan has a generally permissive rule framework for buildings and certain activities.</p>
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These plans were selected because:

- They have been subject to a recent plan review that has addressed similar issues relating to this topic; and/or
- The councils are of a similar scale to the Wairarapa districts and are confronting similar issues relating to this topic.

A summary of the key findings follows:

- All of the plans contain a Māori Purpose Zone within the Special Purpose Zone section.
- Objectives and policies generally address similar matters, including provisions that enable the use and development of the land.
- A permissive approach is generally applied to certain activities and buildings.

3.2.3 Advice received from iwi

Section 32(4A) of the RMA requires evaluation reports prepared in relation to a proposed plan to include a summary of:

- All advice received from iwi authorities concerning the proposal; and
- The response to that advice, including any proposed provisions intended to give effect to the advice.

Under Clause 4A of Schedule 1 of the RMA local authorities are also required to:

- Provide a copy of any draft policy statement or plan to any iwi authority previously consulted under clause 3 of Schedule 1 prior to notification;
- Allow adequate time and opportunity for those iwi authorities to consider the draft and to supply advice; and
- Have particular regard to any advice received before notifying the plan.

The following is a summary of the advice received from Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa specific to the proposed provisions evaluated within this report:

Topic	Advice Received	Response
<p>General feedback</p>	<ul style="list-style-type: none"> • General support for the concept of a Māori Purpose Zone, though want to better understand the implication. • Each iwi, hapu, Marae, Māori Land Trust will need to discuss amongst themselves and determine whether the Māori Purpose Zone is appropriate for their site/land based on their current and future aspirations. Given the number of people involved in each entity/trust, these conversations will take time. • Recognise history that some Māori land was change to general title (freehold) to enable financing. This land is still owned and used by Māori/whanau, though land title status has changed. 	<ul style="list-style-type: none"> • The general support was noted. • Hui have been held to assist in understand what applying the Māori Purpose Zone to land means. Acknowledge time is required to consider the opportunities and implications. Submission process on the Proposed District Plan provides a further opportunity for engagement. • Acknowledgement of the history of the ownership status of some landholdings.
<p>Provisions in the Māori Purpose Zone</p>	<ul style="list-style-type: none"> • Support for the overall purpose of the Māori Purpose Zone focused on land and activities which support and benefit the 'collective' and community, specifically land used for Marae, urupa and papakāinga. • General support for the permissive rule framework enabling a wide range of land use activities. • General opposition to requiring resource consent for any 'other' activities not listed in the Māori Purpose Zone rules. • Noted that while the Māori Purpose Zone in the District Plan may be permissive, landowners would still need to comply with other regulations. For example, Regional Plan requirements relating to on-site wastewater treatment and disposal. These wastewater requirements may limit the number of papakāinga on a property. • Māori Purpose Zone provisions could better reflect 	<ul style="list-style-type: none"> • The general support was noted. • Concern about requiring resource consent for some activities is acknowledged. Need to provide for use and development of land, while also managing potential issues with incompatibility and reverse sensitivity (i.e. residential next to industrial etc.) and that this may cause ongoing issues, hence the reason for restricting some ('other') activities.

Topic	Advice Received	Response
	<p>Te Ao Māori/The Māori Worldview. In particular, the provisions could better incorporate and reflect te Reo Māori (Māori language), Tikanga Māori (protocols and customs) and te Tiriti o Waitangi (the Treaty of Waitangi).</p>	
<p>Land the Māori Purpose Zone applies to</p>	<ul style="list-style-type: none"> • Mixed views on what land the Māori Purpose Zone should apply to, and who decides. Some advice stated all Māori land and land owned by people who whakapapa to Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa should be zoned Māori Purpose. Other advice stated it would be determined on a case-by-case basis, in particular, at the request of landowners for each individual landholding. • General view that Māori Purpose Zone should apply to Marae and urupa. In addition, the majority view of iwi representatives is that Māori customary land and Māori freehold land as defined in s4 and s129 of Te Ture Whenua Māori Act 1993 should also be zoned Māori Purpose. • Treaty settlement land (e.g. commercial redress property) and general title land owned by Māori that whakapapa to Rangitāne o Wairarapa or Ngāti Kahungunu ki Wairarapa is a diverse portfolio of properties. This land/properties are in various locations and used for various purposes (commercial, industrial, residential, former institutional sites such as schools and hospitals). Also, the current and future aspirations of the owners and occupiers of these properties is varied. 	<ul style="list-style-type: none"> • Acknowledge the mixed views and advice. • Followed the general view and majority view that the Māori Purpose Zone apply to Marae, urupa and Māori land. • Given the mixed portfolio and mixed feedback from iwi representatives on the zoning of Treaty settlement land and general title land, this land is not zoned Māori Purpose in the Proposed District Plan. Individual property owners can request the Māori Purpose Zone apply to their land through the submission process.

This advice has been given effect to through the amendment/addition of the following provisions:

- Introducing the Māori Purpose Zone in the Proposed District Plan and applying it to marae, urupa and Māori land to provide for the use and development of ancestral lands.
- Revising the list of rules and standards in the Māori Purpose Zone by permitting a wider range of activities to enable the use and development of ancestral lands.
- Refining the rules and standards in the Māori Purpose Zone to balance the use and development of ancestral lands and managing the effects on the surrounding area.

3.2.4 Consultation

A series of hui were held with mana whenua representatives to discuss the Māori Purpose Zone as listed below:

- June 2022: Hui with mana whenua representatives on the District Plan Review, including consideration of Māori Purpose Zone and other chapters/topics of interest.
- July 2022: Hui with mana whenua representatives on the District Plan Review, including consideration of Māori Purpose Zone and other chapters/topics of interest.
- October 2022: Hui with mana whenua representatives on the District Plan Review, including incorporating cultural wellbeing into the District Plan. Included consideration of a draft Māori Purpose Zone chapter.
- November 2022: Hui with mana whenua representatives on Sites and Areas of Significance to Māori.
- December 2022: Hui with mana whenua representatives on the Māori Purpose Zone and Sites and Areas of Significance to Māori.
- July 2023: Hui with mana whenua representatives on the Māori Purpose Zone and Sites and Areas of Significance to Māori.
- August 2023: Hui with mana whenua representatives on the Māori Purpose Zone and Sites and Areas of Significance to Māori.

Listed in the previous section of this report is a summary of the matters raised during this consultation and the Councils' response.

Public consultation was undertaken on the Draft District Plan in October to December 2022.

The Māori Purpose Zone chapter in the Draft District Plan contained provisions to enable the use and development of ancestral land. In the planning maps for the Draft District Plan, no land was zoned as Māori Purpose due to ongoing engagement with mana whenua representatives on what land this zone should apply to.

Six parties specifically provided feedback on the Māori Purpose Zone in the Draft District Plan. There was general support for the Māori Purpose Zone as it supported the use and development of ancestral land.

A government entity sought the addition of provisions requiring fire firefighting water supplies for sites with no reticulated water supply. They also sought emergency service facilities be permitted in the Māori Purpose Zone. Emergency service facilities would be classified as an ‘other’ activity in the Māori Purpose Zone and require resource consent. This approach is similar to other zones and the Councils consider a case-by-case assessment via the resource consent process is appropriate to consider the context of the site and nature and scale of the proposed activity and its effects on its surroundings.

A government entity supported the permitted activity rule for education facilities.

An individual opposed the 10m setback for papakāinga as they considered it too large. The submitter did not state or request an alternative distance. In response, the setback standards have been amended to apply the setbacks for the adjoining zone to ensure they are compatible with adjoining activities.

An interest group sought quarrying be permitted in the Māori Purpose Zone, the same as provided for in the General Rural Zone. In response, the same approach to quarries in the General Rural Zone has been applied to the Māori Purpose Zone. This approach permits farm quarries (i.e. quarries to extract material which is used on the same site), with all other quarries requiring resource consent.

3.3 Summary of issues

Based on the research, analysis and consultation outlined above the following issues have been identified with respect to the effectiveness of the Operative District Plan:

- No specific objectives, policy framework or rules for the use and development of Māori land.
- Standard zoning does not necessarily recognise or provide for specific cultural use and activities

The following resource management issues have been identified:

Issue	Comment
Issue 1: Decline in Māori being able to live on and retain their relationship with their ancestral lands, particularly around pā/marae.	<ul style="list-style-type: none"> • The standard provisions in the District Plan fail to recognise and provide for tangata whenua’s connection to their ancestral lands. • Rules that apply to general land do not recognise the multiple ownership arrangements and challenges that Māori land faces, which can impede its use and development.

Issue 2: Potential effects on the boundaries between Māori land and general land, and on the wider public infrastructure (such as safe and efficient operation of the roading network). An associated issue is ensuring owners and occupiers of nearby land are able to continue to enjoy and use their land for the purposes that have been provided for under the District Plan.	Use and development can have adverse effects on the surrounding environment and physical resources.
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4.0 Scale and significance

4.1 Evaluation of scale and significance

Under section 32(1)(c) of the RMA, this evaluation report needs to contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

This section assesses the scale and significance of the Māori Purpose Zone provisions to determine the level of analysis required.

	Low	Medium	High
Degree of change from the Operative District Plan			✓
Effects on matters of national importance		✓	
Scale of effects - geographically		✓	
Scale of effects on people e.g. landowners, neighbourhoods, future generations		✓	
Scale of effects on those with specific interests e.g. tangata whenua			✓
Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice?	✓		
Likelihood of increased costs or restrictions on individuals, communities or businesses	✓		

In summary:

- The degree of change from the Operative District Plan is high given that this is a new chapter.
- The chapter relates directly to one matter of national importance (s6(e)).

- The provisions apply to land that has existing or proposed marae, or urupa and to Māori Freehold Land and Māori Customary Land under the Te Ture Whenua Māori Act 1993. These sites are located throughout the Districts.
- Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa have particular interest in this topic and have been actively involved in developing appropriate provisions.
- Costs or restrictions on Māori landowners and community is likely to be low due to the permissive nature of the zone.

Overall, it is considered that the scale and significance of the proposal is medium.

4.2 Quantification of benefits and costs

Section 32(2)(b) of the RMA requires that, where practicable, the benefits and costs of a proposal are to be quantified.

Specific quantification of all benefits and costs associated with the Proposed District Plan is considered neither practicable nor readily available. In general, a qualitative assessment of costs and benefits associated with the Proposed District Plan is considered sufficient, and this is provided for in the assessment of policies, rules and other methods contained in section 7.0 of this report. However, where practicable and considered appropriate to supporting the evaluation, some of the benefits or costs associated with the Proposed District Plan have been quantified. The identification of costs and benefits has been informed by the body of evidence outlined in section 3.0 of this report.

5.0 Proposed provisions

5.1 National Planning Standards zoning

Based on the issues analysis in section 3.0 of this report and the National Planning Standards zone options the following zone framework has been selected in relation to this topic:

Zone	Description
Māori purpose zone	Areas used predominantly for a range of activities that specifically meet Māori cultural needs including but not limited to residential and commercial activities

5.1.1 Application of zoning

The Māori Purpose Zone has been applied to land which on which marae or urupa are located. In addition, the Māori Purpose Zone has been applied to all Māori Freehold Land and Māori Customary Land under the Te Ture Whenua Māori Act 1993.

5.2 Strategic directions

The following objectives from the Strategic Direction chapter of the Proposed District Plan are relevant to the Māori Purpose Zone.

TW-O1	Recognition and protection
The values, rights, and interests of Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa are recognised and protected.	
TW-O2	Active participation
Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa actively participate in resource management processes.	
TW-O3	Use of Māori land
Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa can protect, develop, and use Māori land to undertake customary activities, and to support their social and economic aspirations.	
TW-O4	Kaitiakitanga
Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa can exercise kaitiakitanga and engage with their culture, traditions, ancestral lands, waterbodies, sites, areas, and landscapes and other taonga of significance to Māori.	

These objectives relate directly to the Māori Purpose Zone. These objectives are evaluated in the Section 32 Evaluation Overview and Strategic Directions Report.

5.3 Overview of proposed provisions

The proposed provisions relevant to this topic are set out in detail in the Proposed District Plan and should be referenced in conjunction with this evaluation report.

In summary, the proposed provisions include:

- Definitions for:
 - Papakāinga
 - Customary activities
- Four objectives that address:
 - Purpose of the Māori Purpose Zone
 - Carrying capacity of the land
 - Exercising kaitiakitanga
 - Avoiding, remedying, or mitigating adverse effects

- Five policies that address:
 - Compatible activities
 - Potentially compatible activities
 - Incompatible activities and development
 - Maintaining character and amenity
 - Relocatable buildings
- A rule framework that manages land use and building and structure activities as follows:

Activity	Proposed District Plan
	Māori Purpose Zone
Buildings and structures, including construction, additions and alterations	P (s)
Demolition of buildings and structures	P
Relocatable buildings	P (s)
Papakāinga	P
Marae	P
Customary activities	P
Urupā	P
Residential unit/activities	P (s)
Home business	P (s)
Primary production	P
Intensive primary production	P (s)
Conservation activities	P
Rural produce retail	P (s)
Quarrying activities	P (s) (farm quarry) D (all other quarries)
Seasonal worker accommodation	P (s)
Education facilities	P
Community facilities	P
Healthcare activities	P
Rural industry	D
Commercial activities	D
Industrial activities	D
Any other activity not listed	D
P means permitted activity (resource consent required)	

Activity	Proposed District Plan
	Māori Purpose Zone
P (s) means permitted activity subject to standards (no resource consent required)	
D means discretionary activity (resource consent required)	

- Effects standards that address:
 - Maximum height
 - Maximum height in relation to boundary
 - Minimum setbacks
 - Maximum fence height
 - On-site services
 - Drinking water supply
 - Wastewater disposal
 - Stormwater management

6.0 Evaluation of the proposed objectives

Section 32(1)(a) of the RMA requires an evaluation to examine the extent to which the objectives proposed are the most appropriate way to achieve the purpose of the RMA. The level of detail must correspond to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal.

This section of the report evaluates the objectives proposed for the Māori Purpose Zone.

An examination of the proposed objectives along with reasonable alternatives is included below, with the relative extent of their appropriateness based on an assessment against the following criteria:

1. Relevance (i.e. Is the objective related to addressing resource management issues and will it achieve one or more aspects of the purpose and principles of the RMA?)
2. Usefulness (i.e. Will the objective guide decision-making? Does it meet sound principles for writing objectives and does it clearly state the anticipated outcome?)
3. Reasonableness (i.e. What is the extent of the regulatory impact imposed on individuals, businesses or the wider community? Is it consistent with identified tangata whenua and community outcomes?)
4. Achievability (i.e. Can the objective be achieved with tools and resources available, or likely to be available, to the Councils?)

While not specifically required under section 32 of the RMA, in some instances alternative objectives are also considered to ensure that the proposed objective(s) are the most appropriate to achieve the purpose of the RMA.

Proposed Objectives	
<p>MPZ-O1 Purpose of the Māori Purpose Zone</p> <p>The Māori Purpose Zone enables a range of social, cultural, and economic development opportunities that support the occupation, use, development, and ongoing relationship of tangata whenua with ancestral land.</p> <p>MPZ-O2 Carrying capacity of the land</p> <p>Use and development in the Māori Purpose Zone reflects the sustainable carrying capacity of the land and surrounding environment.</p> <p>MPZ-O3 Exercising kaitiakitanga</p> <p>Tangata whenua are able to exercise their role as kaitiaki in the Māori Purpose Zone to protect, maintain, and promote their spiritual, cultural, social, economic, and environmental interests and associations.</p> <p>MPZ-O4 Avoiding, remedying, or mitigating adverse effects</p> <p>A range of activities and development of ancestral land are enabled in the Māori Purpose Zone, whilst ensuring actual or potential adverse effects of activities and development are avoided, remedied, or mitigated.</p>	
Alternatives considered	
<p>Status quo (Operative District Plan):</p> <p>Objective TW1 – Recognition of Values and Traditional Relationships</p> <p>To recognise and provide for the cultural values and relationship of Tangata Whenua in managing the natural and physical resources and the effects of activities, while taking into account the principles of the Treaty of Waitangi.</p>	
Appropriateness to achieve the purpose of the RMA	
<p>Appropriateness of Proposed Objective (relevance, usefulness, reasonableness, achievability)</p>	<ul style="list-style-type: none"> • The proposed objectives are relevant as they address the resource management issues and also achieve the purpose of the RMA. In particular they enable and recognise the ongoing relationship of tangata whenua with ancestral land. • The proposed objectives clearly articulate the outcomes sought and provide direction to guide decision making. • The proposed objectives assist the Councils to undertake their functions in RMA s31(1)(a); • The proposed objectives do not duplicate or overlap with regional council functions; • The objectives are considered to be reasonable and would not impose high costs on Councils, tangata whenua, or the community. Seeking to enable a range of social, cultural and economic development opportunities that support the occupation, use, development and ongoing relationship with ancestral land will benefit tangata whenua and the community generally.

	<ul style="list-style-type: none"> The objectives are achievable as they are clear, directive, and within the scope of what can be achieved through the District Plan provisions.
<p>Appropriateness of Status Quo (relevance, usefulness, reasonableness, achievability)</p>	<ul style="list-style-type: none"> The existing objective partly addresses the resource management issues. It recognises and provides for the cultural values and relationship of tangata whenua and the importance of the Treaty of Waitangi. The objective provides clear direction and its purpose can be easily understood which helps Councils to achieve their RMA functions. The objective is considered to be reasonable and would not impose high costs on Councils, tangata whenua, or the community. The objective is achievable as it is within the scope of what can be achieved through the District Plan provisions. However, it is expressed in high level terms, with an element of discretion, so it lacks operational effectiveness.
<p>Preferred option and reasons</p>	
<p>The proposed objectives are the most appropriate means of achieving the purpose of the Act because they:</p> <ul style="list-style-type: none"> Clearly outline the intent and purpose of the zone Enable a range of activities to meet Māori cultural needs, which contribute to economic, social and cultural wellbeing Explicitly give effect to the RMA and RPS requirements Address the identified resource management issues Support the Strategic Direction objectives Achieve the outcomes sought in sections 6, 7 and 8 of the RMA. 	

7.0 Evaluation of proposed provisions

Section 32(1)(b) of the RMA requires an evaluation of whether the proposed provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.

The assessment must identify and assess the benefits and costs of environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

7.1 Evaluation

For each potential approach an evaluation has been undertaken relating to the costs, benefits and the certainty and sufficiency of information (as informed by section 4.0 of this report) in order to determine the effectiveness and efficiency of the approach, and whether it is the most appropriate way to achieve the relevant objective(s).

7.1.1 Provisions to achieve objectives relating to Māori Purpose Zone

Under section 32(1)(b)(ii) of the RMA, reasonably practicable options to achieve the objective(s) associated with this proposal need to be identified and examined.

The options considered reasonably practicable for achieving the objectives of the Proposed District Plan in relation to this topic are:

- Option 1: The proposed provisions – Māori Purpose Zone
- Option 2: Retaining the status quo – the Operative District Plan (no Māori Purpose Zone, and retain four existing zones and associated provisions)

<p>MPZ-O1 Purpose of the Māori Purpose Zone</p> <p>The Māori Purpose Zone enables a range of social, cultural, and economic development opportunities that support the occupation, use, development, and ongoing relationship of tangata whenua with ancestral land.</p> <p>MPZ-O2 Carrying capacity of the land</p> <p>Use and development in the Māori Purpose Zone reflects the sustainable carrying capacity of the land and surrounding environment.</p> <p>MPZ-O3 Exercising kaitiakitanga</p> <p>Tangata whenua are able to exercise their role as kaitiaki in the Māori Purpose Zone to protect, maintain, and promote their spiritual, cultural, social, economic, and environmental interests and associations.</p> <p>MPZ-O4 Avoiding, remedying, or mitigating adverse effects</p> <p>A range of activities and development of ancestral land are enabled in the Māori Purpose Zone, whilst ensuring actual or potential adverse effects of activities and development are avoided, remedied, or mitigated.</p>		
<p>Option 1: Proposed approach (recommended)</p>	<p>Costs</p>	<p>Benefits</p>
<p>Māori Purpose Zone chapter, containing objectives, policies and rules.</p>	<p>Environmental</p> <ul style="list-style-type: none"> • The provisions will enable greater development within the area than presently anticipated. Such development has the potential to change the amenity and character of the area. Standards 	<p>Environmental</p> <ul style="list-style-type: none"> • Appropriate controls over built form and the location of buildings to facilitate the maintenance of the character and amenity values of the area.

	<p>relating to height, location and servicing provide a level of control.</p> <ul style="list-style-type: none"> • Wide range of activities could have potential adverse effects on physical resources, such as the transport network. • Potential for incompatibility between activities within the Māori Purpose Zone and adjoining zones, which may impact on the efficient use of land and activities. <p>Economic</p> <ul style="list-style-type: none"> • There will be some economic cost in introducing new rules which require monitoring and implementation by Councils and working with iwi and landowners to achieve the required outcomes. • Increased development in rural areas could put pressure on Councils to increase its level of service to these areas, such as roading upgrades. <p>Social</p> <ul style="list-style-type: none"> • No direct social costs identified. <p>Cultural</p> <ul style="list-style-type: none"> • No direct cultural costs identified. 	<ul style="list-style-type: none"> • Potentially inappropriate activities will be managed through the resource consent process to ensure adverse effects are avoided, remedied or mitigated. <p>Economic</p> <ul style="list-style-type: none"> • Certainty for landowners of development permitted without a resource consent. • The ability to develop ancestral land in accordance with the proposed rules to provide for the economic wellbeing of tangata whenua. • May result in fewer resource consent applications or less arduous consenting processes. <p>Social</p> <ul style="list-style-type: none"> • Enhanced tangata whenua wellbeing through self-reliance and improved living conditions. • Enabling economic and employment activities, including community and social enterprises, would likely enhance socio-economic wellbeing. <p>Cultural</p> <ul style="list-style-type: none"> • Residential and marae development allows tangata whenua to return to the whenua and use it to meet their needs. • Provisions are designed to align with principles identified by Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa. • Facilitates kaitiakitanga. • The provisions will provide for the needs and wellbeing of tangata whenua.
<p>Effectiveness and efficiency</p>	<p>This approach is considered to be the most efficient and effective as it provides clear direction and tailored provisions to provide for the relationship of Māori and their culture and traditions with their ancestral lands. The rule framework is</p>	

	<p>more enabling for specific cultural uses. The broad range of permitted activities means less costs and a reduction in barriers to developing Māori land. The environmental, economic, and cultural benefits outweigh the potential environmental and economic costs. The provisions enable efficient use of the land.</p> <p>This option will be effective at implementing the objectives and more effective than the status quo. The targeted approach will better recognise and provide for occupation of ancestral land by tangata whenua and will appropriately provide for tangata whenua needs and activities.</p>	
Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions	It is considered that there is certain and sufficient information on which to base the proposed policies and methods based on the state of the environment monitoring, District Plan effectiveness review and input from tangata whenua.	
Overall evaluation	Overall, it is considered that the proposed approach is the most appropriate approach to achieve the objectives and aligns with section 6(e) of the RMA.	
Option 2: Status Quo	Costs	Benefits
<p>A Tangata Whenua Chapter that contains policies recognising tangata whenua values and kaitiakitanga.</p> <p>No separate zone for Māori purpose activities, but provision in the Rural and Residential zone chapters for papakāinga as a permitted activity subject to performance standards.</p>	<p>Environmental</p> <ul style="list-style-type: none"> No environmental costs identified. <p>Economic</p> <ul style="list-style-type: none"> The current approach under the existing zones is potentially restricting the use of ancestral lands for various activities. The zones (e.g. Rural Zone) do not reflect the nature or aspirations for Māori land, and impose costs in terms of the use of land, or the need for resource consents. <p>Social</p> <ul style="list-style-type: none"> These provisions limit ability for residential development and papakāinga (through limits on built development including unit numbers), and there is also no explicit provision for community facilities in the Residential or Rural zones, which is a social opportunity cost. 	<p>Environmental</p> <ul style="list-style-type: none"> The existing provisions apply a standardised zoning approach where land use and development requires resource consent, particularly in the Residential Zone, and to a lesser extent in the Rural Zone. This provides the Councils with the ability to exercise discretion over a large range of environmental effects, which allows consideration of environmental effects on a case-by-case basis. <p>Economic</p> <ul style="list-style-type: none"> There may be savings in terms of time and cost as the Councils and community are familiar with the provisions. <p>Social</p>

	<ul style="list-style-type: none"> The community and particularly tangata whenua may be dissatisfied with the outcomes achieved by the existing provisions. <p>Cultural</p> <ul style="list-style-type: none"> The outcomes achieved by the existing provisions do not provide for cultural needs. These provisions do not recognise and provide for the relationship of Māori with their ancestral lands. This results in an inability to undertake traditional cultural activities, and provide for cultural wellbeing. 	<ul style="list-style-type: none"> The public and practitioners are familiar with the provisions in the Operative District Plan. <p>Cultural</p> <ul style="list-style-type: none"> No cultural benefits identified.
Effectiveness and efficiency	<p>The existing provisions are not the most effective method of meeting the objectives given they have resulted in economic, social and cultural costs as outlined above. However there is no evidence they are failing to meet environmental outcomes.</p> <p>The proposed provisions are not the most efficient method of meeting the objectives given the costs identified above. They have resulted in regulatory uncertainty and unnecessary consenting costs, with associated economic costs.</p>	
Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions	<p>It is considered that there is certain and sufficient information on which to base the proposed policies and methods based on the state of the environment monitoring, District Plan effectiveness review and input from tangata whenua.</p>	
Overall evaluation	<p>This option is not the most appropriate way to achieve the preferred objectives, mostly because they are inefficient in terms of incurring unnecessary consenting costs and regulatory uncertainty, they are also ineffective in terms of providing for economic, social and cultural wellbeing.</p>	

8.0 Conclusion

This evaluation has been undertaken in accordance with section 32 of the RMA in order to identify the need, benefits and costs and the appropriateness of the proposal having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the RMA. The evaluation demonstrates that this proposal is the most appropriate option as it:

- Gives effect to higher order documents, including the National Planning Standards;
- Addresses the identified resource management issues; and
- Is the most effective and efficient way to achieve the purpose of the RMA and the strategic objectives of the Proposed District Plan.



WAIRARAPA
COMBINED
DISTRICT PLAN
REVIEW

*Te Mahere
Rautaki
a-rohe o
Wairarapa*

Proposed Wairarapa Combined District Plan

Section 32 Evaluation Topic Report Natural Character and Public Access

OCTOBER 2023



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Appendices

Appendix 1: Feedback on Draft District Plan

Executive summary

This Section 32 Evaluation Topic Report is focused on Public Access and Natural Character. The purpose of the Public Access chapter is to recognise and provide for public access along coastal and riparian margins in the Wairarapa. The purpose of the Natural Character chapter is to recognise and preserve natural character within the riparian margins of lakes, rivers and wetlands.

The Wairarapa has an extensive coastline and numerous freshwater bodies, including Lake Wairarapa and the Ruamāhanga, Waipoua, Waingawa, Waiohine, and Tauherenikau Rivers, that are important natural features. Maintaining and enhancing of public access to the coastline and freshwater bodies is a matter of national importance under section 6 of the Resource Management Act 1991 (RMA), as well as a key consideration of the New Zealand Coastal Policy Statement 2010. The riparian margins of the freshwater bodies also contain natural character values that must be preserved. While natural character in the Coastal Environment must also be preserved, this is covered by the Coastal Environment topic.

The Operative Wairarapa Combined District Plan (Operative District Plan) contains objectives and policies relating to public access and natural character within Chapter 12 (Freshwater Environment) and Chapter 13 (Coastal Environment). In addition, the Operative District Plan identifies 37 'Significant Waterbodies' as having special significance, including for natural character or public access and recreation values. The objectives and policies provide direction for a combined regulatory and advocacy approach covering subdivision of land adjacent to surface waterbodies. The rules are contained in the zone chapters, Chapter 20 (District Wide Subdivision Rules) and Chapter 21 (District Wide Land Use Rules). Setbacks of 25 m for earthworks and structures from Significant Waterbodies and 5 m for structures from all other waterbodies apply to permitted rules. Subdivision rules provide cross reference to public access provisions and must be provided for when resource consent is sought which is through acquisition of esplanade reserves and esplanade strips on identified significant waterbodies (Appendix 1.9) and the coast, and provision for access strips along other waterbodies (where not identified as significant) as appropriate.

The key resource management issues for the Public Access and Natural Character topics are:

- Issue 1: public access to and along the margin of waterbodies and the coast can be impeded by land use and development,
- Issue 2: natural character of riparian margins is at risk of being degraded through land use and development within their margins.

The Proposed Wairarapa Combined District Plan (Proposed District Plan) contains Natural Character and Public Access Chapters in Part 2: Natural Environment Values. The chapters largely reflect the current direction of the Operative District Plan which have been identified to be effective and efficient. The key changes introduced from the proposed chapters are:

- Two standalone chapters for Natural Character and Public Access as directed by the National Planning Standards, with specific objectives, policies and rules aimed at preserving natural character and maintaining and enhancing public access.
- An updated list of significant waterbodies, including 35 newly identified significant waterbodies (rivers, lakes, streams and wetlands).
- Retaining the same building and earthworks setbacks (25 m) from significant waterbodies, and also including setbacks for vegetation modification.
- Increasing the building setback in the General Rural Zone to 10 m from surface waterbodies, and retaining the current setback (5 m) from surface waterbodies in all other zones.
- Retaining the esplanade reserves provision in the Subdivision chapter.

1.0 Introduction

This Section 32 Evaluation Topic Report is focused on Natural Character (NATC) and Public Access (PA) in the Proposed District Plan. The Public Access topic addresses public access to and along waterbodies and the coast, whereas the Natural Character topic addresses the natural character of riparian margins.

The purpose of the Public Access chapter is to recognise and provide for public access along coastal and riparian margins in the Wairarapa. The purpose of the Natural Character chapter is to recognise and preserve natural character within the riparian margins of lakes, rivers and wetlands. Natural character within the Coastal Environment, including areas of outstanding, very high and high natural character, have been identified and are covered in the Coastal Environment (CE) chapter. Riparian margins have natural character values and provide access to waterbodies and contribute to amenity, recreation, hazard management, and ecological values. The appropriate management of adverse effects of such activities in riparian and coastal margins is also addressed.

The Wairarapa has an extensive coastline and numerous freshwater bodies, including Lake Wairarapa and the Ruamāhanga, Waipoua, Waingawa, Waiohine, and Tauherenikau Rivers, that are important natural features. Under section 6 of the RMA, preserving the natural character of the coastal environment, wetlands, lakes, rivers, and their margins and protecting them from inappropriate use, subdivision, and development

is a matter of national importance. Maintaining and enhancing of public access to and along the coastal marine area, lakes and rivers is also a matter of national importance under section 6, as well as a key consideration of the New Zealand Coastal Policy Statement 2010 (NZCPS).

There is high level planning direction provided through the RMA, National Policy Statement for Freshwater Management 2020, the NZCPS, and National Environmental Standards for Freshwater 2020. The Wellington Regional Policy Statement highlights the need to manage these valued areas in a consistent and strategic way which needs to be reflected through the Proposed District Plan.

The Proposed District Plan resultantly has an important role in providing for public access to and along surface waterbodies and the Coastal Marine Area throughout the Wairarapa. This role includes the provision of esplanade reserves or esplanade strips when land is subdivided.

This report sets out the statutory and policy context for the Natural Character and Public Access chapters, identifies key resource management issues, consultation, and the evaluation of this topic to decide on the proposed provisions.

This report should be read in conjunction with the Section 32 Evaluation Overview and Strategic Directions Report and the following section 32 evaluation topic reports:

Report	How does this topic relate to the natural character and public access provisions
Natural Hazards	The Natural Hazards chapter manages the non-coastal hazards, which include flooding. It is predicted that rainfall events will become more intense, storm events will become more common and sea levels will rise as a result of climate change. The management of coastal and riparian margins need to be considered in relation to the role it has (along with other methods) in assisting to manage the impact of natural hazards now and into the future.
Ecosystems and Indigenous Biodiversity	Many significant natural areas (SNAs) are located in riparian and coastal margins, reflecting the ecological importance of these areas. This has implications for subdivision, land use and vegetation clearance.
Coastal Environment	This chapter manages the Coastal Environment including coastal hazards (tsunami, coastal erosion and coastal inundation) and coastal natural character. Public access to and along the coast needs to consider this and their implications for subdivision, land use and development. Areas of High Natural character have been identified and mapped in the Coastal Environment s32 report. These areas are covered in the Coastal Environment s32 report.
Subdivision	This chapter contains provisions relating to the subdivision process and the rules and standards relating to subdivision within different overlays (including natural hazard areas, significant natural areas, outstanding natural features and landscapes, special amenity landscapes and the coastal environment) and zones. The standards and rules relating to the creation of esplanade reserves and strips are located in the Subdivision chapter.

2.0 Statutory and policy context

2.1 Resource Management Act

As set out in the Section 32 Evaluation Overview and Strategic Directions Report, an evaluation is required of how the proposal achieves the purpose and principles in Part 2 of the RMA. This requires consideration of sections 5 to 8 of the RMA.

Section 5 sets out the purpose of the RMA which is to promote sustainable management of natural and physical resources. This section is set out in more detail in the Section 32 Evaluation Overview and Strategic Directions Report.

Section 6 requires all persons exercising functions and powers under the RMA to recognise and provide for specified matters of national importance. The section 6 matters relevant to natural character and public access are:

Section	Relevant matter and applicability
Section 6(a)	<p><i>the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development</i></p> <p>This matter is especially relevant for the preservation of the natural character of the Coastal Environment, wetlands, and rivers and their margins in the Wairarapa.</p> <p>As set out in the introduction to this section 32, there is a considerable coastline for the Wairarapa, and number of waterbodies in the Districts.</p>
Section 6(b)	<p><i>the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development</i></p> <p>This matter is relevant as natural features and landscapes can contribute to overall natural character values and characteristics of the coastal environment, wetlands, and rivers and their margins within the Wairarapa.</p>
Section 6(c)	<p><i>the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna</i></p> <p>This matter is relevant as significant indigenous vegetation and significant habitats of indigenous fauna can contribute to overall natural character values and characteristics of the Coastal Environment, wetlands, and rivers and their margins within the Wairarapa.</p>
Section 6(d)	<p><i>the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers</i></p> <p>This matter is very relevant for the specific requirement to ensure maintenance and enhancement of public access relating to the Coastal Marine Area and rivers within Wairarapa.</p>
Section 6(e)	<p><i>the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga</i></p>

Section	Relevant matter and applicability
	Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa, as tangata whenua, especially value the coast and waterbodies for their cultural and spiritual values as well as for customary use.
Section 6(g)	<i>the protection of protected customary rights</i> This matter is very relevant for recognising the provision of customary access to these important and valued features and places (including their margins), and resources.
Section 6(h)	<i>the management of significant risks from natural hazards</i> As identified in the section above there is relevance of natural hazards to this chapter given the management of coastal and riparian margins is one of a wider set of methods to help in managing the impacts of natural hazards.

Section 7 requires all persons exercising functions and powers under the RMA, in relation to managing the use, development, and protection of natural and physical resources, to have particular regard to a range of matters. The section 7 matters relevant to natural character and public access are:

Section	Relevant matter
Section 7(c)	<i>the maintenance and enhancement of amenity values</i> The Public Access topic relates to the maintenance and enhancement of amenity values.
Section 7(d)	<i>intrinsic values of ecosystems</i> The Natural Character topic seeks to protect the intrinsic values of ecosystems within waterbodies, in particular the riparian area.
Section 7(f)	<i>maintenance and enhancement of the quality of the environment</i> The topics seek to maintain and enhance the quality of the environment through preservation of natural character and enabling public access.

Section 8 requires local authorities to take into account the principles of the Treaty of Waitangi. Tangata whenua, through iwi authorities have been consulted as part of the review process. This feedback has informed the section 32 evaluation, and the obligation to make informed decisions based on that consultation is noted.

Part 10 of the RMA is one of the principal mechanisms by which public access to and along the coastal marine area, lakes and rivers is provided. This is through esplanade reserves and strips, and access strips. The following sections in Part 10 set out the purpose of these mechanisms, and the way in which esplanade reserves and strips, and access strips, can be created:

Section	Relevant Matter
229	Purposes of esplanade reserves and esplanade strips
230	Requirement for esplanade reserves or esplanade strips

231	Esplanade reserves to vest on subdivision
232	Creation of esplanade strips
233	Effect of change to boundary of esplanade strip
235	Creation of esplanade strips by agreement
237A	Vesting of land in common marine and coastal area or bed of lake or river
237B	Access strips
237E	Compensation for taking of esplanade reserves or strips on allotments of less than 4 hectares
237F	Compensation for taking of esplanade reserves or strips on allotments of 4 hectares or more
237G	Compensation

2.2 National direction

2.2.1 National Policy Statements

The National Policy Statements relevant to this topic are:

NPS	Relevant Objectives / Policies
New Zealand Coastal Policy Statement 2010 (NZCPS)	<p>The purpose of the NZCPS is to achieve the RMA's goals in relation to the coastal environment of New Zealand and contains objectives and policies relating specifically to public access and natural character.</p> <p>The NZCPS aims to maintain and enhance the public open space qualities and recreation opportunities of the coastal environment (objective 4). Policy 18, relating to recognising the need for public open space, and Policy 19, relating to the need for maintaining and enhancing walking access, provide direction to how this should be achieved.</p> <p>Policy 13 aims to preserve natural character of the coastal environment and protect it from inappropriate subdivision, use, and development. While Policy 14 aims to promote restoration or rehabilitation of the natural character of the coastal environment, including by providing policies, rules and other methods directed at restoration or rehabilitation in plans.</p>
National Policy Statement for Freshwater Management 2020 (NPS-FM)	<p>The NPS – FM was gazetted in August 2020. While regional councils are largely responsible for implementing the NPS-FM this has flow on effects to territorial authorities.</p>

2.2.2 National Environmental Standards

The National Environmental Standards relevant to this topic are:

NES	Relevant regulations
National Environmental Standards for Plantation Forestry 2017 (NES-PF)	<p>The NES-PF are a nationally consistent set of standards to manage the environmental effects of plantation forestry activities.</p> <p>These include permitted activity conditions for setbacks where afforestation must not occur (14) and earthworks must not occur (29).</p> <p>Regulation 6 of the NES-PF sets out where a rule in a plan may be more stringent than the NES. The Public Access and Natural Character chapters do not contain specific forestry rules. Therefore, they do not introduce any more stringent rules for forestry.</p>
National Environmental Standard for Freshwater 2020 (NES-FW)	<p>The NPS-FM came into force on 3 September 2020 and applies to the management of freshwater through a framework that considers and recognises Te Mana o te Wai as an integral part of freshwater management. It directs the content that regional councils, in consultation with their communities, must include in their regional plans, including that it must be managed in a way that improves degraded water bodies, and maintains or improves all others in accordance with national bottom lines.</p> <p>While primary responsibility for implementing the NPS-FM rests with regional councils, implementation directive 3.5(4) requires territorial authorities to 'include objectives, policies, and methods in their district plans to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and wellbeing of water bodies, freshwater ecosystems, and receiving environments'. The General Rural Zone and Rural Lifestyle Zone provide for setbacks from waterbodies and require consent for any activity within close proximity.</p>

2.2.3 National Planning Standards

The National Planning Standards establish a nationally standardised and consistent format for regional and territorial plan documents, notably directing what chapters and topics must be included, their names and how the chapters are formatted.

With regard to natural character and public access, the NPS states that:

- If provisions to protect the natural character of wetlands, lakes and rivers and their margins are addressed, they must be located in the Natural Character chapter.
- If provisions to maintain and enhance public access to and along the coastal marine area, lakes, and rivers are addressed they must be located in the Public Access chapter.

2.2.4 National guidance documents

The following national guidance documents are relevant to this topic:

Document	Author/Owner	Summary
Esplanade reserves, esplanade strips and access strips – Guidance note (2013)	Quality Planning Website	This note provides guidance on the development and implementation of plan provisions on esplanade reserves, esplanade strips and access strips (collectively referred to as esplanade areas). It also outlines the origins, purpose, and advantages and disadvantages of each type of esplanade area. Guidance also covers the instruments for creating esplanade areas, examples of techniques and methods used to implement them, (including regulatory and non-regulatory methods) and when and how compensation is payable.
NZCPS Guidance Notes	Department of Conservation	These guidance notes provide guidance on NZCPS policy including an overview and on implementation. Namely, this includes Guidance Note Policy 18: Public Open Space and Guidance Note Policy 19: Walking access.

2.3 Regional direction

2.3.1 Regional Policy Statement for the Wellington Region

The table below identifies the relevant provisions and resource management topics for natural character and public access contained in the RPS.

Objective/Policy	Relevant matters
Objective 7	The integrity, functioning and resilience of physical and ecological processes in the coastal environment are protected from the adverse effects of inappropriate subdivision, use and development.
Objective 8 / Policy 53 R	Objective 8 and Policy 53 requires that public access to and along the coastal marine area, lakes and rivers should be enhanced.
Objective 28	The cultural relationship of Māori with their ancestral lands, water, sites, wāhi tapu and other taonga is maintained.
Appendix 1	Contains a schedule identifying rivers and lakes throughout the Wellington region that require protection.

2.3.2 Natural Resources Plan

The table below identifies the relevant provisions for natural character and public access contained in the Natural Resources Plan (NRP).

Section	Relevant matters
Objective O7	The recreational values of the coastal marine area, rivers and lakes and their margins and natural wetlands are maintained and where appropriate for recreational purposes, is enhanced.
Objective O8	Public access to and along the coastal marine area and rivers and lakes is maintained and enhanced, other than in exceptional circumstances, in which case alternative access is provided where practicable.
Objective O12	<p>The relationships of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga are recognised and provided for, including:</p> <p>(a) maintaining and improving opportunities for Māori customary use of the coastal marine area, rivers, lakes and their margins and natural wetlands, and</p>
Objective O14	The natural character of the coastal marine area, natural wetlands, and rivers, lakes and their margins is preserved and protected from inappropriate use and development.
Objective O21	Vegetated riparian margins are established, maintained or restored to enhance water quality, aquatic ecosystem health, mahinga kai and indigenous biodiversity of rivers, lakes, natural wetlands and the coastal marine area.
Policy P7: Beneficial Activities	<p>The following activities are recognised as beneficial and generally appropriate:</p> <p>(a) activities for the purpose of restoring natural character, aquatic ecosystem health, mahinga kai, outstanding water bodies, sites with significant mana whenua values, and sites with significant indigenous biodiversity values, and</p>
Policy P8: Public access to and along the coastal marine area and the beds of lakes and river	<p>Maintain and enhance the extent or quality of public access to and along the coastal marine area and the beds of lakes and rivers except where it is necessary to:</p> <p>(a) protect the values of estuaries, sites with significant mana whenua values identified in Schedule C (mana whenua), sites with significant historic heritage value identified in Schedule E (historic heritage) and sites with significant indigenous biodiversity value identified in Schedule F (indigenous biodiversity), or</p> <p>(b) protect public health and safety, or protect Wellington International Airport and Commercial Port Area security, or</p> <p>(c) provide for a temporary activity such as construction, a recreation or cultural event or stock movement, and where the temporary restrictions shall be for no longer than reasonably necessary before access is fully reinstated, and</p> <p>with respect to (a) and (b), where it is necessary to permanently restrict or remove existing public access, the loss of public access shall be mitigated or offset by providing enhanced public access at a similar or nearby location to the extent reasonably practicable.</p>

Section	Relevant matters
Policy P30: Biodiversity, aquatic ecosystem health and mahinga kai	Manage the adverse effects of use and development on biodiversity, aquatic ecosystem health and mahinga kai to: [...] (g) maintain or where practicable restore riparian habitats, and
Schedule A: Outstanding waterbodies	Provides schedule of rivers throughout the Wellington region that contain outstanding natural values.

2.3.3 Any other relevant regional plans or strategies

There are no other relevant regional plans or strategies.

2.4 Wairarapa policies, plans and strategies

2.4.1 Iwi Management Plans

There are currently no iwi management plans relevant to the Wairarapa.

2.4.2 Statutory Acknowledgements

The table below identifies the relevant statutory acknowledgements to the Natural Character and Public Access topics.

Settlement Act	Statutory Acknowledgement area	Relevance to Natural Character and Public Access
Rangitāne Tū Mai Rā (Wairarapa Tamaki nui-ā-Rua) Claims Settlement Act 2017	Ruamāhanga River and its tributaries	The Ruamāhanga River and several of its tributaries are identified as Significant Waterbodies in both the Operative and Proposed District Plan.
	Coastal marine area	Public access to the coastal marine area is sought to be provided for through the Public Access chapter.
Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua Claims Settlement Act 2022	Coastal marine area	Public access to the coastal marine area is sought to be provided for through the Public Access chapter.

2.4.3 Any other relevant local plans or strategies

The following plans or strategies are relevant to this topic:

Plan / Strategy	Organisation	Relevant Provisions
Masterton Parks and Open Spaces Strategy (2021)	Masterton District Council	These plans and strategies set out how the Councils administer the land they manage under the Reserves Act 1977. The plans and strategies outline the intentions of the Councils of providing for the use and development of the various types of reserves throughout the Wairarapa including providing for public access.
Carterton District Council Draft Reserve Management Plan (2021)	Carterton District Council	
South Wairarapa District Council reserve management plans (various)	South Wairarapa District Council	

2.5 Other legislation or regulations

The following additional legislative / regulatory requirements are also relevant to this topic:

Legislation / Regulation	Relevant Provisions
Reserves Act 1977	<p>Section 3 of the Reserves Act 1977 sets out three main functions as part of the Act's general purpose which includes "the preservation of access for the public to the coastline, islands, lakeshore and riverbanks and to encourage the protection and preservation of the natural character of these areas." The Reserves Act requires the preparation of reserve management plans which govern in a detailed manner what can and cannot be carried out in the -reserves.</p> <p>While the Reserves Act ultimately determines the types of uses appropriate for reserve areas that are classified under the Act, the RMA governs environmental policy and management, minimising the adverse effects of use and development.</p>
Walking Access Act 2008	Section 3 of the Walking Access Act 2008 sets out the Act's purpose to provide the New Zealand public with free, certain, enduring, and practical walking access to the outdoors (including around the coast and lakes, along rivers, and to public resources) so that the public can enjoy the outdoors.

3.0 Issues analysis

3.1 Background

The Wairarapa has an extensive coastline and numerous freshwater bodies, including Lake Wairarapa and the Ruamāhanga, Waipoua, Waingawa, Waiohine and Tauherenikau Rivers, that are important natural features.

Coastal and riparian margins provide public access to the coast and freshwater bodies, whilst also providing public amenity, recreation, hazard management and ecological values within the Wairarapa. Access to water and the management of natural character within the riparian margins is important to Tangata Whenua for their social, economic, spiritual, and cultural wellbeing.

The riparian margins often have natural character value including:

- the absence of buildings and other human influences;
- the presence of original landforms and vegetation cover (particularly indigenous vegetation) together with other ecological patterns;
- water bodies and natural movement of water and sediment, and
- experiential attributes, including smells, noise, views and sense of remoteness.

3.1.1 Pressures on natural character and public access

The main pressures affecting natural character and public access values, are those associated with the subdivision of land into smaller blocks and the construction of buildings and structures in these areas. Inappropriate subdivision, use and development in coastal and riparian margins can impact on natural character and public access values if not carefully managed.

The extent of human-induced modification has a significant influence on the level of natural character adjacent to freshwater bodies. Some margins will have high natural character due to the lack of human-induced modification and may even be in a natural state.

Historical development patterns have had a significant impact on natural character value and public access around the Wairarapa. The community has expressed a desire to retain what natural character and access remains in these areas, and to enhance these if possible. Maintaining and enhancing these areas are key to achieving outcomes sought for other strategic issues such as improving freshwater habitats, biodiversity, natural character, and improving public access, and natural hazard risk management.

3.1.2 Management of coastal and riparian margins

There are a number of tools available to the Councils to protect, manage and enhance riparian margins. Esplanade areas are a general term for three different methods used to protect the margins of rivers, lakes and the coast. They have an important role to play in protecting the life-supporting capacity of water and ecosystems and their intrinsic values, by the enhancement of water quality and the protection of aquatic habitats; and secondly, by facilitating access to, and enhancing the recreational qualities of the coast.

When land is set aside for esplanade purposes, it can be in the form of:

- **Esplanade Reserves** - public land that is owned and managed by the Councils under the Reserves Act. The boundaries of esplanade reserves are fixed and marked on survey plans. This means that if the land erodes the esplanade can be reduced or lost altogether.
- **Esplanade Strips** - created for the same purposes as esplanade reserves, but with key differences. Most importantly, the land stays in private ownership, although Councils has a legal interest in the land. The landowner is responsible for maintaining the land. Unlike a reserve, the strip moves with the water edge, so the width of the esplanade strip does not change. The use and access can also be restricted for specific purposes.
- An **Access Strip** - an easement for public access over private land, with or without conditions, agreed between a landowner and the Councils.

The RMA includes default requirements for taking esplanade areas as outlined in **Section 2.1** of this report. Generally, when subdivision creates sites smaller than 4 hectares, a 20-metre reserve is set aside from the water's edge (except if the waterway averages less than three metres wide), unless the District Plan provides differently.

In addition to esplanade areas as discussed above, another method for managing the riparian areas is through setbacks from river margins for certain activities such as new structures, earthworks and vegetation clearance. These setbacks can be proportionately set depending on the nature and significance of the waterbody. For instance, under the Operative District Plan, a setback of 25 m is applied to significant waterbodies for new structures and earthworks, as opposed to 5 m for all other waterbodies.

3.2 Evidence base

The Councils have reviewed the Operative District Plan, commissioned technical advice and assistance from various internal and external experts and utilised this, along with internal workshops and community feedback to assist with setting the plan framework. This work has been used to inform the identification and assessment of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions. The following sections outline this evidence.

3.2.1 Analysis of Operative District Plan provisions

3.2.1.1 Overview of Operative District Plan provisions

The Operative District Plan identifies the significant resource management issues in relation to natural character and public access in Chapter 12 (Freshwater Environment) and Chapter 13 (Coastal Environment). The resource management issues are listed below:

Freshwater Environment issues:

1. Sporadic subdivision, use and development along the margins of waterbodies can adversely affect freshwater environments, particularly where there is still substantial natural character or vulnerable natural ecosystems
2. Public access to and along waterbodies needs to be maintained and enhanced, without adversely affecting operational requirements of adjoining landowners.
3. Conflicts can arise between activities occurring on lakes, rivers, wetlands and their margins, as well as with activities on adjacent land.
4. Land use and development can adversely affect the quality of freshwater environment, particularly in the absence of reasonable buffer strips along waterbody margins.

Coastal Environment issues:

1. Changes in land use, and poorly design and located development and subdivision and associated works can compromise the natural character and special qualities of the Wairarapa Coast.
2. Ad hoc subdivision and development in areas outside existing coastal settlements can lead to the loss of the natural character and valued qualities of the coastal environment. In particular, the cumulative effects of subdivision and development can diminish the natural character over time through a gradual process of change.
3. Public access to and along the Wairarapa Coast is highly valued and needs to be maintained and enhanced without compromising landowner rights and the special qualities of the coastal environment including natural character and ecology, particularly in erosion prone, or ecologically sensitive areas.

Chapters 12 and 13 of the Operative District Plan include the following objectives that relate to Natural Character and Public Access :

12.3.1 Objective Fwe1 – Environmental Quality

To maintain or enhance the environmental quality of the Wairarapa’s rivers, lakes, wetlands and groundwater by managing the detrimental effects of development and activities

12.3.4 Objective Fwe 2 – Public Access and Enjoyment

To facilitate public access to and enjoyment of the Wairarapa’s rivers, lakes and wetlands and their margins in a manner that preserves their natural character and the property rights of adjoining owners.

13.3.1 Objective CE1 – Natural Character

To protect the natural character of the coastal environment by ensuring use, subdivision and development maintains the comparatively undeveloped nature of the Wairarapa Coast.

13.3.7 Objective CE3 – Public Access and Enjoyment

To facilitate public access to, and enjoyment of, the Wairarapa’s coast and its margins in a manner that protects its natural character.

The objectives are implemented and achieved by the following four sets of policies:

12.3.2 Fwe1 Policies

- a) Manage the design, location and scale of subdivision and/or land development and use adjoining waterbodies so it retains the special qualities and natural character of waterbodies.
- b) Encourage and support innovative land uses and development that retain or enhance the special qualities of freshwater environments.
- c) Ensure that adverse cumulative effects of subdivision, land use and development on the freshwater environment are avoided, remedied or mitigated.
- d) Working with the Regional Council to manage subdivision, land use and development to minimise adverse effects on freshwater environments, including rivers, lakes, wetlands and ground water.
- e) To enhance the quality of degraded freshwater environments in collaboration with the Regional Council and stakeholders.
- f) Encourage the development or maintenance of planted waterbody margins.
- g) Promote a strategic approach to the management of rivers, lakes, wetlands and their margins and catchments, particularly by using management plans for areas with significant environmental issues that require a collaborative approach with other organisations.
- h) Support cooperative relationships with landowners, communities and key stakeholders in managing freshwater environments – for example, environmental care groups.
- i) Adopt a cautious approach to new subdivision and development in areas of significant natural character, special value to iwi/hapu, or with special environmental quality.
- j) Provide esplanade reserves, esplanade strips or access strips along waterbodies as appropriate to the relevant circumstances, with priority given to the formation of a connected series of esplanade reserves/strips of a minimum width of 20m along the margins of the Wairarapa’s significant waterbodies.
- k) Prevent structures on waterbodies and their margins unless they are an accepted or essential part of the waterbody environment (for example, culverts, bridges or stock crossings, maimais and flood defence systems).

12.3.5 Fwe2 Policies

- a) Recognise and provide for existing recreational activities in lakes, rivers, wetlands and their margins that do not cause detrimental effects on freshwater environments.
- b) Control activities that could have an adverse effect on people's use and enjoyment of the freshwater environment.
- c) Prioritise the needs for legal public access to areas of significant value.
- d) Require esplanade reserves and esplanade strips along rivers, lakes and wetlands of significant value, and as appropriate along the margins of other waterbodies.
- e) Manage the potential for reverse sensitivity to arise when land use and development occurs in close proximity to areas of public recreation and vice versa.

13.3.2 CE1 Policies

- l) Support cooperative relationships with landowners, communities and key stakeholders in managing the coastal environment and in environmental enhancement and public access projects.
- n) Require esplanade reserves/strips along the coastal marine area and estuaries and river mouths of significant waterbodies, recognising that esplanade strips may be more appropriate if the special qualities of the coastal environment are likely to be detrimentally affected by esplanade reserves.

'Significant Waterbodies' are identified in Appendix 1.9 of the Operative District Plan for being of significant conservation or recreational value which among other things may be identified for containing high natural character and public access values.

The applicable rules are contained within relevant zones, Chapters 20 (Subdivision Rules and Standards) and 21 (District Wide Land Use Rules). The rules require the following:

- Subdivision rules cross reference the public access provisions which require esplanade reserves and esplanade strips on identified significant waterbodies (Appendix 1.9) and the coast, and provision for access strips along other waterbodies (where not identified as significant) as appropriate for any proposed subdivision.
- All zones contain permitted standards for building setbacks of 25 m from a Significant Waterbody, and 5 m from any other waterbody. Where the standard is not met, resource consent is required as a discretionary activity.
- Rule 21.1.9 permits any earthworks within 25 m of a significant waterbody to only maintenance of existing structures. Where the standard is not met, resource consent is required as a restricted discretionary activity.

3.2.1.2 State of the environment monitoring

The table below summarises consenting information from the MfE National Monitoring System Database between 2014/2015 and 2020/2021:

Period	Council	Number of consents	Description
2014/2015 to 2020/2021	Masterton District Council	3	<ul style="list-style-type: none"> Construct dwellings within 5 m of a waterbody.
	Carterton District Council	-	-
	South Wairarapa District Council	2	<ul style="list-style-type: none"> Construct a dwelling within 5 m of a waterbody. Construct a building within 25 m of a Significant Waterbody.

In addition to the above land use consent data, there have been numerous subdivision consents sought that adjoin a waterbody or the coastal marine area and contain lots of less than 4 ha.

3.2.1.3 Effectiveness of the Operative District Plan approach

The following issues have been identified with the effectiveness of the Operative District Plan:

Issue	Comment
Issue 1: The Schedule of Significant Waterbodies does not contain all of the significant waterbodies in the Wairarapa	The Regional Policy Statement identifies Outstanding Waterbodies and includes waterbodies that are not currently listed in Appendix 1.9 (Schedule of Significant Waterbodies) in the Operative District Plan. In addition, Greater Wellington Regional Council has undertaken a comprehensive review of the outstanding waterbodies throughout the region during the preparation of the Natural Resources Plan. These waterbodies are identified in Appendix A of the Natural Resources Plan as being "Outstanding Water Bodies". These waterbodies are identified for containing a high degree of natural value, including natural character. A review of Appendix 1.9 is required to ensure it aligns with the identified Outstanding Water Bodies of the NRP.
Issue 2: The provisions need to align with the National Planning Standards.	The current provisions do not align with the structure requirements in National Planning Standards and are spread across various chapters.

3.2.2 Analysis of other District Plan provisions relevant to this topic

Current practice has been considered in respect of this topic, with a review undertaken of the following District Plans:

Plan	Description of approach
Proposed Wellington City District Plan	<p>Natural Character</p> <p>The Wellington City District Plan contains a Natural Character sub-chapter under the Natural Environment Values chapter of Part 2 – District-wide Matters. The chapter contains two objectives that relate to:</p> <ul style="list-style-type: none"> • Protection, maintenance and enhancement of natural character within riparian margins • Customary harvesting within riparian margins <p>The chapter contains three policies that relate to:</p> <ul style="list-style-type: none"> • Providing for appropriate use and development • Provide for restoration and enhancement • Customary harvesting <p>The rule framework sets out the following:</p> <ul style="list-style-type: none"> • Permitted activities include activities within riparian margins that comply with underlying zone rules and standards, restoration and enhancement and customary harvesting within riparian margins, and construction, addition or alteration of buildings for natural hazard mitigation purposes. • Restricted discretionary activities include permitted activities that do not comply with relevant standards, and construction, addition or alternation of buildings within riparian margins. <p>Public Access</p> <p>Public access is included as a sub-chapter under the Natural Environment Values chapter of Part 2 – District-wide Matters. The chapter contains two objectives that relate to:</p> <ul style="list-style-type: none"> • Maintaining and enhancing public access to the coast and waterbodies • Adverse effects of public access <p>The chapter contains three policies that relate to:</p> <ul style="list-style-type: none"> • Appropriate activities within coastal and riparian margins • Maintenance and enhancement of public access • Restriction of public access <p>The chapter contains no rules.</p>

<p>Proposed Porirua District Plan</p>	<p>Natural Character The Porirua District Plan contains a Natural Character sub-chapter under the Natural Environment Values chapter of Part 2: District-Wide Matters. The chapter contains one objective:</p> <ul style="list-style-type: none"> • The natural character of coastal margins and riparian margins are preserved, and enhanced where appropriate, and protected from inappropriate subdivision, use and development. <p>The chapter also contains four policies that relate to:</p> <ul style="list-style-type: none"> • Appropriate and inappropriate buildings and structures • Appropriate and inappropriate earthworks. <p>The rule framework includes:</p> <ul style="list-style-type: none"> • Permitted activities include buildings and structures and earthworks within coastal margins and riparian margins if the buildings and earthworks are in the Open Space Zone or Sports and Active Recreation Zone • Restricted discretionary activities include permitted activities that do not comply with the relevant standards. <p>Public Access The Porirua District Plan contains a Public Access sub-chapter under the Natural Environment Values chapter of Part 2: District-Wide Matters. The chapter contains one objective:</p> <ul style="list-style-type: none"> • Maintaining and enhancing public and customary access <p>The chapter also contains two policies that relate to:</p> <ul style="list-style-type: none"> • Activities that enhance public and customary access • Mechanisms for improving public and customary access <p>The chapter does not contain any rules, and the objectives and policies apply across the plan.</p>
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<p>Proposed New Plymouth District Plan (Decisions version)</p>	<p>Natural Character No Natural Character chapter but a Waterbodies (WB) chapter. The chapter identifies significant waterbodies in a schedule, and states that all waterbodies are valued, even those not identified as significant (to Māori (mauri) and ecologically, natural character, and hydrological, important habitat for native fish). The chapter contains four Objectives that relate to:</p> <ul style="list-style-type: none"> • Protection of waterbodies • Public access • Adverse effects • Tangata whenua <p>The chapter contains eight policies that:</p> <ul style="list-style-type: none"> • Identify, map and schedule significant waterbodies • Protect values of waterbodies • Appropriate activities • Subdivision – providing esplanade reserve or reserve strip • Subdivision – no or reduced esplanade reserve or reserve strip • Mātauranga Māori principles • Community awareness • Provision of information, technical and cultural advice. <p>Rules and standards relating to:</p> <ul style="list-style-type: none"> • Setbacks for buildings • Setbacks for earthworks • Esplanade reserves or esplanade strips for subdivision • Wastewater treatment plants. <p>Coastal Environment chapter includes areas of natural character in the coastal environment.</p> <p>Public Access Public access is a sub-chapter included under the Natural Environmental Values section of the District Plan. Public access corridors are identified spatially in the District Plan Maps. The chapter contains four objectives address the following:</p> <ul style="list-style-type: none"> • Need for public access along the coast and along waterbodies but recognise this should not result in adverse effects on natural character, indigenous biodiversity, historic heritage, cultural, or landscape values. <p>The chapter contains five policies that relate to:</p> <ul style="list-style-type: none"> • Identifying and mapping public access corridors • Maintaining and enhancing public access • Avoid activities that restrict access to significant surf breaks • Avoid, remedy, mitigate adverse effects • Setback from public access corridors <p>The chapter contains rules relating to:</p> <ul style="list-style-type: none"> • Permitted activities within a public access corridor • Building activities within a public access corridor • Subdivision of land containing a public access corridor • Industrial activities and quarries
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These plans were selected because:

- They have been subject to recent plan changes/a recent plan review that has addressed similar issues relating to this topic; and
- The councils are of a similar scale to the Wairarapa districts and are confronting similar issues relating to this topic.

A summary of the key findings follows:

- All three plans included Public Access sub-chapters, though only two included Natural Character with the Proposed New Plymouth District Plan instead containing a Waterbodies chapter. The objectives, policies and rules of the Waterbodies chapter are similar to that of the Natural Character chapter. Both subjects were included within the Natural Environmental Values section under Part 2 - District-Wide Matters of the plan in all three plans.
- The natural character objectives generally relate to:
 - Protection, maintenance and enhancement of natural character of coastal and riparian margins
- The natural character policies generally relate to:
 - Providing for use and development, restoration and enhancement of riparian margins
 - Appropriate and inappropriate buildings, structures and earthworks
- The natural character rule framework includes:
 - Permitted activities:
 - Buildings and structures and earthworks within coastal margins and riparian margins in specific zones
 - Activities within riparian margins that comply with underlying zone rules and standards
 - Restoration and enhancement and customary harvesting within riparian margins,
 - Construction, addition or alteration of buildings for natural hazard mitigation purposes.
 - Restricted discretionary activities:
 - Permitted activities that do not comply with relevant standards
 - Construction addition or alternation of buildings within riparian margins.
- The public access objectives generally relate to:
 - Recognising and providing for public access
 - Maintaining and enhancing public and customary access

- Recognising adverse effects of public access.
- The public access policies generally relate to:
 - Appropriate activities in margins, maintaining and enhancing public access within margins
 - Restriction of public access and adverse effects
 - Identify and map public access corridors
- Only the Proposed New Plymouth District Plan contained rules relating to public access.

3.2.3 Advice received from Iwi

No specific advice has been received from Rangitāne o Wairarapa or Ngāti Kahungunu ki Wairarapa regarding natural character and public access and the proposed provisions evaluated within this report. However, Rangitāne o Wairarapa or Ngāti Kahungunu ki Wairarapa were consulted as part of the District Plan Review which has informed the preparation of the Proposed District Plan. Support was provided for the identification of additional Significant Waterbodies and the inclusion of significant waterbodies of cultural significance. General support was provided for the approach taken to both Public Access and Natural Character.

3.2.4 Consultation

The following is a summary of the primary consultation undertaken in respect of this topic:

Who	What	Form of engagement	When	Relevant Issues Raised
National Interest groups and Regional Council	High level feedback on issues for Natural Character and Public Access in the Wairarapa	Meetings	August 2021 – April 2022	No immediate issues were raised.
Feedback on Draft Plan	Feedback on Draft Plan, through submissions and targeted discussions	Public submission period / drop-in sessions	October to December 2022	See Appendix 1.

Public consultation was undertaken on the Draft District Plan in October to December 2022.

A summary of specific feedback on this topic received during consultation on the Draft District Plan is contained in Appendix 1, including how it has been responded to in the Proposed District Plan.

In summary, the key findings arising from the consultation undertaken on the Natural Character and Public Access topics are:

- Natural character associated with Significant Waterbodies needs to be preserved.
- Reasonable activities within the margins of waterbodies and Significant Waterbodies need to be enabled.
- The public access draft provisions are supported.

3.3 Summary of issues

The following resource management issues have been identified:

Issue	Comment
Issue 1: public access to and along the margin of waterbodies and the coast can be impeded by land use and development	<ul style="list-style-type: none"> • There is direction through higher level RMA instruments which set out the need to maintain and enhance public access to waterways and the coast. • People value public access to waterways and the coast. • The provision of riparian and coastal margins, and their management, are key to achieving the outcomes sought for other issues, such as protecting indigenous biodiversity, public access, natural hazard risk management, and natural character. They also contribute to the regional council's function of maintaining and enhancing water quality.
Issue 2: natural character of riparian margins is at risk of being degraded through land use and development within their margins	<ul style="list-style-type: none"> • There is direction through higher level RMA instruments which set out the need to preserve and enhance natural character of coastal and riparian margins. • The provision of riparian and margins, and appropriate management, are key to achieving the outcomes sought for other issues, such as freshwater quality, protecting indigenous biodiversity, public access, and natural hazard risk management.

4.0 Scale and significance

4.1 Evaluation of scale and significance

Under section 32(1)(c) of the RMA, this evaluation report needs to contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

This section assesses the scale and significance of the signs provisions to determine the level of analysis required.

Natural Character			
	Low	Medium	High
Degree of change from the Operative District Plan	✓		
Effects on matters of national importance		✓	
Scale of effects - geographically		✓	
Scale of effects on people e.g. landowners, neighbourhoods, future generations	✓		
Scale of effects on those with specific interests e.g. tangata whenua		✓	
Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice?	✓		
Likelihood of increased costs or restrictions on individuals, communities or businesses	✓		
Public Access			
Degree of change from the Operative District Plan	✓		
Effects on matters of national importance		✓	
Scale of effects - geographically		✓	
Scale of effects on people e.g. landowners, neighbourhoods, future generations	✓		
Scale of effects on those with specific interests e.g. tangata whenua		✓	
Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice?	✓		
Likelihood of increased costs or restrictions on individuals, communities or businesses	✓		

In summary:

- There is a low level of change between the Operative and Proposed District Plans for Natural Character and Public Access.
- There is higher order direction through Part 2 of the RMA, the NPS-FM and the NZCPS for preserving natural character and providing for public access.
- The Natural Character and Public Access provisions are medium in geographic scale with provisions primarily applying to landowners who adjoin a waterbody margin or the coastal marine area.
- Tangata Whenua have particular interest in both Public Access and Natural Character through their cultural and spiritual connection with waterbodies and the coastal marine area.

- There is a low level of policy risk.
- As the proposed provisions largely retain the Operative Plan direction, there is a low level of increased costs or restrictions on individuals, communities and businesses.

Overall, it is considered that the scale and significance of the proposal is **Low-Medium**.

4.2 Quantification of benefits and costs

Section 32(2)(b) of the RMA requires that, where practicable, the benefits and costs of a proposal are to be quantified.

Specific quantification of all benefits and costs associated with the Proposed District Plan is considered neither practicable nor readily available. In general, a qualitative assessment of costs and benefits associated with the Proposed District Plan is considered sufficient, and this is provided for in the assessment of policies, rules and other methods contained in section 7.0 of this report. However, where practicable and considered appropriate to supporting the evaluation, some of the benefits or costs associated with the Proposed District Plan have been quantified. The identification of costs and benefits has been informed by the body of evidence outlined in section 3.0 of this report.

5.0 Proposed provisions

5.1 Strategic directions

The following objectives from the Strategic Direction chapter of the Proposed District Plan are relevant to the Natural Character and Public Access topics:

NE-O1	Natural character, landscapes, features, and ecosystems
The natural environment contributes positively to the Wairarapa's sense of place and identity.	
NE-O2	Wairarapa Moana
The mauri of Wairarapa Moana is restored.	
NE-O4	Coastal environment
The special qualities of the Wairarapa <i>coastal environment</i> are recognised and protected from inappropriate subdivision, use, and development.	

The above objectives are directly relevant to the topic for the following reasons:

- NE-O1 provides an outcome that the natural environment contributes positively to the Wairarapa. The Public Access and Natural Character topics align with this by enabling better public access to natural waterbodies and the coast and preserving natural character.
- NE-O2 provides an outcome that the mauri of Wairarapa Moana is restored. Both public access and natural character are sought to be maintained and enhanced in the Wairarapa Moana.
- NE-O4 directs to protect and recognise the special qualities of the Wairarapa coastal environment. The Public Access topic relates to enabling better access to the coastal marine area.

These objectives are evaluated in the Part 1 Overview Section 32 Evaluation Report.

5.2 Overview of proposed provisions

The proposed provisions relevant to these topics are set out in detail in the Proposed District Plan and should be referenced in conjunction with this evaluation report.

In summary, the proposed provisions for the Natural Character topic include:

- Definitions for surface waterbodies and Significant Waterbodies.
- An objective (NATC-O1) requires that the natural character of the Wairarapa's rivers, lakes, and natural inland wetlands and their margins is preserved, and enhanced where appropriate.
- Six policies that provide the following direction:
 - Manage the activities to preserve natural character of surface waterbodies (NATC-P3).
 - Encourage the restoration and enhancement of the natural character of surface waterbodies (NATC-P2).
 - Enable some earthworks in proximity of Significant Waterbodies (NATC-P4).
 - Restrict earthworks in proximity of Significant Waterbodies (NATC-P4).
 - Discourage buildings in proximity to surface waterbodies and Significant Waterbodies (NATC-P5).
 - Manage the modification of vegetation in proximity of Significant Waterbodies.
- A rule framework that manages land use activities as follows:
 - Earthworks
 - Permit certain activities (maintenance of existing infrastructure and structures, construction of a bridge or culvert and park management activities) within 25 m of a Significant Waterbody, and

- Require consent for any other earthworks within 25 m of a Significant Waterbody as a restricted discretionary activity (NATC-R1).
 - Modification of vegetation
 - Permit certain activities (removal of pest plant species and existing primary production activities) within 25 m of a Significant Waterbody, and
 - Require consent for any other earthworks within 25 m of a Significant Waterbody (NATC-R2)
 - Buildings
 - Apply building setbacks to permitted rules of 10 m in the General Rural Zone and 5 m in all other zones of surface waterbodies,
 - Apply building setbacks to permitted rules of 25 m in all zones for Significant Waterbodies,
 - Where setbacks are not met, consent is required under the zone chapter as a restricted discretionary activity.
- Identify Significant Waterbodies throughout the Wairarapa in Schedule 11.

In summary, the proposed provisions for the Public Access topic include:

- An objective (PA-O1) that seeks to preserve the values of the coast and margins of waterbodies and minimises incompatibility of providing public access with adjoining activities.
- Three policies that provide the following direction:
 - Require, where appropriate, any subdivision of land to provide esplanade reserves or esplanade strips to form a connected series of esplanade reserves/strips of minimum width of 10 m along surface waterbodies and the Coastal Marine Area (PA-P1).
 - Enable activities within the coast, rivers, lakes, and wetlands and their margins that do not restrict or prevent public access to, or adjacent to the coast and surface waterbodies (PA-P2).
 - Ensure use, subdivision, and development of the coastal environment provides for, or enhances, public access to and along the Coastal Marine Area (PA-P3).
- Rules relating to esplanade reserves and esplanade strips are contained in the Subdivision Chapter. These provisions align with the Subdivision Chapter and are considered at the time of any subdivision consent or any land use consent within the margins of the Coastal Marine Area or surface waterbody.

6.0 Evaluation of the proposed objectives

Section 32(1)(a) of the RMA requires an evaluation to examine the extent to which the objectives proposed are the most appropriate way to achieve the purpose of the RMA. The level of detail must correspond to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal.

This section of the report evaluates the objectives proposed for the Natural Character and Public Access topics.

An examination of the proposed objectives along with reasonable alternatives is included below, with the relative extent of their appropriateness based on an assessment against the following criteria:

1. Relevance (i.e. Is the objective related to addressing resource management issues and will it achieve one or more aspects of the purpose and principles of the RMA?)
2. Usefulness (i.e. Will the objective guide decision-making? Does it meet sound principles for writing objectives and does it clearly state the anticipated outcome?)
3. Reasonableness (i.e. What is the extent of the regulatory impact imposed on individuals, businesses or the wider community? Is it consistent with identified tangata whenua and community outcomes?)
4. Achievability (i.e. Can the objective be achieved with tools and resources available, or likely to be available, to the Councils?)

While not specifically required under section 32 of the RMA, in some instances alternative objectives are also considered to ensure that the proposed objective(s) are the most appropriate to achieve the purpose of the RMA.

Proposed Objectives
<p>NATC-O1 Preserve and enhance natural character</p> <p>The natural character of the Wairarapa's rivers, lakes, and natural inland wetlands and their margins is preserved, and enhanced where appropriate, and protected from inappropriate subdivision, use, and development.</p> <p>PA-O1 Public access and enjoyment</p> <p>Public access to and enjoyment of the coast, rivers, lakes, and natural inland wetlands and their margins is maintained and enhanced in a manner that:</p> <ol style="list-style-type: none"> a. preserves their natural character, indigenous biodiversity, landscape, historic heritage, and cultural values; and b. minimises incompatibility of providing public access with adjoining activities.

Alternatives considered	
<p>Status quo:</p> <p>12.3.1 Objective Fwe1 – Environmental Quality To maintain or enhance the environmental quality of the Wairarapa’s rivers, lakes, wetlands and groundwater by managing the detrimental effects of development and activities</p> <p>12.3.4 Objective Fwe 2 – Public Access and Enjoyment To facilitate public access to and enjoyment of the Wairarapa’s rivers, lakes and wetlands and their margins in a manner that preserves their natural character and the property rights of adjoining owners.</p> <p>13.3.1 Objective CE1 – Natural Character To protect the natural character of the coastal environment by ensuring use, subdivision and development maintains the comparatively undeveloped nature of the Wairarapa Coast.</p> <p>13.3.7 Objective CE3 – Public Access and Enjoyment To facilitate public access to, and enjoyment of, the Wairarapa’s coast and its margins in a manner that protects its natural character.</p>	
Appropriateness to achieve the purpose of the RMA	
<p>Appropriateness of Proposed Objective (relevance, usefulness, reasonableness, achievability)</p>	<p>Relevance: The objectives appropriately recognise and address the issues identified in Section 3.3. The objectives give effect to the higher order direction, including Part 2 of the RMA, the NZCPS, the RPS and the National Planning Standards.</p> <p>Usefulness: The objectives provide clear direction to decision makers. The objectives clearly state the intended outcomes and the desired end state which is consistent with national best practice.</p> <p>Reasonableness: While these objectives will result in some costs for landowners when implemented through policies and methods, these costs are justifiable in context of addressing an identified resource management issue. The objectives provide certainty by clearly stating the outcomes sought and reduce risk through a foundation of robust evidence and community engagement. The approach is in line with best practice.</p> <p>Achievability: The objectives are realistically able to be achieved based on the Councils’ responsibility in accordance with the higher order statutory requirements and procurement of a robust landscape assessment and evidence base.</p>
<p>Appropriateness of Status Quo (relevance, usefulness, reasonableness, achievability)</p>	<p>Relevance: The objectives recognise and address the issues identified in Section 3.3. The objectives are not inconsistent with higher order direction, including Part 2 of the RMA, the NZCPS, and the RPS, but do not align with the National Planning Standards.</p> <p>Usefulness: The objectives do provide direction to decision makers. The objectives are drafted as an action rather than an outcome.</p> <p>Reasonableness: While the status quo objectives have resulted in some costs for landowners when implemented through policies and methods, these costs are justifiable in the context of addressing an identified resource management issue. The objectives have been in place for a number of years and are therefore known to landowners.</p> <p>Achievability: The status quo objectives are currently being implemented within Councils’ powers, skills, and resources.</p>

Preferred option and reasons

The proposed objectives are the most appropriate means of achieving the purpose of the Act because:

- The objectives address the relevant resource management issues,
- The objectives give effect to all higher order direction, including the National Planning Standards,
- The proposed objectives are focused on the key outcome in order to guide decision makers and plan users.

7.0 Evaluation of proposed provisions

Section 32(1)(b) of the RMA requires an evaluation of whether the proposed provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.

The assessment must identify and assess the benefits and costs of environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

7.1 Evaluation

For each potential approach an evaluation has been undertaken relating to the costs, benefits and the certainty and sufficiency of information (as informed by section 4.0 of this report) in order to determine the effectiveness and efficiency of the approach, and whether it is the most appropriate way to achieve the relevant objective(s).

7.1.1 Provisions to achieve objectives relating to NATC-01

Under section 32(1)(b)(ii) of the RMA, reasonably practicable options to achieve the objective(s) associated with this proposal need to be identified and examined.

The options considered reasonably practicable for achieving the objectives of the Proposed District Plan in relation to the Natural Character topic are:

- Option 1: The proposed provisions
- Option 2: Retaining the status quo – Operative District Plan policies and rules

NATC-01 Preserve and enhance natural character		
The natural character of the Wairarapa's rivers, lakes, and natural inland wetlands and their margins is preserved, and enhanced where appropriate, and protected from inappropriate subdivision, use, and development.		
Option 1: Proposed approach (recommended)	Costs	Benefits
<p><u>Policies:</u></p> <ul style="list-style-type: none"> • NATC-P1: Retain special qualities and natural character of surface waterbodies, • NATC-P2: Restoration and enhancement, • NATC-P3: Enabled earthworks in proximity to 	<p>Environmental</p> <ul style="list-style-type: none"> • There are no environmental costs identified for this option. <p>Economic</p> <ul style="list-style-type: none"> • There will be some administrative costs associated with these provisions, including the time and cost where resource consents are needed for earthworks, vegetation modification and buildings or structures in riparian margins. • Restrictions on use and development in these margins can impact development opportunities of a site, and therefore may have opportunity costs for landowners. <p>Social</p>	<p>Environmental</p> <ul style="list-style-type: none"> • These provisions provide for a low level of development and built form to retain the natural character values within riparian margins. <p>Economic</p> <ul style="list-style-type: none"> • Recognising, protecting and maintaining riparian margins could have economic benefits in terms of retaining valued amenity adjacent to commercial and residential zones, which contribute to a better environment to live and do business in. • Specifically allowing for some activities and earthworks where there is an operational or functional need to locate in these areas will result in reduced consenting costs.

<p>Significant Waterbodies,</p> <ul style="list-style-type: none"> • NATC-P5: Buildings and structures, and • NATC-P6: Modification of vegetation in proximity to significant waterbodies. <p><u>Rules:</u></p> <ul style="list-style-type: none"> • NATC-R1: Earthworks within 25 m of a Significant Waterbody, • NATC-R2: Modification of vegetation and associated earthworks within 25 m of a Significant Waterbody, • All Zones buildings and structures rule – e.g. GRUZ-R1. <p><u>Standards:</u></p> <ul style="list-style-type: none"> • All zones minimum 	<ul style="list-style-type: none"> • No direct or indirect social costs identified. <p>Cultural</p> <ul style="list-style-type: none"> • No direct or indirect cultural costs identified. 	<p>Social</p> <ul style="list-style-type: none"> • These provisions have social wellbeing benefits as protection, maintenance and enhancement of these areas will ensure that they remain for the community and future generations to enjoy. <p>Cultural</p> <ul style="list-style-type: none"> • Improving riparian margins will enhance relationship with waterbodies, a taonga. • Additional Significant Waterbodies have been identified due to their cultural significance.
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<p>setback standards e.g. GRUZ-S3.</p> <p><u>Schedules:</u></p> <ul style="list-style-type: none"> • SCHEDULE 11: Significant Waterbodies 		
<p>Effectiveness and efficiency</p>	<p>The proposed provisions are the most effective method of meeting the objectives given they will provide increased environmental, social and cultural benefits as outlined above.</p> <p>The proposed provisions are the most efficient method of meeting the objectives given the benefits identified above, including specifically allowing for some buildings that have an operational or functional need to locate in these areas will result in reduced consenting costs.</p>	
<p>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</p>	<p>It is considered that there is certain and sufficient information on the subject matter, as the topic has been canvassed through community engagement, and there is a high degree of confidence about outcomes sought by the community.</p>	
<p>Overall evaluation</p>	<p>This option is the most appropriate way to achieve the preferred objectives, because they are efficient in terms of reducing economic costs where possible, and effective in terms of sustainably managing the riparian area resource.</p> <p>It is considered that this option will achieve the objectives in the Plan because:</p> <ul style="list-style-type: none"> • the provisions ensure that riparian margins are protected through rules and standards, • the provisions retain much of the Operative District Plan’s direction which has been effective and where no implementation issues were identified, • the chapter and provisions (including definitions) align with the National Planning Standards and relevant national and regional policy. 	
<p>Option 2: Status Quo</p>	<p>Costs</p>	<p>Benefits</p>
<p><u>Policies:</u></p>	<p>Environmental</p>	<p>Environmental</p>

<ul style="list-style-type: none"> • 12.3.2(a): Manage subdivision, use and development that is adjoining waterbodies, • 12.3.2(c): Manage cumulative effects of subdivision, use and development on fresh waterbodies, • 12.3.2(f): Encourage planted riparian margins, • 12.3.2(h): Support non-regulatory initiatives including community care groups, • 12.3.2(j): apply a cautious approach to new development that impacts 	<ul style="list-style-type: none"> • The status quo does not identify all Significant Waterbodies – specifically those identified in the Natural Resources Plan and the Regional Policy Statement. Without them being identified, there is potential for development to occur in their margins and their natural character to be degraded. • There are no current restrictions on earthworks and vegetation clearance which can degrade natural character values, particularly to Significant Waterbodies. <p>Economic</p> <ul style="list-style-type: none"> • There is increased consenting costs for individuals seeking to locate buildings in proximity to waterbodies. • The status quo provisions provide little guidance for plan users, landowners or the Councils for assessing and making decisions on consent applications. This may have led to some uncertainty for plan users and associated economic costs (although these are likely to be minor). <p>Social</p> <ul style="list-style-type: none"> • No direct or indirect social costs identified. <p>Cultural</p> <ul style="list-style-type: none"> • The status quo does not identify all Significant Waterbodies, including those that are of cultural significance. 	<ul style="list-style-type: none"> • These provisions provide for a low level of development and built form to retain the natural character values within riparian margins. <p>Economic</p> <ul style="list-style-type: none"> • Providing for esplanade strips as an alternative to reserves could result in reduced maintenance costs for Council. <p>Social</p> <ul style="list-style-type: none"> • These provisions have social wellbeing benefits as protection, maintenance and enhancement of these areas will ensure that they remain for the community and future generations to enjoy. <p>Cultural</p> <ul style="list-style-type: none"> • These provisions have cultural wellbeing benefits as protection and enhancement of customary access will better enable tikanga Māori and kaitiakitanga.
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<p>natural character,</p> <ul style="list-style-type: none"> • 12.3.2(k): Prevent structures on waterbodies and their margins unless they are necessary, and • 12.3.5(b): Control activities that could adversely effect peoples enjoyment of the freshwater environment. <p><u>Rules:</u></p> <ul style="list-style-type: none"> • Permit buildings and structures within 5 m of a waterbody and 25 m of a Significant Waterbody, and • Require consent as a discretionary activity for buildings and structures within 5 m of a waterbody or 25 m of a 		
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<p>Significant Waterbody.</p> <p><u>Schedules:</u></p> <ul style="list-style-type: none"> Appendix 1.9: Significant Waterbodies. 		
<p>Effectiveness and efficiency</p>	<p>The status quo provisions are assessed as being relatively effective, particularly given there is little evidence they are resulting in any environmental and social cost. There are some inefficiencies and ineffectiveness in the status quo through not identifying all Significant Waterbodies and through not managing vegetation modification in their margins. While there is no evidence that the status quo provisions are operating inefficiently or ineffectively.</p>	
<p>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</p>	<p>It is considered that there is certain and sufficient information on which to base the proposed policies and methods as above.</p>	
<p>Overall evaluation</p>	<p>This option is not the most appropriate way to achieve the preferred objectives, mostly because they are inefficient and ineffective in terms of identifying all Significant Waterbodies, providing sufficient policy direction and managing vegetation modification.</p> <p>The chapter and provisions (including definitions) also do not align with the National Planning Standards and relevant national and regional policy.</p>	

7.1.2 Provisions to achieve objectives relating to PA-01

Under section 32(1)(b)(ii) of the RMA, reasonably practicable options to achieve the objective/s associated with this proposal need to be identified and examined.

The other options considered reasonably practicable for achieving the objectives of the Proposed District Plan in relation to the Public Access topic are:

- The proposed provisions
- Retaining the status quo – Operative District Plan policies and rules

<p>PA-01 Public access and enjoyment Public access to and enjoyment of the coast, rivers, lakes, and natural inland wetlands and their margins is maintained and enhanced in a manner that:</p> <ul style="list-style-type: none"> a. preserves their natural character, indigenous biodiversity, landscape, historic heritage, and cultural values; and b. minimises incompatibility of providing public access with adjoining activities. 		
<p>Option 1: Proposed approach (recommended)</p>	<p>Costs</p>	<p>Benefits</p>
<p><u>Policies:</u></p> <ul style="list-style-type: none"> • PA-P1: Esplanade reserves and strips and access strips, • PA-P2: Compatible activities, • PA-P3: Public access to the Coastal Marine Area. <p><u>Rules:</u></p>	<p>Environmental</p> <ul style="list-style-type: none"> • There are no identified environmental costs for this option. <p>Economic</p> <ul style="list-style-type: none"> • The taking of esplanade reserves has opportunity costs for landowners (i.e. lost land for grazing), and will result in ongoing maintenance costs for Councils. • All of these costs are likely to be small as esplanade areas are a comparatively small part of any site over four hectares, furthermore they are likely also subject to natural hazard and/or environmental overlays. Any economic growth 	<p>Environmental</p> <ul style="list-style-type: none"> • Esplanade reserves provide protection over the riparian margins which have ecological benefits. <p>Economic</p> <ul style="list-style-type: none"> • Providing for esplanade strips as an alternative to reserves could result in reduced maintenance costs for Councils. <p>Social</p> <ul style="list-style-type: none"> • Improving public access to these areas will ensure more people get to experience them. Policy support for activities in these margins where they maintain and enhance public access could result in wider opportunities, such as new

<ul style="list-style-type: none"> • SUB-R2: Subdivision of land to create additional allotment(s), • SUB-R3: Subdivision of land to create allotment for public works, network utilities, reserves, or access purposes only, and • SUB-R4: Subdivision of land less than 4ha in the General Rural Zone. <p><u>Standards:</u></p> <ul style="list-style-type: none"> • SUB-S8: Esplanade reserves, esplanade strips and access strips. 	<p>and employment costs are likely to be negligible.</p> <p>Social</p> <ul style="list-style-type: none"> • No direct or indirect social costs identified. <p>Cultural</p> <ul style="list-style-type: none"> • No direct or indirect cultural costs identified. 	<p>activities and increased access, use, and enjoyment of these areas.</p> <ul style="list-style-type: none"> • Policy direction enables exceptions to public access where there is direct conflict or would be impracticalities. <p>Cultural</p> <ul style="list-style-type: none"> • These provisions have cultural wellbeing benefits as protection and enhancement of customary access will better enable tikanga Māori and kaitiakitanga.
<p>Effectiveness and efficiency</p>	<p>The proposed provisions are the most effective method of meeting the objectives given they will provide increased environmental, social and cultural benefits as outlined above.</p> <p>The proposed provisions are the most efficient method of meeting the objectives given the benefits identified above, including specifically requiring esplanade reserves through subdivision consents where appropriate.</p>	
<p>Risk of Acting / Not Acting if there is uncertain or insufficient information about the</p>	<p>It is considered that there is certain and sufficient information on the subject matter, as the topic has been canvassed through community engagement, and there is a high degree of confidence about outcomes sought by the community.</p>	

subject matter of the provisions		
Overall evaluation	<p>This option is the most appropriate way to achieve the preferred objectives, because they are efficient in terms of reducing economic costs where possible, and effective in terms of sustainably managing the riparian area resource.</p> <p>It is considered that this option will achieve the objectives in the Plan because:</p> <ul style="list-style-type: none"> • the provisions ensure that public access continues to be maintained and enhanced through policy support and creation of esplanade reserves, • the provisions retain much of the Operative District Plan’s direction which has been effective and where no implementation issues were identified, • the chapter and provisions (including definitions) align with the National Planning Standards and relevant national and regional policy. 	
Option 2: Status Quo	Costs	Benefits
<p>Policies:</p> <ul style="list-style-type: none"> • 12.3.5(a): Recognise and provide for existing recreational activities within riparian margins, • 12.3.5(c): Prioritise the needs for legal public access to areas of significant value, • 12.3.5(d)/13.3.2(n): Require esplanade reserves and esplanade strips along rivers, lakes, wetlands and the 	<p>Environmental</p> <ul style="list-style-type: none"> • There is no evidence that the status quo approach is resulting in environmental costs. <p>Economic</p> <ul style="list-style-type: none"> • The status quo provisions lack firm policy direction on matters such as where esplanade strips may be preferable to esplanade reserves, and instances in which it may be beneficial to reduce the width of either of these areas or waive them altogether. • The taking of esplanade reserves have opportunity costs for landowners (i.e. lost land for grazing), and result in ongoing maintenance costs for Council. • All of these costs are likely to be small as esplanade areas are a comparatively small part of any site over four hectares. Any economic growth and employment costs are likely to be negligible. 	<p>Environmental</p> <ul style="list-style-type: none"> • Esplanade reserves provide protection over the riparian margins which have ecological benefits. <p>Economic</p> <ul style="list-style-type: none"> • There may be savings in terms of time and cost as the Councils and community are familiar with the provisions. <p>Social</p> <ul style="list-style-type: none"> • Improving public access to the coast and riparian areas provides for the social wellbeing of people and the community. <p>Cultural</p> <ul style="list-style-type: none"> • These provisions have cultural wellbeing benefits as protection and enhancement of customary access will better enable tikanga Māori and kaitiakitanga.

<p>coastal marine area,</p> <ul style="list-style-type: none"> • 13.3.2(l): Support cooperative relationships to enhance public access to the coastal environment. <p><u>Rules:</u></p> <ul style="list-style-type: none"> • 20.1.1: Controlled activity subdivision, • 20.1.3: Restricted discretionary activity subdivision, • 20.1.5: Discretionary activity subdivision, • 20.1.7: Non-complying activity subdivision, <p><u>Standards:</u></p> <ul style="list-style-type: none"> • 24.2: Esplanade Reserves/Strips. 	<p>Social</p> <ul style="list-style-type: none"> • No direct or indirect social costs identified. <p>Cultural</p> <ul style="list-style-type: none"> • No direct or indirect cultural costs identified. 	
<p>Effectiveness and efficiency</p>	<p>The status quo provisions are assessed as being relatively effective, particularly given there is little evidence they are resulting in any environmental, social and cultural cost. There are some inefficiencies in the status quo through not providing sufficient policy direction to decision makers.</p> <p>While there is no evidence that the status quo provisions are operating inefficiently.</p>	

<p>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</p>	<p>It is considered that there is certain and sufficient information on which to base the proposed policies and methods as above.</p>
<p>Overall evaluation</p>	<p>This option is not the most appropriate way to achieve the preferred objectives, mostly because they are inefficient in terms of providing sufficient policy direction.</p> <p>The chapter and provisions (including definitions) also do not align with the National Planning Standards and relevant national and regional policy.</p>

8.0 Conclusion

This evaluation has been undertaken in accordance with section 32 of the RMA in order to identify the need, benefits and costs and the appropriateness of the proposal having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the RMA. The evaluation demonstrates that this proposal is the most appropriate option as it:

- gives effect to higher order documents, including the national planning standards, and
- is the most effective and efficient way to achieve the purpose of the Act and the Proposed District Plan strategic objectives.

Appendix 1: Feedback on Draft District Plan

Summary of feedback on Draft District Plan for the Natural Character and Public Access topics

Section/Topic	Submitter	Feedback	Analysis
Natural Character			
Definitions	Industry group	The draft district plan uses a definition of 'surface water bodies' that captures artificial drains. This will result in needless delays and costs from capturing day-to-day maintenance of artificial channels and drains in resource consent processes. Artificial channels and drains should be exempted from this policy.	There are four operational stock water races that are serviced by CDC and SWDC. While those water races do not contain notable natural character values, it is important that buildings and structures do not obstruct the ability for those races to be maintained and operated. The definition of 'surface water body' deliberately captures water races for this reason. The Councils do not consider it is appropriate that they are exempted.
Objectives	Industry group	Support NATC-O1 as it reflects the RMA.	Support has been noted.
Policies	Government department	Considers that policy direction generally is too weak and needs to be strengthened.	The Councils have reviewed the policies and consider that the current direction is appropriate. If further specific comments / suggestions are provided through submissions on the Proposed Plan, the Council will consider this further.
	Industry group	Opposes NATC-P1. The policy uses the term 'surface waterbodies' which is defined to include 'river, lakes, stream, pond, water race, artificial channel or wetland'. This is inconsistent with the objective which focuses on rivers, lakes, wetlands and their margins.	There are four operational stock water races that are serviced by CDC and SWDC. While those water races do not contain notable natural character values, it is important that buildings and structures do not obstruct the ability for those races to be maintained and operated. The definition of 'surface water body' deliberately captures water races for this reason. The Councils do not consider it is appropriate that they are exempted.
		Opposes NATC-P2. Is dependent on the definition of waterbody which includes aquifers. It is not possible to enhance the margin of an aquifer.	Changes have been made to NATC-P2 to update reference to 'surface waterbodies' rather than 'waterbodies'.

Section/Topic	Submitter	Feedback	Analysis
		The policy should refer to rivers, lakes, wetlands and their margins.	
		NATC-P3 provides for earthworks for infrastructure within 25m of a significant waterbody. The definition of infrastructure includes a water supply system including irrigation so it should be clear that such uses are provided for.	Changes have been made in line with the submitters suggestions.
		NATC-P5 uses the term 'surface waterbodies' which is defined to include 'river, lakes, stream, pond, water race, artificial channel or wetland'. This is inconsistent with the objective which focuses on rivers, lakes, wetlands and their margins. It is important that pump sheds can be located adjacent to rivers.	There are four operational stock water races that are serviced by CDC and SWDC. While those water races do not contain notable natural character values, it is important that buildings and structures do not obstruct the ability for those races to be maintained and operated. The definition of 'surface water body' deliberately captures water races for this reason. The Councils do not consider it is appropriate that they are exempted.
		Modification of vegetation in NATC-P6 should also include removal of material infected by unwanted organisms under the Biosecurity Act 1993.	While this modification is appropriate and necessary, it is not considered appropriate to be directly referenced in the policy, particularly given the policy is not overly descriptive for the forms of modification currently. It is noted that this is appropriately provided for through the proposed rules, namely NATC-R2.
Rules	Network utility	Support NATC-R1 with amendment. Earthworks are permitted for the purpose of maintaining roads. Infrastructure within roads should also be able to be maintained under this rule.	Changes have been made in line with the submitters suggestions.
	Government department	Construction or maintenance of a bridge or culvert considered overly permissive in NATC-R1. Definition of Park Management Facilities is considered very broad and should be defined in scale as a permitted activity	Consideration has been given to further restriction to the construction and maintenance of bridges and culverts. While there is potential for larger scale bridges and culverts that require a consent process, it is noted that they will be captured under the associated rules of the Activities on the Surface of Water chapter. Park management activities only

Section/Topic	Submitter	Feedback	Analysis
			occur within open space that is adjoining a Significant Waterbody and the definitions limits the activities to small scale.
		<p>Makes the following comments for NATC-R2:</p> <ul style="list-style-type: none"> - consider erosion control if this is to be a permitted activity - consider limiting to existing primary production uses 	<p>Erosion and sediment control is a regional council function and is appropriate covered through the Natural Resources Plan.</p> <p>Changes have been made in line with the submitters suggestions to vegetation clearance to only existing primary production.</p>
	Industry group	Provision should be made in NATC-R1 for all infrastructure including infrastructure for water supply distribution and irrigation.	Changes have been made to NATC-R1 in line with the submitters suggestions.
Public Access			
Policies	Network utility	<p>Submitter generally supports Policy PA-P3 to the extent that the Policy acknowledges that public access may be restricted in order to protect public health and safety.</p> <p>There are situations where a network utility may need to restrict public access, for instance where work is occurring on transmission lines. Such restrictions would similarly apply in the case for rivers, lakes and wetlands. The submitter suggests that the concept of exceptions to the provision of public access be similarly applied to lakes, rivers and wetlands.</p>	While this point is noted, the Councils consider that it is not required in policy direction. A network utility may restrict access on private land for operational activities. If consent is required that would restrict public access, PA-P3 would provide sufficient direction.



WAIRARAPA
COMBINED
DISTRICT PLAN
REVIEW

*Te Mahere
Rautaki
a-rohe o
Wairarapa*

Proposed Wairarapa Combined District Plan

Section 32 Evaluation Topic Report Natural Features and Landscapes

OCTOBER 2023



Te Kaunihera-ā-Rohe o Taratahi
CARTERTON
DISTRICT COUNCIL



SOUTH WAIRARAPA
DISTRICT COUNCIL
Kia Reretahi Tātau

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Appendix 1: Feedback on Draft District Plan

Executive summary

This Section 32 Evaluation topic report is focused on Natural Features and Landscapes. The purpose of the Natural Features and Landscapes chapter seeks to identify Outstanding Natural Features and Landscapes (ONFLs) and Significant Amenity Landscapes (SALs) within the Wairarapa and provide protection or maintenance of their values.

The landscapes within the Wairarapa define the characteristics and unique identity of the area, incorporating rugged and rolling hills, ridgelines, lowland valleys, and coastal escarpments. Some features remain strongly natural while others have been modified through human activity over time. Together these provide a distinct natural identity and amenity unique to the Wairarapa that is valued by the community.

Following a Landscape Study undertaken by the Councils, the following Outstanding Natural Features and Landscapes and Special Amenity Landscapes were identified:

- Outstanding Natural Features and Landscapes:
 - Remutaka and Tararua Forest Parks
 - Pukaha Mt Bruce
 - Tinui Taipos
 - Hidden Lakes
 - Castlepoint Reef & Scenic Reserve
 - Uruti Point & Dune Complex
 - Taipo Minor /Rocky Hills Sanctuary
 - Wairarapa Moana
 - Nga Waka o Kupe Hills
 - Glendhu Rocks/ Pahaoa Estuary
 - Lake Pounui
 - Aorangi (Haurangi) Forest Park
 - Pūtangirua Pinnacles
 - Ruakokoputuna Chasm
 - White Rock
 - Cape Palliser
- Special Amenity Landscapes:
 - Wairarapa Coastline
 - Te Rangitumau
 - Mangapakeha Taipo
 - Te Maipa Taipo
 - Gladstone Cliffs
 - Maungaraki Main Ridge

- Maungaraki Low Ridge

The Operative Wairarapa Combined District Plan (Operative District Plan) approach is not efficient or effective as it does not fully give effect to the higher order policy direction. Specifically, the rules to protect outstanding natural features and landscapes (and a reliance on assessment criteria) are no longer best-practice and may result in adverse effects on the environment, and loss of the important values of Outstanding Natural Features and Landscapes. Further, the landscapes currently identified are based on previous assessments and do not account for the most up to date information.

The key resource management issues for the Natural Features and Landscapes topic are:

- Issue 1: ONFLs and SALs are at risk from subdivision, use and development that may degrade or destroy the values of these landscapes.

The Proposed Wairarapa Combined District Plan (Proposed District Plan) Natural Features and Landscapes chapter seeks to continue to recognise and manage effects on landscapes and their values in response to the key resource management issues. The key changes proposed for Outstanding Natural Features and Landscapes in the Proposed District Plan are:

- A standalone chapter with objectives, policies and rules for Natural Features and Landscapes.
- A revised schedule of Outstanding Natural Features and Landscapes using best-practice criteria for identification and protection.
- A schedule of Special Amenity Landscapes for informational purposes (no associated policies or rules).
- Policies and rules that allow certain activities as permitted where they are generally appropriate, such as for existing land uses, conservation, natural hazard mitigation or customary purposes, where activities are not expected to have adverse effects on the values of the Outstanding Natural Features and Landscapes.

The Proposed District Plan will better manage activities that may be inappropriate within outstanding natural features and landscapes.

1.0 Introduction

This Section 32 Evaluation Topic Report contains a section 32 evaluation of the objectives, policies, and methods relating to the Natural Features and Landscapes (NFL) chapter in the Proposed District Plan.

The purpose of the Natural Features and Landscapes chapter is to identify Outstanding Natural Features and Landscapes and Significant Amenity Landscapes within the Wairarapa and provide protection or maintenance of their values.

The landscapes within the Wairarapa define the characteristics and unique identity of the area, incorporating rugged and rolling hills, ridgelines, lowland valleys, and coastal escarpments. Some features remain strongly natural while others have been modified through human activity over time. Together these provide a distinct natural identity and amenity unique to the Wairarapa that is valued by the community.

Outstanding Natural Features and Landscapes are dominated by natural landscape components and are identified on the basis of their characteristics and values. Outstanding Natural Features and Landscapes include both outstanding natural features and the broader outstanding landscapes. The Proposed District Plan avoids distinguishing between 'features' and 'landscapes' and instead identifies any outstanding areas collectively as Outstanding Natural Features and Landscapes.

Special Amenity Landscapes are either areas where the natural components dominate and are highly valued but are not outstanding, or areas with outstanding values which have been modified by human activity, such as pastoral farming. These landscapes are still important and exhibit characteristics which make them special.

Without providing for appropriate protection or maintenance of these landscapes, they risk degradation and loss of their values. In addition, higher order planning direction requires that these landscapes are identified, and that effects of activities managed, including:

- Section 6(b) of the Resource Management Act 1991 (RMA) requires the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development as a matter of national importance.
- Policies 25 and 26 of the Wellington Regional Policy Statement 2013 (RPS) requires territorial authorities to identify and protect Outstanding Natural Features and Landscapes and manage any effects on them.
- Section 7 of the RMA requires that the Council, when exercising its powers and functions, has particular regard to the maintenance and enhancement of amenity values (s 6(c)) and any finite characteristics of natural and physical resources (s6(g)).
- Policies 27 and 28 of the RPS requires that where SALs have been identified, that provisions seek to maintain or enhance the landscape values.

This report sets out the statutory and policy context for the NFL chapter, key resource management issues, consultation, and the evaluation of this topic to decide on the proposed provisions.

This report should also be read in conjunction with the following s32 evaluation reports:

Report	How does this topic relate to the Natural Features and Landscapes provisions
Coastal Environment	This chapter applies to land within the extent of the Coastal Environment. The Coastal Environment overlaps some of the ONFLs and SALs with certain activities further restricted in the Coastal Environment. ONFLs identified in the Coastal Environment also have specific policy and rule provisions to align with the Coastal Environment direction and the New Zealand Coastal Policy Statement.
Subdivision	This chapter contains all the subdivision rules including those related to subdivision within an ONFL in accordance with the National Planning Standards requirement. These relate to the policies regarding landscape overlays and subdivision which are required to be located within the NFL chapter.
Energy	This chapter contains the Energy provisions where located within an ONFL. The policy direction requires any community and large-scale electricity generation activities to have regard to potential adverse effects on natural features and landscapes and references back to the direction of the NFL chapter. The rules also limit renewable electricity generation activities that are enabled over ONFLs.
Network Utilities	This chapter contains the provisions regarding activities associated with the development, maintenance, upgrading and operation of the National Grid and network utilities. It contains specific provisions relating to infrastructure within ONFLs.

2.0 Statutory and policy context

2.1 Resource Management Act

As set out in the Section 32 Evaluation Overview and Strategic Directions Report, an evaluation is required of how the proposal achieves the purpose and principles in Part 2 of the RMA. This requires consideration of sections 5 to 8 of the RMA.

Section 5 sets out the purpose of the RMA which is to promote sustainable management of natural and physical resources. This section is set out in more detail in the Section 32 Evaluation Overview and Strategic Directions Report.

Section 6 requires all persons exercising functions and powers under the RMA to recognise and provide for specified matters of national importance. The section 6 matters relevant to this topic are:

Section	Relevant matter and applicability
Section 6(a)	<i>the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development</i>

Section	Relevant matter and applicability
	Some of the ONFLs are identified within the Coastal Environment, or over a wetland, lake or river, and contribute to the natural character.
Section 6(b)	<i>the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development</i> This topic identifies and provides protection of ONFLs.
Section 6(e)	<i>the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga</i> There is strong Māori cultural relationship with ancestral lands, water, sites, waahi tapu, and other taonga within the Wairarapa.

Section 7 requires all persons exercising functions and powers under the RMA, in relation to managing the use, development, and protection of natural and physical resources, to have particular regard to a range of matters. The section 7 matters relevant this topic are:

Section	Relevant matter
Section 7(a)	<i>Kaitiakitanga</i> Kaitiakitanga is relevant to the assessment of ONFLs and SALs.
Section 7(c)	<i>the maintenance and enhancement of amenity values</i> This topic identifies and seeks to maintain, and where possible enhance SALs.
Section 7(f)	<i>maintenance and enhancement of the quality of the environment</i> This topic seeks to maintain and enhance the quality of the environment, specifically ONFLs and SALs.

Section 8 requires local authorities to take into account the principles of the Treaty of Waitangi. Tangata whenua, through iwi authorities have been consulted as part of the review process. This feedback has informed the section 32 evaluation, and the obligation to make informed decisions based on that consultation is noted.

2.2 National direction

2.2.1 National Policy Statements

The National Policy Statements relevant to this topic are:

NPS	Relevant Objectives / Policies
New Zealand Coastal Policy Statement 2010 (NZCPS)	Objective 2 To preserve the natural character of the Coastal Environment and protect natural features and landscape values through: <ul style="list-style-type: none"> recognising the characteristics and qualities that contribute to natural character, natural features and

NPS	Relevant Objectives / Policies	
		<p>landscape values and their location and distribution;</p> <ul style="list-style-type: none"> • identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and • encouraging restoration of the Coastal Environment.
	Objective 3	<p>To take into account the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:</p> <ul style="list-style-type: none"> • recognising the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources; • promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act; • incorporating mātauranga Māori into sustainable management practices; and • recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua.
	Policy 15	<p>To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:</p> <ol style="list-style-type: none"> a. avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and b. avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment; including by: c. identifying and assessing the natural features and natural landscapes of the coastal environment of the region or district, at minimum by land typing, soil characterisation and landscape characterisation and having regard to: <ol style="list-style-type: none"> i. natural science factors, including geological, topographical, ecological and dynamic components;

NPS	Relevant Objectives / Policies	
		<ul style="list-style-type: none"> ii. the presence of water including in seas, lakes, rivers and streams; iii. legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes; iv. aesthetic values including memorability and naturalness; v. vegetation (native and exotic); vi. transient values, including presence of wildlife or other values at certain times of the day or year; vii. whether the values are shared and recognised; viii. cultural and spiritual values for tangata whenua, identified by working, as far as practicable, in accordance with tikanga Māori; including their expression as cultural landscapes and features; ix. historical and heritage associations; and x. wild or scenic values; d. ensuring that regional policy statements, and plans, map or otherwise identify areas where the protection of natural features and natural landscapes requires objectives, policies and rules; and e. including the objectives, policies and rules required by (d) in plans.
National Policy Statement for Electricity Transmission 2008	Policy 7	Planning and development of the transmission system should minimise adverse effects on urban amenity and avoid adverse effects on town centres and areas of high recreational value or amenity and existing sensitive activities.
	Policy 8	In rural environments, planning and development of the transmission system should seek to avoid adverse effects on outstanding natural landscapes, areas of high natural character and areas of high recreation value and amenity and existing sensitive activities.

2.2.2 National Environmental Standards

The National Environmental Standards relevant to this topic are:

NES	Relevant regulations	
National Environmental Standard for Plantation Forestry 2017	Regulation 6(2)(a)	<p>A rule in a plan may be more stringent than these regulations if the rule recognises and provides for the protection of</p> <ul style="list-style-type: none"> • outstanding natural features and landscapes from inappropriate use and development; or
	Regulation 12	Afforestation must not occur within a significant natural area or an outstanding natural feature or landscape.
	Regulation 13	Afforestation must not occur within a visual amenity landscape if rules in the relevant plan restrict plantation forestry activities within that landscape.
	Regulation 15	Afforestation is a controlled activity if Regulation 13 is not complied with.
National Environmental Standard for Telecommunication Facilities 2016	Regulation 43	<p>(1) The installation and operation of a telecommunication line by a facility operator is a regulated activity if the line—</p> <ul style="list-style-type: none"> (a) is not a customer connection line; and (b) is an underground line. <p>(2) The standard for the activity is that,—</p> <ul style="list-style-type: none"> (a) to the extent that the activity is carried out in a road reserve, regulation 44, if it applies, must be complied with; and (b) to the extent that the activity is carried out at a place that is not in a road reserve, regulations 45 to 51, if they apply, must be complied with; and (c) regulation 54 must be complied with.
	Regulation 47	<ol style="list-style-type: none"> 1. This regulation applies to a regulated activity if it is carried out at a place identified in the relevant District Plan or proposed District Plan as being subject to visual amenity landscapes rules. 2. This regulation is complied with if the regulated activity is carried out in accordance with the visual amenity landscapes rules that apply to that place. 3. In this regulation, visual amenity landscapes rules means district rules about the protection of landscape features (such as view shafts or ridge

NES	Relevant regulations	
		lines) identified as having special visual amenity values (however described).
	Regulation 50	<ol style="list-style-type: none"> 1. This regulation applies to a regulated activity if it is carried out at a place identified in the relevant District Plan or proposed District Plan as being subject to outstanding natural features or landscapes rules. 2. This regulation is complied with if the regulated activity is carried out in accordance with the outstanding natural features or landscapes rules that apply to that place. 3. In this regulation, outstanding natural features or landscapes rules means district rules about the protection of outstanding natural features or landscapes (however described).

2.2.3 National Planning Standards

The National Planning Standards require that where the following matters are addressed, they must be included in the NFL chapter in Part 2 – District-Wide Matters of the District Plan:

- identification of features and landscapes that are outstanding, significant or otherwise valued;
- provisions to protect and manage outstanding natural features and landscapes including from inappropriate subdivision, use and development; and
- provisions to manage other valued features and landscapes.

Topic & unique identifier	Location in DP structure	Elements included under that topic	Elements addressed under other topic areas
Natural Features and Landscapes NFL	Part 2 – District-Wide Matters Natural Environment Values	<p>Identification of features and landscapes that are outstanding, significant, or otherwise valued</p> <p>Provisions to protect and manage ONFLs, including from inappropriate subdivision, use, and development</p> <p>Provisions to manage other valued features and landscapes</p>	<p>Energy and infrastructure provisions relating to NFL are located in the INF and ENG chapters</p> <p>Subdivision provisions relating to NFL are located in the SUB chapter</p>

2.2.4 National guidance documents

The following national guidance documents are relevant to this topic:

Document	Author/Owner	Summary
Best Practice Guidance – Landscape Assessment and Sustainable Management	New Zealand Institute of Landscape Architects, 2010	Best Practice Guidance Note 10.1 for Landscape Assessment and Sustainable Management sets out principles for an integrated approach for landscape assessment.
Te Tangi a te Manu	New Zealand Institute of Landscape Architects, 2022	An updated Best Practice Guidance Note from version 10.1. Updates include further focus on effective engagement and key principles to be applied when undertaking landscape assessments.

2.3 Regional direction

2.3.1 Regional Policy Statement for the Wellington Region

The table below identifies the relevant provisions and resource management topics for NFL contained in the operative RPS.

Objective/Policy	Relevant matters
Objective 17	The region’s outstanding natural features and landscapes are identified and their landscape values protected from inappropriate subdivision, use and development.
Objective 18	The region’s special amenity landscapes are identified and those landscape values that contribute to amenity and the quality of the environment are maintained or enhanced.
Policy 25 M	Identifying outstanding natural features and landscapes – district and regional plans.
Policy 26 M	Protecting outstanding natural features and landscape values – district and regional plans
Policy 27 R	Identifying special amenity landscapes – district and regional plans.
Policy 28 R	Managing special amenity landscape values – district and regional plans.
Policy 50 R	Managing effects on outstanding natural features and landscapes - consideration

M = policies which must be implemented in accordance with stated methods in the RPS

R = policies to which particular regard must be had when varying a district plan

2.3.2 Natural Resources Plan

The table below identifies the relevant provisions for NFL contained in the NRP.

Section	Relevant matters
Objective O1	Ki uta ki tai: mountains to the sea
Objective O2	Ki uta ki tai: mountains to the sea
Objective O26	Outstanding natural features and landscapes and their values are protected from inappropriate use and development.
Policy P13	Providing for Regionally Significant Infrastructure and renewable electricity generation activities
Policy P14	The National Grid
Policy P23	Identification of outstanding/high natural character and outstanding natural features and landscapes
Policy P52	Protecting natural features and landscapes from inappropriate use and development

2.3.3 Any other relevant regional plans or strategies

The following plans or strategies are relevant to this topic:

Plan / Strategy	Organisation	Relevant Provisions
Wellington Regional Landscape Atlas 2009 (non-statutory)	GWRC	<ul style="list-style-type: none"> This non-statutory resource is part of the Wellington Region GIS database. It has been designed to help councils identify outstanding natural features and landscapes and significant amenity landscapes.

2.4 Wairarapa policies, plans and strategies

2.4.1 Iwi Management Plans

There are currently no iwi management plans relevant to the Wairarapa.

2.4.2 Statutory Acknowledgements

The table below identifies the relevant statutory acknowledgements to the NFL.

Settlement Act	Statutory Acknowledgement area	Relevance to NFL
Rangitāne Tū Mai Rā (Wairarapa Tamaki nui- ā-Rua) Claims Settlement Act 2017	Pukeamoamo / Mitre	Located within ONFL1 (Remutaka and Tararua Forest Parks)
	Rewa Bush Conservation Area	Located within ONFL1 (Remutaka and Tararua Forest Parks)

2.4.3 Any other relevant local plans or strategies

There are no local plans or strategies relevant to this topic.

2.5 Other legislation or regulations

The following additional legislative / regulatory requirements are also relevant to this topic:

Legislation / Regulation	Relevant Provisions
Conservation Act 1987	<p>The Conservation Act 1987 created the Department of Conservation (DOC), which is the organisation that promotes the conservation of New Zealand's natural and historic resources. DOC manages national parks, marine reserves and other conservation areas.</p> <p>Where ONFLs and SALs overlap with any of the public conservation estate then the Conservation Act should be considered.</p>

3.0 Issues analysis

3.1 Background

The Wairarapa comprises a range of landscape features, including the mountain ranges, prominent skylines, rolling landscapes, coastal margins, escarpments, and plains and lowlands. Subdivision, land use and development over time has changed and modified these landscape features. The lowlands and plains have been developed and support the urban areas and higher intensity primary production. Elsewhere, there has been limited modification, with sparse open space and little development. There remain several landscapes and features that are unmodified and have been identified as containing outstanding natural value or are of a special amenity value.

The higher order documents require the Councils to identify and protect ONFLs within their District Plan. Similarly, where SALs are identified, direction seeks that their values

are maintained or enhanced. Where ONFLs are identified within the coastal environment then any adverse effects on them must be avoided in accordance with the NZCPS policy direction.

Population growth and demand for land will continue to place pressure on the identified natural features and landscapes. Appropriate protection and maintenance can only be effectively achieved through district-wide overlay provisions rather than relying on an ad hoc approach through resource consent applications.

The Operative District Plan identifies 16 outstanding natural features and landscapes. These outstanding natural features and landscapes were initially identified in the former first-generation district plans. There are associated policies and rules that seek to protect their values from subdivision, land use and development. However, the landscapes and features were identified prior to the release of higher order direction and were not identified in accordance with the specified criteria. Further the policies and rules do not provide a sufficient level of protection that is required by the higher order documents.

3.2 Evidence base

The Councils have reviewed the Operative District Plan, commissioned technical advice and assistance from various internal and external experts and utilised this, along with internal workshops and community feedback to assist with setting the plan framework. This work has been used to inform the identification and assessment of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions. The following sections outline this evidence.

3.2.1 Analysis of Operative District Plan provisions

3.2.1.1 Overview of Operative District Plan provisions

Outstanding natural feature and landscape provisions are provided in Chapter 9 (Landscape) of the Operative District Plan which contains an objective and policies. Associated rules are provided in Chapters 20 (Subdivision) and 21 (District Wide Rules).

Objective Lan1 states:

To identify and protect the Wairarapa's outstanding landscapes and natural features from the adverse effects of inappropriate subdivision, use and development.

This objective is achieved through the following policies:

- (a) *Comprehensively and consistently identify and assess the outstanding landscapes and natural features within the Wairarapa.*
- (b) *Manage the effects of activities with the potential to adversely affect the attributes and values of outstanding landscapes and natural features.*

- (c) *Protect the particular attributes and values of outstanding landscapes and natural features from inappropriate development, with any adverse effects on those attributes and values being avoided, remedied or mitigated.*
- (d) *Encourage new development to be located and designed in a way that protects the attributes and values of the Wairarapa's outstanding landscapes and natural features.*
- (e) *Increase public awareness of landscape values and their importance, and encourage the community and landowners to support protection of the Wairarapa's outstanding landscapes and natural features.*
- (f) *Provide support and incentives as appropriate to landowners in the protection of outstanding landscapes and natural features.*
- (g) *Ensure subdivision and development is managed by having regard to the adverse effects on the landscape values of the site and locality.*

The rules in the Operative District Plan apply to the Outstanding Features and Outstanding Landscapes identified in Appendices 1.1 and 1.2. Any subdivision over an Outstanding Feature or Outstanding Landscape is a discretionary activity under Rule 20.1.5(i). Any modification, alteration, disturbance or destruction of an Outstanding Feature is a discretionary activity under Rule 21.6(c). Any land use and development over an Outstanding Landscape is a permitted activity under Rule 21.1.4, subject to meeting the following limits:

- Earthworks does not exceed 100 m³ within any 12-month period over the Outstanding Landscape, and
- Structures are no greater than 200 m² in total gross floor area over the Outstanding Landscape.

Where the above limits are not met, the activity falls to a discretionary activity status under Rule 21.6(b).

3.2.1.2 State of the environment monitoring

Between 2014/2015 and 2020/2021 the MfE National Monitoring System Database shows:

- One subdivision consent over an Outstanding Feature (Rocky Hills Sanctuary Reserve), and
- One subdivision consent over an Outstanding Landscape (Maungaraki Main Ridge).

Both consents were granted. No implementation issues were identified.

3.2.1.3 Effectiveness of the Operative District Plan approach

The following issues have been identified with the effectiveness of the Operative District Plan:

Issue	Comment
Issue 1: ONFLs are not based on the most up-to-date information	<ul style="list-style-type: none"> The Outstanding Natural Features and Outstanding Natural Landscapes do not account for the most recent landscape assessment undertaken. This assessment reclassified several of the existing features and landscapes and identified new features and landscapes.
Issue 2: Current provisions do not give effect to the higher order direction.	<ul style="list-style-type: none"> The operative provisions are yet to give effect to the direction of the Wellington Regional Policy Statement. The operative provisions are not consistent with the National Planning Standards.
Issue 3: Provisions are generally permissive over ONFLs	<ul style="list-style-type: none"> The current provisions are permissive for land use and development over ONFLs. This might be represented in the consent statistics with only two consents made in the monitoring period. Given the provisions are 'effects-based' there is potential for inappropriate activities to occur.

3.2.2 Analysis of other District Plan provisions relevant to this topic

Current practice has been considered in respect of this topic, with a review undertaken of the following District Plans:

Plan	Description of approach
<p>Proposed New Plymouth District Plan (rev 14 Nov 2022)</p>	<ul style="list-style-type: none"> • The National Planning Standards format is applied. Provisions for protection of landscape features are located within: <ul style="list-style-type: none"> ○ The Natural Features and Landscape (NFL) chapter ○ Coastal Environment (CE) chapter ○ Infrastructure chapter (INF) • Special Amenity Landscapes are not identified or protected. The plan only identifies and protects Outstanding Natural Features and Landscapes. • Within ONFLs, minor activities are permitted, including: <ul style="list-style-type: none"> ○ Customary activities ○ Conservation activities ○ Maintenance and repair of structures and tracks ○ Earthworks where the area does not exceed 25m² ○ Indigenous vegetation disturbance where it is necessary for maintenance or track building ○ Construction of buildings where the height does not exceed 5m and the area does not exceed 25m² • Within ONFLs, subdivision is identified as a discretionary activity. • The policy direction for landscapes within the Coastal Environment is located within the NFL chapter.

<p>Proposed Wellington City District Plan (rev 6 March 2023)</p>	<ul style="list-style-type: none"> • The National Planning Standards format is applied. Provisions for protection of landscape features are located within: <ul style="list-style-type: none"> ○ The Natural Features and Landscape (NFL) chapter ○ Coastal Environment (CE) chapter ○ Earthworks (EW) chapter ○ Infrastructure chapter (INF) ○ Renewable Energy Generation (REG) ○ Subdivision (SUB) • Both Special Amenity Landscapes and Outstanding Natural Features and Landscapes are identified with associated rules to protect or maintain the values. • Minor activities are permitted, including: <ul style="list-style-type: none"> ○ Customary activities in both SALs and ONFLs ○ Conservation activities in both SALs and ONFLs ○ Only enable earthworks for the maintenance and repair of structures and tracks in both SALs and ONFLs ○ Construction of buildings where the height does not exceed 8m in an SAL ○ Construction of buildings where the height does not exceed 5m and the area does not exceed 50m² within an ONFL. • Subdivision is identified as a restricted discretionary activity in both SALs and ONFLs. • The policy direction for protection of landscapes is provided in each of the applicable chapters, not just NFL.
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<p>Proposed Central Hawke's Bay District Plan</p>	<ul style="list-style-type: none"> • The National Planning Standards format is applied. Provisions for protection of landscape features are located within: <ul style="list-style-type: none"> ○ The Natural Features and Landscape (NFL) chapter ○ Coastal Environment (CE) chapter ○ Earthworks (EW) chapter ○ Network Utilities (NU) chapter • Both Special Amenity Landscapes and Outstanding Natural Features and Landscapes are identified with associated rules to protect or maintain the values. • An 'effects based' approach is taken which enables any activity, subject to the following limits to ONFLs: <ul style="list-style-type: none"> ○ Construction of buildings where the height does not exceed 5m and the area does not exceed 25 m² ○ Ancillary rural earthworks do not exceed 500 m³ and other earthworks do not exceed 200 m³ per site per 12-month period. • No specific land use rules that apply to SALs in the NFL chapter. • No specific subdivision rule – results in standard rule for new allotments (controlled activity). • The policy direction for protection of landscapes is provided in each of the applicable chapters, not just NFL.
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Operative Kapiti Coast District Plan 2021	<ul style="list-style-type: none"> • Landscape provisions sit within the wider 'Natural Environment' chapter (chapter 3). Protection of landscapes are addressed alongside general natural environment protection and ecology and landscapes. The landscape provisions manage: <ul style="list-style-type: none"> ○ Geological features ○ Outstanding Natural Features and Landscapes ○ Special Amenity Landscapes • Landscape provisions are also within the 'Coastal Environment' chapter (chapter 4). These address Landscape features which cross into the coastal environment. • Policies seek to protect ONFLs and maintain and enhance SALs. • The rules are directly linked to ONFL so that the activity status is determined based on the standard or identified activity status. Conversely, there are no rules directly triggered by SALs. Instead, the potential impact on a SAL is only considered if an activity requires a resource consent due to the underlying zone standards not being met or a district wide matter, and then only as a matter of discretion. • The rules allow for minor activities to occur as permitted, such as minor earthworks and trimming of vegetation within ONFLs. • Subdivision and buildings are restricted discretionary activities and discretionary activities where compliance with standards is not achieved. • Extractive industries and intensive farming activities are non-complying activities.
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These plans were selected because:

- They have been subject to recent plan changes/ reviews that have addressed similar issues relating to this topic.
- The councils are of a similar scale to the Wairarapa districts and are confronting similar issues relating to this topic.
- The councils are located within the Greater Wellington Region.

A summary of the key findings follows:

- All plans use the National Planning Standards format and include a specific NFL chapter,
- Most of the landscape provisions are contained within the NFL chapter, although landscape provisions are also located within other chapters, such as the CE chapter, EW chapter and the INF chapter,
- All plans spatially identify ONFLs and SALs on the planning maps and include supporting provisions to either protect or maintain the landscape areas from various forms of subdivision, use and development, and

- All plans generally apply 'effects-based' standards to buildings and earthworks.

3.2.3 Advice received from Iwi

No specific advice has been received from Rangitāne o Wairarapa or Ngāti Kahungunu ki Wairarapa regarding Natural Features and Landscapes and the proposed provisions evaluated within this report. However, Rangitāne o Wairarapa or Ngāti Kahungunu ki Wairarapa were consulted as part of the District Plan Review which has informed the preparation of the Proposed District Plan. Support was provided for the updates to the natural features and landscapes and the approach proposed to protection.

3.2.4 Technical information: Wairarapa Landscape Study 2010, Boffa Miskell Limited

A landscape assessment was commissioned by the Councils and Greater Wellington Regional Council undertaken between 2010-2011 by Boffa Miskell Limited.

The assessment methodology was based on NZILA Best Practice Guide 10.1, and Policies 24 and 26 of the Wellington Regional Policy Statement. **Table 1** shows the three broad evaluation categories along with the 12 sub-factors that make up the evaluation methodology.

Table 1: Relationship between the 12 factors of the RPS and the NZILA's three broad categories. Source: Wairarapa Landscape Assessment, 2011.

Evaluation Category ¹	Factors ²
<p>Biophysical</p> <p>Biophysical features, patterns and processes may be natural and/or cultural in origin, and range from the geology and landform that shape a landscape to the physical artefacts such as roads that mark human settlement and livelihood.</p>	<p>Representativeness</p> <p>The combination of natural components that form the feature or landscape strongly typifies the character of an area.</p> <p>Research and Education</p> <p>All parts of the feature or landscape are important for natural science research and education.</p> <p>Rarity</p> <p>The feature or landscape is unique or rare within the district or region, and few comparable examples exist.</p> <p>Ecosystem Functioning</p>

¹ Source: Best Practice Note: Landscape Assessment and Sustainable Management, NZILA, 2011.

² Source: Policies 24 and 26 of the Wellington Regional Policy Statement.

	<p>The presence of healthy ecosystems is clearly evident in the feature or landscape.</p>
<p>Sensory</p> <p>Sensory qualities are landscape phenomena as directly perceived and experienced by humans, such as the view of a scenic landscape, or the distinctive smell and sound of the foreshore.</p>	<p>Coherence</p> <p>The patterns of land cover and land use are in harmony with the underlying natural pattern of landform and there are no significant discordant elements of land cover or land use.</p> <p>Vividness</p> <p>The feature or landscape is visually striking and is widely recognised within the local and wider community for its memorable and sometimes iconic qualities.</p> <p>Naturalness</p> <p>The feature or landscape appears largely unmodified by human activity and the patterns of landform and land cover appear to be largely the result of intact and healthy natural systems.</p> <p>Expressiveness (Legibility)</p> <p>The feature or landscape clearly shows the natural processes that led to its existing character.</p> <p>Transient Values</p> <p>The consistent and noticeable occurrence of transient natural events, such as seasonal change in vegetation or in wildlife movement, contributes to the character of the feature or landscape.</p>
<p>Associate</p> <p>Associative meanings are spiritual, cultural or social associations with particular landscape elements, features, or areas, such as tupuna awa and waahi tapu, and the tikanga appropriate to them, or sites of historic events or heritage.</p> <p>Associative activities are patterns of social activity that occur in particular parts of a landscape, for example, popular walking routes or fishing spots. Associative meanings and activities engender a sense of attachment and belonging, and in the context of Aotearoa / New Zealand</p>	<p>Recognised Values</p> <p>The feature or landscape is widely known and is highly valued for its contribution to local identity within the immediate and wider community.</p> <p>Tangata Whenua Values</p> <p>Māori values inherent in the feature or landscape add to the feature or landscape being recognised as a special place.</p> <p>Historical Associations</p> <p>Knowledge of historic events that occurred in and around the feature or landscape is widely held and</p>

include places and associations of particular importance to tangata whenua.	substantially influences and adds to the value the community attaches to the natural feature or landscape.
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Outstanding natural features and landscapes were described in the report as being generally of high value in terms of natural science and perceptual criteria, with less human modification and greater aesthetic appeal. They may also rank highly in terms of associational values, such as historic or cultural values from past uses or events. There were a number of areas that ranked highly in terms of the assessment factors – which however did not qualify as Outstanding. This is typically due to the level of modification which provides clear evidence of human intervention such as grazing, or reduced values in terms of natural science or perceptual values. These areas were identified as Significant Amenity Landscapes, being worthy of recognition but not reaching the level required to be assessed as Outstanding. The outcome of the assessment was the identification of 16 natural features and landscapes as being outstanding, and 7 landscapes as being worthy of recognition for their significant amenity values. These landscapes are summarised in **Table 1**.

Table 2: ONFLs and SALs identified in Wairarapa Landscape Study 2010.

Outstanding Natural Features and Landscapes
Remutaka and Tararua Forest Parks
Pukaha Mt Bruce
Tinui Taipos
Hidden Lakes
Castlepoint Reef & Scenic Reserve
Uruti Point & Dune Complex
Taipo Minor /Rocky Hills Sanctuary
Wairarapa Moana
Nga Waka o Kupe Hills
Glendhu Rocks/ Pahaoa Estuary
Lake Pounui

Aorangi (Haurangi) Forest Park
Pūtangirua Pinnacles
Ruakokoputuna Chasm
White Rock
Cape Palliser
Special Amenity Landscapes
Wairarapa Coastline
Te Rangitumau
Mangapakeha Taipo
Te Maipa Taipo
Gladstone Cliffs
Maungaraki Main Ridge
Maungaraki Low Ridge

The above features and landscapes have formed the basis for mapping of, and inclusion in a schedule of, outstanding natural features/landscapes and significant amenity features in the Proposed District Plan, and the key values and threats have been considered in the development of accompanying objectives, policies and methods in the Natural Features and Landscapes chapter of the Plan.

While this assessment was undertaken 12 years ago, the methodology was not inconsistent with current best practice³, and has been undertaken in accordance with higher order planning document direction⁴.

³ Assessment was undertaken in accordance with NZILA Best Practice Guide 10.1. While Te Tangi a te Manu has been released since, the assessment was undertaken in accordance with the recommended principles and engagement of Te Tangi a te Manu.

⁴ Wellington RPS Policies 25-28 and 50

3.2.5 Consultation

The following is a summary of the primary consultation undertaken in respect of this topic:

Who	What	Form of engagement	When	Relevant Issues Raised
General public and affected landowners of ONFLs	Discussed the findings of the 2010 Landscape study and sought feedback on the extent, including with affected landowners.	Workshops and one-on-one engagement	2010 - 2011	<ul style="list-style-type: none"> • General support over the areas identified and the methodology used. • Concerns over the extent and the impact potential development. • Amendments to extents made following the feedback.
National Interest Groups and Regional Council	High level feedback on issues for the natural features and landscapes	Meetings	August 2021 – April 2022	<ul style="list-style-type: none"> • Provisions are too permissive for activities over ONFLs. • ONFLs need to be updated to reflect most up-to-date information.
Feedback on Draft District Plan	Feedback on Draft District Plan, through submissions and targeted discussions	Public submission period / drop-in sessions	October to December 2022	See Appendix 1.

Public consultation was undertaken on the Draft District Plan in October to December 2022.

A summary of specific feedback on this topic received during consultation on the Draft District Plan is contained in Appendix 1, including how it has been responded to in the Proposed District Plan.

In summary, the key findings arising from the consultation undertaken on this topic are:

- ONFLs identified are generally supported. One submitter sought changes to the extent of an ONFL.
- Submitters sought that the SALs are removed from the Proposed District Plan altogether. Conversely, other submitters sought that there are further restrictions on land use, development and subdivision over SALs through policy and rules.
- Additional activities were sought to be enabled over ONFLs.

3.3 Summary of issues

The statutory and policy context and available evidence outlined above identified several issues of a relatively discrete nature, therefore a "partial review", targeted to specific matters identified in the scoping, and aligning the provisions with the National Planning Standards, was considered appropriate.

Based on the research, analysis and consultation outlined above, the following issues have been identified with respect to the effectiveness of the Operative District Plan:

- Issue 1: Not all landscape areas have been identified within the District Plan, or where they are identified, their extents have since changed.
- Issue 2: The regulatory provisions have not been effective in protecting existing natural features and landscapes.
- Issue 3: Particular activities are not appropriately provided for.

The following resource management issues have been identified:

Issue	Comment
Issue 1: ONFLs and SALs are at risk from subdivision, use and development that may degrade or destroy the values of these landscapes	<ul style="list-style-type: none"> • Not all landscape areas have been identified within the District Plan, or where they are identified, their extents have since changed. Furthermore, the respective characteristics and values within them are not recorded so that the effect of activities cannot be adequately assessed and managed. • The statutory requirements of s6(b) and s7(c), RMA, NZCPS and the RPS are not being met. • Increased demand for land use and development threatens to degrade or destroy the values of these landscapes, if not appropriately protected.

4.0 Scale and significance

4.1 Evaluation of scale and significance

Under section 32(1)(c) of the RMA, this evaluation report needs to contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

This section assesses the scale and significance of the signs provisions to determine the level of analysis required.

	Low	Medium	High
Degree of change from the Operative District Plan		✓	
Effects on matters of national importance			✓
Scale of effects - geographically		✓	
Scale of effects on people e.g. landowners, neighbourhoods, future generations		✓	
Scale of effects on those with specific interests e.g. tangata whenua		✓	
Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice?	✓		
Likelihood of increased costs or restrictions on individuals, communities or businesses		✓	

In summary:

- The existing provisions in the Operative District Plan do not fully give effect to the statutory requirements of the RMA, NZCPS and the RPS;
- The existing regulatory framework does not identify or protect all ONFLs or maintain SALs;
- The Proposed District Plan will introduce district-wide provisions encompassing all relevant areas of land including privately owned land which is an expansion on the status quo;
- The proposed provisions will introduce a range of new regulatory controls, narrowing the scope of current permitted activities for some private landowners resulting in an increased need for resource consents.

Overall, it is considered that the scale and significance of the proposal is **medium**.

4.2 Quantification of benefits and costs

Section 32(2)(b) of the RMA requires that, where practicable, the benefits and costs of a proposal are to be quantified.

Specific quantification of all benefits and costs associated with the Proposed District Plan is considered neither practicable nor readily available. In general, a qualitative assessment of costs and benefits associated with the Proposed District Plan is considered sufficient, and this is provided for in the assessment of policies, rules and other methods contained in section 7.0 of this report. However, where practicable and considered appropriate to supporting the evaluation, some of the benefits or costs associated with the Proposed District Plan have been quantified. The identification of costs and benefits has been informed by the body of evidence outlined in section 3.0 of this report.

5.0 Proposed provisions

5.1 Strategic directions

The following goals and objectives from the Strategic Direction chapter of the Proposed District Plan are relevant to the Natural Features and Landscapes topic:

NE-O1	Natural character, landscapes, features, and ecosystems
The natural environment contributes positively to the Wairarapa's sense of place and identity.	
NE-O2	Wairarapa Moana
The mauri of Wairarapa Moana is restored.	
NE-O4	Coastal environment
The special qualities of the Wairarapa <i>coastal environment</i> are recognised and protected from inappropriate subdivision, use, and development.	
NE-O6	Healthy ecosystems
The biological diversity of indigenous species and habitats within the Wairarapa are maintained and enhanced, and restored where degraded.	

The above objectives are directly relevant to the topic for the following reasons:

- NE-O1 provides an outcome that the natural environment contributes positively to the Wairarapa. This topic seeks to identify and provide relative protection/recognition over natural features and landscapes within the natural environment.
- NE-O2 provides an outcome that the mauri of Wairarapa Moana is restored. The Wairarapa Moana is one of the ONFLs identified in the Proposed District Plan.
- NE-O4 directs to protect and recognise the special qualities of the Wairarapa coastal environment. Some of the ONFLs identified are within the coastal environment.
- NE-O6 sets an outcome for how biological diversity is managed. This topic identifies ONFLs that contain indigenous ecological species and habitats and the provisions seek to maintain, enhancement and restore where degraded.

These objectives are evaluated in the Part 1 Overview Section 32 Evaluation Report.

5.2 Overview of proposed provisions

The proposed provisions relevant to this topic are set out in detail in the Proposed District Plan and should be referenced in conjunction with this evaluation report.

In summary, the proposed provisions include:

- Definitions for:
 - Outstanding Natural Features and Landscapes
 - Special Amenity Landscapes
- Two objectives that address:
 - Identifying and protecting ONFLs from inappropriate subdivision, use and development
 - Identifying and maintaining SALs
- Seven policies that:
 - Require identification of ONFLs and SALs
 - Protect ONFLs from inappropriate subdivision, use and development through direction around what appropriate activities are and how effects are managed
 - Direction to avoid adverse effects on ONFLs within the Coastal Environment consistent with the NZCPS
 - Encourage increased public awareness and non-regulatory protection of ONFLs and SAL
 - Support and incentivise voluntary protection of ONFLs
- A rule framework that manages land use and building and structure activities as follows:
 - Permits minor structures, earthworks and vegetation modification over ONFLs outside of the Coastal Environment subject to meeting performance standards or if it is associated with conservation activities
 - Any minor structures, earthworks and vegetation modification over ONFLs that are within the Coastal Environment are a restricted discretionary activity subject to meeting performance standards
 - Moderate structures, earthworks and vegetation modification over ONFLs outside the Coastal Environment are a restricted discretionary activity
 - All other structures, earthworks and vegetation modification over any ONFL is a non-complying activity
 - Plantation forestry over an ONFL is a non-complying activity
- Effects standards that address:
 - Earthworks standard that limits:
 - Maximum cut/fill no more than 1.5 m above ground level,
 - Maximum area of earthwork no more than 50 m².

- Modification of indigenous vegetation standard that limits modification to no more than 50 m² in any 12-month period.
- Building and structures standard that limits:
 - Maximum gross floor area of 50 m²,
 - Maximum height of 5 m,
 - No more than one residential unit,
 - Roof cladding to be in the natural range and have a Light Reflectance Value of between 5 – 25%, and
 - Cladding is limited to natural materials or recessive colours and Light Reflectance Value is less than 35%.

6.0 Evaluation of the proposed objectives

Section 32(1)(a) of the RMA requires an evaluation to examine the extent to which the objectives proposed are the most appropriate way to achieve the purpose of the RMA. The level of detail must correspond to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal.

This section of the report evaluates the objectives proposed for the Natural Features and Landscape topic.

An examination of the proposed objectives along with reasonable alternatives is included below, with the relative extent of their appropriateness based on an assessment against the following criteria:

1. Relevance (i.e. Is the objective related to addressing resource management issues and will it achieve one or more aspects of the purpose and principles of the RMA?)
2. Usefulness (i.e. Will the objective guide decision-making? Does it meet sound principles for writing objectives and does it clearly state the anticipated outcome?)
3. Reasonableness (i.e. What is the extent of the regulatory impact imposed on individuals, businesses or the wider community? Is it consistent with identified tangata whenua and community outcomes?)
4. Achievability (i.e. Can the objective be achieved with tools and resources available, or likely to be available, to the Councils?)

While not specifically required under section 32 of the RMA, in some instances alternative objectives are also considered to ensure that the proposed objective(s) are the most appropriate to achieve the purpose of the RMA.

Proposed Objectives	
<p>NFL-O1 Outstanding Natural Features and Landscapes</p> <p>The identified <i>Outstanding Natural Features and Landscapes</i> are protected from the adverse effects of inappropriate subdivision, use, and development.</p> <p>NFL-O2 Special Amenity Landscapes</p> <p>The identified <i>Special Amenity Landscapes</i> within the Wairarapa are maintained and where practicable enhanced.</p>	
Alternatives considered	
<p>Status quo:</p> <p>Objective Lan1 – Outstanding Landscape & Natural Features</p> <p>To identify and protect the Wairarapa’s outstanding landscapes and natural features from the adverse effects of inappropriate subdivision, use and development.</p>	
Appropriateness to achieve the purpose of the RMA	
<p>Appropriateness of Proposed Objective (relevance, usefulness, reasonableness, achievability)</p>	<p><u>Relevance</u>: The objectives appropriately recognise and address the issues identified in Section 3.3. The objectives give effect to the higher order direction, and in particular the RPS and NZCPS.</p> <p><u>Usefulness</u>: The objectives provide clear direction to decision makers. The objectives clearly state the intended outcomes and the desired end state which is consistent with national best practice.</p> <p><u>Reasonableness</u>: While some additional costs may be incurred, the objectives are balanced in order to avoid imposing unjustifiably high costs on the community. Some cost increases will be experienced for certain activities in clearly defined areas, but the objectives provide scope for these to be measured through policies and rules to avoid any unjustifiable burden while still achieving the statutory requirements. The objectives provide certainty by clearly stating the outcomes sought and reduce risk through a foundation of robust evidence and community engagement. The approach is in line with best practice.</p> <p><u>Achievability</u>: The proposed objectives are consistent with identified community outcomes. The objectives are realistically able to be achieved based on the Councils’ responsibility in accordance with the higher order statutory requirements and procurement of a robust landscape assessment and evidence base.</p>
<p>Appropriateness of Status Quo (relevance, usefulness, reasonableness, achievability)</p>	<p><u>Relevance</u>: The status quo objectives do not fully address the issues identified in Section 3.3. Not all ONFLs have been identified in the Operative District Plan, and there is no recognition of SALs. The direction does not align with the higher order planning direction, including the NZCPS, RPS and RMA.</p> <p><u>Usefulness</u>: The Objective implies that ONFLs are yet to be identified, or at least that they can continue to be identified. This is not helpful for decision makers and the public who require certainty over the areas that are to be protected.</p> <p><u>Reasonableness</u>: Does not provide sufficient guidance as to expected outcomes and therefore creates uncertainty and risk.</p> <p><u>Achievability</u>: The objective direction is achievable and within the Councils’ powers, skills and resources.</p>
Preferred option and reasons	

The proposed objectives are the most appropriate means of achieving the purpose of the Act because:

The objectives address the relevant resource management issue and meet the Councils' s31 functions and higher order statutory requirements to protect ONFLs and maintain SALs. The proposed objectives are focused on the key outcome in order to guide decision makers and plan users. It is consistent with the wider strategic objectives and is balanced against the other competing directions for subdivision, use and development within the Wairarapa.

7.0 Evaluation of proposed provisions

Section 32(1)(b) of the RMA requires an evaluation of whether the proposed provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.

The assessment must identify and assess the benefits and costs of environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

7.1 Evaluation

For each potential approach an evaluation has been undertaken relating to the costs, benefits and the certainty and sufficiency of information (as informed by section 4.0 of this report) in order to determine the effectiveness and efficiency of the approach, and whether it is the most appropriate way to achieve the relevant objective(s).

7.1.1 Provisions to achieve objectives relating to Natural Features and Landscapes

Under section 32(1)(b)(ii) of the RMA, reasonably practicable options to achieve the objective(s) associated with this proposal need to be identified and examined.

The options considered reasonably practicable for achieving the objectives of the Proposed District Plan in relation to this topic are:

- Option 1: The proposed provisions
- Option 2: Retaining the status quo – Operative District Plan policies and rules

<p>NFL-O1 Outstanding Natural Features and Landscapes</p> <p>The identified <i>Outstanding Natural Features and Landscapes</i> are protected from the adverse effects of inappropriate subdivision, use, and development.</p> <p>NFL-O2 Special Amenity Landscapes</p> <p>The identified <i>Special Amenity Landscapes</i> within the Wairarapa are maintained and where practicable enhanced.</p>		
Option 1: Proposed approach (recommended)	Costs	Benefits
<p><u>Policies:</u></p> <ul style="list-style-type: none"> • NFL-P1: Identify Outstanding Natural Features and Landscapes, • NFL-P2: Identify Special Amenity Landscapes, • NFL-P3: Subdivision, use, and development within Outstanding Natural Features and Landscapes outside 	<p>Environmental</p> <ul style="list-style-type: none"> • Any environmental cost would be through potential degradation or loss of the values of SALs. The preferred approach does not further regulate activities over SALs therefore there is potential for larger scale structures, earthworks or vegetation clearance that detracts from amenity values. Based on the current land use over the identified SALs and rules in zone chapters, environmental cost is assessed as low. <p>Economic</p>	<p>Environmental</p> <ul style="list-style-type: none"> • The remaining ONFLs in the Wairarapa are clearly identified and protected from degradation or loss from inappropriate subdivision, use or development. • ONFLs are protected from the adverse effects of new plantation forestry. • The SALs in the Wairarapa are identified in the District Plan and that will encourage landowner initiative in voluntary protection. This will also ensure that where resource consent is required over an SAL that consideration can be given to

<p>the Coastal Environment,</p> <ul style="list-style-type: none"> NFL-P4: Subdivision, use, and development within Outstanding Natural Features and Landscapes within the Coastal Environment, NFL-P5: Appropriate activities within Outstanding Natural Feature and Landscape, NFL-P6: Increasing public awareness, and NFL-P7: Support and incentivise voluntary protection. <p><u>Rules:</u></p> <ul style="list-style-type: none"> NFL-R1: Earthworks, modification of indigenous vegetation, or buildings and structures (including construction, additions, and alterations) within Outstanding Natural Features and Landscapes, NFL-R2: Plantation forestry, 	<ul style="list-style-type: none"> There may be a short-term increase in consenting and development costs over ONFLs. Some rural landowners within a ONFL may experience regulatory costs for any indigenous vegetation removal, earthworks or new buildings that exceed the permitted standards. Some rural landowners may perceive an opportunity cost where a development expectation is held for the land within an ONFL. Upgrading existing and installing new infrastructure within ONFLs will experience additional consenting and project costs. <p>Social</p> <ul style="list-style-type: none"> It is unlikely the provisions will result in any discernible social cost given the provisions are focused on protecting ONFL which in turn contributes to the amenity of the Wairarapa and the public access within some of these areas. <p>Cultural</p> <ul style="list-style-type: none"> There are no identified direct or indirect cultural costs. 	<p>the maintenance and enhancement of the amenity values.</p> <p>Economic</p> <ul style="list-style-type: none"> Much of the ONFL overlays on rural land are represented by challenging topography often rugged and steep and on or near the coastal escarpments making these areas generally unsuitable or economically feasible for development which reduces the degree or exposure to economic cost. This is, in addition, the underlying General Rural Zone which does not anticipate future intensive development but instead provides for ongoing low intensity farming activities. Avoidance of unnecessary consenting costs on landowners for a range of maintenance activities identified as permitted activities; including earthworks, vegetation removal and buildings that would not require resource consent and thus avoid additional costs. Operation and maintenance of existing infrastructure is recognised and provided for through permitted provisions. Pathway provided for community scale renewable electricity generation. <p>Social</p> <ul style="list-style-type: none"> Existing public open space areas within ONFL overlays will be protected and continue to support social benefits. Provisions recognise the benefits of public access tracks. <p>Cultural</p>
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<ul style="list-style-type: none"> • ENG-R4: Community-scale renewable electricity generation (solar), including operation, maintenance, repair and upgrade, • ENG-R5: Community-scale renewable electricity generation (wind), including operation, maintenance, repair, and upgrade, and • SUB-R12: Subdivision within Outstanding Natural Features and Landscapes. <p><u>Schedules:</u></p> <ul style="list-style-type: none"> • SCHEDULE 7: Outstanding Natural Features and Landscapes, and • SCHEDULE 8: Special Amenity Landscapes. <p>These provisions:</p> <ul style="list-style-type: none"> • Apply a combination of a regulatory and non-regulatory approach to protection of landscapes in the 		<ul style="list-style-type: none"> • Natural resources in ONFL areas with values to tangata whenua will be recognised and protected. • There are two Statutory Acknowledgement Areas (Pukeamoamo / Mitre and Rewa Bush Conservation Area) identified in the Rangitāne Tū Mai Rā (Wairarapa Tamaki nui-ā-Rua) Claims Settlement Act 2017 that will be protected through being identified as a ONFL (ONFL1: Remutaka and Tararua Forest Parks).
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<p>Wairarapa. Priorities a regulatory approach to protection of ONFLs, and a non-regulatory approach to the maintenance and enhancement of SALs,</p> <ul style="list-style-type: none"> • Seek to avoid significant adverse effects on ONFLs and avoid, remedy or mitigate other adverse effects, • Seek to protect landscape values in ONFLs from inappropriate development and maintain those values in SALs, • Apply an effects based threshold to earthworks, structures and vegetation modification to ensure ONFLs are protected, and • Identify plantation forestry as an inappropriate land use over an ONFL. 		
<p>Effectiveness and efficiency</p>	<p>The proposed provisions are the most appropriate method of achieving the objectives for protecting ONFLs from inappropriate subdivision, use and development (including within the Coastal Environment). The objectives are</p>	

	<p>directly focused on protecting the identified landscape values and characteristics and do not rely on broader indirect provisions to achieve some measure of protection. The objectives give clear direction and provide practical balance by still enabling appropriate subdivision, use and activities.</p> <p>Taking an approach of identifying SALs in the District Plan ensures that they are visible to plan users and that voluntary means of protection can be further enabled. In addition, this approach will ensure that where resource consent is required, appropriate consideration can be given to maintaining and enhancing their amenity values. While rules have not been included in the chapter itself, other rules throughout the Proposed District Plan will provide effective methods for maintaining and where practicable enhancing amenity values over SALs. Namely, rules of the General Rural Zone manage scale of activities and the Subdivision Chapter will limit most subdivision to a 40 ha minimum lot size.</p> <p>The proposed provisions are the most efficient method of meeting the objectives relating to the protection of ONFLs. The approach of not including additional rules for SALs ensures efficiency and avoids duplication of rules in the District Plan.</p> <p>As identified above the benefits outweigh the costs.</p>	
<p>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</p>	<p>It is considered that there is certain and sufficient information on which to base the proposed policies and methods as:</p> <ul style="list-style-type: none"> • The overlay areas have been identified using current best practice, • The methodology incorporates the RPS Policy 25 criteria and a range of relevant data sources, and have been undertaken by qualified and experienced landscape architects. The methodology was also in accordance with NZILA best practice through Guidance Note 10.1 and not inconsistent with the Te Tangi a te Manu, and • The proposed overlay areas and provisions have been regularly socialised with the community, landowners and key stakeholders over a sustained period and feedback incorporated. 	
<p>Overall evaluation</p>	<p>This option is the most appropriate way to achieve the preferred objectives, representing regulatory certainty and an effective provision of social and economic wellbeing.</p>	
<p>Option 2: Status Quo (Operative Plan provisions)</p>	<p>Costs</p>	<p>Benefits</p>
<p><u>Policies:</u></p> <ul style="list-style-type: none"> • 9.3.2(a): Identify outstanding 	<p>Environmental</p> <ul style="list-style-type: none"> • Potential degradation or loss of ONFLs that are currently not identified. 	<p>Environmental</p> <ul style="list-style-type: none"> • The operative provisions provide a level of protection to the identified ONFLs.

<p>landscapes and natural features,</p> <ul style="list-style-type: none"> • 9.3.2(b): Management effects of activities on attributes and values of outstanding landscapes and natural features, • 9.3.2(c): Protect the attributes and values of outstanding landscapes and natural features, • 9.3.2(d): Encourage new development to be designed and located to protect attributes and values of outstanding landscapes and natural features, • 9.3.2(e): Increase public awareness of landscape values, • 9.3.2(f): Provide support and incentives to landowners for the protection of outstanding landscapes and natural features, • 9.3.2(g): Ensure subdivision and 	<ul style="list-style-type: none"> • Framework is permissive and may still result in loss or damage to existing ONFLs. • No identification or recognition of SALs may result in degradation or loss to their extent and values. • Lack of coastal protection provisions or recognition of identified values within the Coastal Environment. <p>Economic</p> <ul style="list-style-type: none"> • The costs associated with non-regulatory methods of protection would be indirectly experienced through the community as ratepayers. • The areas of private land within Outstanding Landscape or those that contain Outstanding Natural Features may experience additional costs through resource consent applications where subdivision or development is proposed. <p>Social</p> <ul style="list-style-type: none"> • Loss of identified ONFLs would occur as a cost to the community. The lack of specific identification or protection of ONFLs through the provisions results in a degradation of public areas representing a cost carried by the community. <p>Cultural</p> <ul style="list-style-type: none"> • Potential for ongoing loss of identified taonga within the ONFLs through lack of identified areas or protection of outstanding values. 	<ul style="list-style-type: none"> • Provisions require consent for larger scale activities that require consideration of the values and attributes of the identified ONFLs. <p>Economic</p> <ul style="list-style-type: none"> • Permissive provisions for structures, earthworks and vegetation modification would enable greater level of development. • Landowners are less exposed for the need for resource consents and processing costs. <p>Social</p> <ul style="list-style-type: none"> • Familiarity for plan users. <p>Cultural</p> <ul style="list-style-type: none"> • Less regulatory restriction for land use and development by tangata whenua.
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<p>development is managed by having regard to adverse effects on landscape values.</p> <p><u>Rules:</u></p> <ul style="list-style-type: none"> • 21.1.4(a): Earthworks and structures within an Outstanding Landscape, • 21.6(b): Earthworks or structures within Outstanding Landscapes not complying with permitted rules, • 21.6(c): Modification, alteration, disturbance or destruction of any outstanding natural feature, and • 20.1.5(i)(v): Subdivision of an allotment that is within an Outstanding Landscape, and • 20.1.5(i)(vi): Subdivision of an allotment that contains an Outstanding Natural Feature. <p><u>Schedules:</u></p>		
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<ul style="list-style-type: none"> • Appendix 1.1: Outstanding Landscapes, and • Appendix 1.2: Outstanding Natural Feature. <p>These provisions:</p> <ul style="list-style-type: none"> • Prioritises non-regulatory approach to the protection of outstanding natural features and landscapes, • Splits Outstanding Landscapes and Outstanding Natural Features • Seeks to manage effects of activities on the attributes and values of the identified landscapes and features, • Sets an effects-based thresholds for earthworks and structures over Outstanding Landscapes, • Requires consent for any modification to an 		
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Outstanding Natural Feature.		
Effectiveness and efficiency	<p>The provisions (policies and rules) are not considered effective in achieving the objective for the following reasons:</p> <ul style="list-style-type: none"> • The identified ONFLs are limited to those that were included in the District Plan over 10 years ago, and were not identified in accordance with higher order planning direction (RPS and NZCPS), • The regulatory provisions are permissive, which has been illustrated through the general lack of applications sought, and do not provide for an adequate level of protection, • There is no identification or recognition of SALs, and • The provisions lack a comprehensive rule framework linked to the identified landscape protection areas shown on the planning maps. <p>The provisions represent a marginal cost to the community and would not impose a significant cost on any one sector. However, the assessment highlights that the provisions are not effective in achieving the objectives and thus the marginal cost reflects a corresponding failure to achieve the required outcomes and thus provide limited benefit to the community.</p>	
Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions	<p>It is considered that there is certain and sufficient information on which to assess the status quo provisions as they have been operative for a long time and the effectiveness of the provisions has been established through implementation and consent monitoring over this time.</p>	
Overall evaluation	<p>Option 2 is not the most appropriate way to achieve the proposed objective, predominantly due to inefficiency through limited regulatory controls which reduces the cost to the community but results in reduced management of activities within the identified ONFLs and thus continued potential for unmanaged decline. This option would be ineffective in terms of providing for social and economic wellbeing.</p>	

8.0 Further evaluation

Throughout the evolution of policy options as outlined in the above section, there was specific consideration given to aspects of both the proposed option and the alternative option as outlined below.

8.1 Special Amenity Landscapes

The Special Amenity Landscapes were identified through the 2010 Wairarapa wide landscape assessment as areas that do not meet the full criteria of 'Outstanding' Natural Features and Landscapes but do contain significant amenity value. Policies 27 and 28 of the Wellington Regional Policy Statement direct that district plans may identify Special Amenity Landscapes in a district plan, and where identified, include policies and methods to maintain and enhance their landscape values. Consideration was given to different options for how to manage Special Amenity Landscapes (SALs), including the following:

- Option 1: Include the Special Amenity Landscapes in the Proposed District Plan along with policies and rules to manage effects to ensure their values are maintained and enhanced,
- Option 2: Include only the schedule and mapping of Special Amenity Landscapes without the associated policies and rules, and
- Option 3: Do not include Special Amenity Landscapes or any associated provisions in Proposed District Plan.

Based on an evaluation of the full extent of these areas and the current land uses, the Councils consider that applying regulatory restrictions to these areas is not appropriate and is likely to incur unreasonable costs restricting the use of land with limited benefits. There is also limited evidence that these SALs are at risk of degrading based on the current land use. It was also considered that additional provisions were not necessary to ensure the values are maintained and enhanced, particularly given the underlying zones (primarily the General Rural Zone and Open Space Zone) and other associated overlays (Coastal Environment and Ecosystems and Indigenous Biodiversity chapters) also provide sufficient direction to maintain and where possible enhance their values. For instance, SAL 1 covers the full extent of the Wairarapa coastline and overlaps with other overlays such as the Coastal Environment and Natural Character overlays. On this basis, Option 1 was not preferred.

The Councils consider Option 3 might avoid confusion over the status of SALs, but ultimately prefer Option 2. Having the SALs identified in the Proposed District Plan serves multiple purposes. First and foremost, it provides awareness of the landscapes to the public which assist in voluntary means of enhancement. There also remains the

ability to consider effects on those landscapes through a resource consent process where a consent is triggered. By having these landscapes identified to plan users and decision makers, they can consider these landscapes and understand their values when preparing or considering a resource consent application.

9.0 Conclusion

This evaluation has been undertaken in accordance with section 32 of the RMA in order to identify the need, benefits and costs and the appropriateness of the proposal having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the RMA. The evaluation demonstrates that this proposal is the most appropriate option as it:

- Best gives effect to higher order planning documents, including the national planning standards, NZCPS and RPS,
- Is the most effective and efficient way to achieve the purpose of the RMA and the Proposed District Plan's strategic objectives, and
- Addresses the identified issues.

Appendix 1: Feedback on Draft District Plan

Summary of feedback on Draft District Plan for the Natural Features and Landscapes topic

Section/Topic	Submitter	Feedback	Analysis
General	Industry group	A submitter sought that an Outstanding Natural Feature and Landscape is reduced to not be located over a privately owned property.	After considering the affected ONFL, the Councils are of the opinion that there is not sufficient evidence that the ONFL should be reduced. This ONFL was identified through a robust landscape assessment, which included direct engagement with affected landowners at the time. Unless there is evidence that the portion of the landscape does not meet the criteria, there is no reason to reduce the spatial extent.
	National interest groups	Two groups sought that the Special Amenity Landscapes are removed from the District Plan. There is no need to recognise or manage 'special amenity landscapes' as a separate phenomenon. Amenity values (which include amenity within landscape settings) can be appropriately managed through other plan provisions, such as appropriate development standards for appearance, bulk, height, location and setbacks of structures within appropriate Zone Framework rules. Regulatory frameworks should err on the side of a 'less restrictive regime' where the purposes of the Act and the objectives of the plan can be so met (following the principle in <i>Royal Forest and Bird Protection Society Inc v Whakatane District Council</i> [2017] NZEnvC 51 at [59]).	The Councils reconsidered the approach to Special Amenity Landscapes and the options of either including additional regulatory provisions or to remove the landscapes completely. The Councils consider that the approach of only including the landscapes for information purposes remains the most appropriate approach. This ensures that they are identified to assist plan users and can be referred to in resource consent applications (where they are triggered), while not unduly restricting activities within them. Other overlays (such as SNAs, Coastal Environment and High Natural Character), and the underlying zones ensure values can continue to be maintained and where possible enhanced.
	Government department	Sought that there are additional policies and rules inserted to manage effects on Special Amenity Landscapes. Without provision for this, there is an inability to manage the effects of land use and subdivision on their values.	

<p>Definitions</p>	<p>Government department</p>	<p>Seek that the definitions of 'Outstanding natural feature and landscape' and 'special amenity landscape' are amended to not limit to those that have been identified.</p>	<p>The Outstanding Natural Features and Landscapes and Special Amenity Landscapes were identified through a thorough assessment process which was in accordance with best practice and the RPS direction. To leave the definition open creates uncertainty over where the provisions apply.</p>
<p>Policies</p>	<p>Network utility</p>	<p>Support Policy NFL-P5 on the basis that the Policy intends to allow certain activities within Outstanding Natural Features and Landscapes. This includes the maintenance, repair, or removal of existing infrastructure and where an activity has a functional or operational need for its location.</p> <p>That said, the submitter is concerned that (insofar as the Policy relates to the National Grid):</p> <ul style="list-style-type: none"> the policy does not fully give effect to Policy 2 and Policy 5 of the NPSET because minor upgrading is not enabled in the same manner as the operation and maintenance of the National Grid; despite this Policy, Policies NFL-P3 and NFL-P4 will prevent activities provided for by this Policy occurring because, with or without clause (4), the firm direction to avoid significant adverse effects and avoid effects in Policies NFL-P3 and NFL-P4 respectively continues to apply. <p>Submitter considers that the requirement of the National Grid to absolutely avoid adverse effects is contrary to Policy 8 of the NPSET and therefore the submitter suggests amendments to Policy NFL-P5.</p>	<p>The Councils have considered this feedback and have subsequently made changes to Policy NFL-P5. Namely, 'minor upgrading' is not recognised, and there has been wording changes to improve clarity. Changes have not been made to clause (3) as the suggested changes would be too enabling and would not achieve the overall objective of protection.</p>
	<p>Industry group</p>	<p>Support Policy NFL-P5 but have sought that the policy also provide for 'replacement' and 'upgrade'.</p>	<p>Any 'replacement' can be undertaken as a lawful activity under Section 10 of the RMA and is not required in this policy. As noted above, 'minor upgrade' has now been included as an</p>

			activity that is enabled. The Councils do not consider that larger scale upgrades should be enabled as they have similar effects to new activities.
Rules	Industry group	Rural production activities and ancillary farm buildings situated within rural areas should not be caught in resource consent process under a landscape management regime, because that would result in inefficient and unnecessary costs and delays for little or no environmental benefit. Submitter seeks that rural production activities and ancillary farm buildings are enabled through the permitted rules.	Where existing buildings and activities exist, the permitted rules will continue to enable them. However, the Councils do not consider it is reasonable nor appropriate to enable further rural production activities and structures within Outstanding Natural Features and Landscapes. This would be inconsistent with higher order planning direction and those activities are not anticipated in the landscapes affected. Note: Changes have been made to the exemptions in the applicable standards to account for existing primary production activities (see below).
	Industry group	In some cases, NFL-R1 and NFL-R2 will apply to drainage structures (such as culverts) and associated earthworks which are essential to the maintenance and upgrading of public and private roads. Such an approach is overly-restrictive when the effects of such structures are generally less than minor, and they form an essential function for drainage, road safety, etc. Such structures are already regulated by the NES FW. Submitter seeks that the rules are amended to provide for earthworks and structures associated with the maintenance and upgrading of public and private roads as a permitted activity.	Formed and public roads are not anticipated within the Outstanding Natural Features and Landscapes. For this reason, the Councils do not consider that any change to the rule is necessary.
Standards	Network utility	Support NFL-S3 with amendment. Permitting buildings and structures in ONLs and SALs is supported. However specific provision should be provided for telecommunication facilities. For example, the Proposed (but with legal effect) Queenstown Lakes District Plan permits poles up to 8m high in ONLs. The skinny nature of such infrastructure limits its adverse landscape effects. 10m would be preferable in Wairarapa as it is not as mountainous as Queenstown. Further, ONL provision	Telecommunication facilities are not anticipated within outstanding natural feature and landscape and could be located elsewhere. These areas are limited and have been identified given the absence of any modification.

		<p>should not be applied to roads, as roads have resulted in an already modified rather than natural landscape. The underlying zone height can be relied on in legal road.</p>	
	<p>Industry group</p>	<p>Rural production activities situated within rural areas should not be caught in resource consent process under an earthworks management regime, because that would result in inefficient and unnecessary costs and delays for little or no environmental benefit.</p> <p>Replacement farm buildings often need to be situated in close proximity to existing clusters of other farm buildings for efficiency's sake but may also need to be situated in convenient areas elsewhere on a farm for normal farming operations. These buildings and structures are part of a working farm landscape and should not be subject to pre-conceived and irrelevant notions about landscape amenity.</p> <p>Submitter seeks changes to the standards to exempt certain rural production activities, including the maintenance of existing structures.</p>	<p>Changes have been made to exempt reasonable existing rural production activities, in particular where it is associated with maintaining an existing structure.</p>



WAIRARAPA
COMBINED
DISTRICT PLAN
REVIEW

*Te Mahere
Rautaki
a-rohe o
Wairarapa*

Proposed Wairarapa Combined District Plan

Section 32 Evaluation Topic Report Natural Hazards

OCTOBER 2023

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Appendices

Appendix 1: Feedback on Draft District Plan

Executive summary

This Section 32 Evaluation Topic Report is focused on the Natural Hazards topic. The Natural Hazards chapter seeks to manage subdivision, land use and development within identified hazard areas.

The Wairarapa is subject to a range of natural hazards, which can pose significant risks in some areas where property is particularly vulnerable to their effects. The principal role of the district plan is to identify where the risks are most significant, and to manage subdivision, use, and development within these areas to both avoid the exacerbation of such risks, and to reduce the risks as appropriate. Property risk can sometimes be reduced or avoided by applying a buffer distance from known 'hazard' areas and, in some circumstances, by adopting specific design techniques and development standards. Where it is not possible to avoid or mitigate the risk, some activities may not be appropriate and should be avoided. Conversely, activities that do not create unacceptable risk to life and property are permitted, often provided certain standards are met.

The hazards that are recognised in the Operative District Plan are:

- Flooding and river erosion
- Earthquakes (fault rupture)
- Coastal erosion and inundation (storm surges, tsunami)
- Hill country erosion (slips, slumps, and runoff).

The Operative District Plan maps include overlays for:

- Flood Hazard Areas (i.e. where there is 2% AEP flood risk)
- Flood Alert Areas (i.e. where there is 1% AEP flood risk)
- Faultline Hazard Areas (surveyed, mapped, and assumed fault lines)
- Erosion Hazard Areas
- Foreshore Protection Area.

The natural hazard provisions in the Operative District Plan were generally effectively managing activities in Flood Hazard and Erosion Hazard Areas and achieving the relevant objectives. Notwithstanding this, the review of the Operative District Plan identified the need to update natural hazard maps and information with the latest data where available and commission work to be undertaken where updated data was required, and align the policy and rule framework of the chapter with current best practice and national guidance documents.

The key resource management issues for the Natural Hazards topic are:

- The Wairarapa is susceptible to a range of natural hazards including earthquakes and fault ruptures, flooding, river and coastal erosion, and slips

- New activities and development have the potential to increase the risk and incidence of natural hazards
- Existing natural hazards are likely to change and evolve in response to climate change pressures
- Engineering solutions to natural hazard risks need to be managed to effectively and efficiently fit and work with the receiving environment.

The Proposed Natural Hazards chapter seeks to continue to manage activities within identified natural hazard overlays. The overlays managed by the proposed chapter include flood hazard areas (river corridors, overland flowpaths, and ponding areas), flood alert areas, fault hazard areas, and possible liquefaction-prone areas.

The Proposed Natural Hazards chapter uses a risk-based approach to managing natural hazards in the Wairarapa. Broadly, the chapter seeks to manage risk from natural hazards by considering the combination of the likelihood and consequence of a natural hazard occurring and the vulnerability/sensitivity of different land use activities to these natural hazard risks. This risk-based approach is consistent with national guidance for land use planning for natural hazards that has been applied in other recently reviewed District Plans.

1.0 Introduction

This Section 32 Evaluation Topic Report contains a Section 32 evaluation of the objectives, policies, and methods relating to Natural Hazards in the Proposed District Plan.

The purpose of the Natural Hazards chapter is to manage the risk and corresponding adverse effects of natural hazards that pose the greatest risk to people, property, and infrastructure in the Wairarapa. The hazards managed in the Natural Hazards chapter are flooding and fault rupture.

Coastal inundation (including tsunami), and coastal erosion are addressed in the Coastal Environment chapter and its corresponding Section 32 report.

Liquefaction and other hazards (such as wildfires and ground shaking from earthquakes) are primarily managed by other statutory instruments, including the Building Act 2004, Civil Defence Emergency Management Act 2002, and the Local Government Act 2002.

The Natural Hazards chapter and coastal hazard provisions in the Coastal Environment chapter both take a risk-based approach to natural hazards. Risk is a product of both the likelihood and the consequences from a *natural hazard*. A risk-based approach to *natural hazards* balances allowing for people and communities to use their property and undertake activities, while also ensuring that their lives or significant assets are not harmed or lost as a result of a *natural hazard* event.

Natural hazards have been categorised according to the potential risk to people and property in a hazard event. To assist with determining the consequences associated with *natural hazards*, *buildings* and activities have been categorised according to the potential consequences to life and property as a result of those activities occurring within a *natural hazard* area. Combining these two categories together results in an activity status matrix for activities in natural hazard areas that forms the foundation for the Natural Hazards chapter.

This report sets out the statutory and policy context for natural hazards, identifies key resource management issues, consultation, and the evaluation of this topic to decide on the proposed provisions.

This report should be read in conjunction with the Section 32 Evaluation Overview and Strategic Directions Report and the following section 32 evaluation topic reports:

Report	How does this topic relate to the Natural Hazard provisions
Coastal Environment	This evaluation report addresses the coastal environment, including management of coastal hazards. The coastal environment chapter is where the objectives, policies and rules pertaining to the coastal environment are located.

Report	How does this topic relate to the Natural Hazard provisions
Subdivision	This evaluation report addresses subdivision, including management of subdivision and development standards. The subdivision chapter includes a policy and associated rules managing subdivision in natural hazard overlays, and standards that require provision of three waters services, including stormwater disposal standards that assist in managing flood risk.
Zone chapters (Residential, Rural, Commercial, Industrial, Open Space)	Each zone chapter contains standards relating to provision of three waters services for new activities including stormwater disposal standards that assist in managing flood risk.

2.0 Statutory and policy context

2.1 Resource Management Act

As set out in the Section 32 Evaluation Overview and Strategic Directions Report, an evaluation is required of how the proposal achieves the purpose and principles in Part 2 of the RMA. This requires consideration of sections 5 to 8 of the RMA.

Section 5 sets out the purpose of the RMA which is to promote sustainable management of natural and physical resources. This section is set out in more detail in the Section 32 Evaluation Overview and Strategic Directions Report.

Section 6 requires all persons exercising functions and powers under the RMA to recognise and provide for specified matters of national importance. The section 6 matters relevant to Natural Hazards are:

Section	Relevant matter and applicability
Section 6(h)	<i>the management of significant risks from natural hazards</i> Councils are obligated to recognise and provide for the management of the significant risks of natural hazards under Section 31 of the Act (functions of territorial authorities under this Act).

Section 7 requires all persons exercising functions and powers under the RMA, in relation to managing the use, development, and protection of natural and physical resources, to have particular regard to a range of matters. The section 7 matters relevant to Natural Hazards are:

Section	Relevant matter
Section 7(i)	<i>the effects of climate change</i> Climate change is predicted to exacerbate the risk of natural hazards, in particular increased rainfall and flooding events and higher sea levels.

Section 8 requires local authorities to take into account the principles of the Treaty of Waitangi. Tangata whenua, through iwi authorities have been consulted as part of the review process. This feedback has informed the Section 32 evaluation, and the obligation to make informed decisions based on that consultation is noted.

2.2 National direction

2.2.1 National Policy Statements

The National Policy Statement relevant to this topic is the New Zealand Coastal Policy Statement. As this primarily relates to coastal hazards, which are addressed in the Coastal Environment chapter and corresponding Section 32 report, the relevant policies are noted for ease of reference below.

NPS	Relevant Objectives / Policies
New Zealand Coastal Policy Statement 2010	<p>Objective 5</p> <p><i>To ensure that coastal hazard risks taking account of climate change, are managed by:</i></p> <ul style="list-style-type: none"> • <i>Locating new development away from areas prone to such risks;</i> • <i>Considering responses, including managed retreat, for existing development in this situation; and</i> • <i>Protecting or restoring natural defences to coastal hazards.</i> <p>Policy 3 <i>Precautionary approach</i></p> <p>Policy 24 <i>Identification of coastal hazards</i></p> <p>Policy 25 <i>Subdivision, use, and development in areas of coastal hazard risk</i></p> <p>Policy 26 <i>Natural defences against coastal hazards</i></p> <p>Policy 27 <i>Strategies for protecting significant existing development from coastal hazard risk</i></p>

2.2.2 National Environmental Standards

The National Environmental Standards relevant to this topic are:

NES	Relevant regulations
National Environmental Standard for Telecommunication Facilities 2016	Section 57 of the NESTF 2016 states that a territorial authority cannot make a natural hazard rule that applies to an identified regulated activity. The regulated activities are identified within Part 4 of the NESTF. The proposed provisions within this plan change are consistent with the requirements of the NESTF and does not impose control over the identified regulated activities.

NES	Relevant regulations
National Environmental Standard for Freshwater Management 2020	Regulation 51 permits natural hazard mitigation work around wetlands. However, this regulation only applies to Regional Council functions (as identified under Regulation 5) and does not affect territorial authorities.

2.2.3 National Planning Standards

The National Planning Standards require that where natural hazard matters are addressed, they must be included in the NH – Natural Hazards chapter under the Hazards and Risks section in Part 2 – District-Wide Matters of the District Plan.

The Natural Hazards chapter must include cross-references to coastal hazards provisions, which are located in the CE - Coastal Environment chapter.

Definitions relating to natural hazards included in the Proposed District Plan are:

- Functional need (National Planning Standards)
- Habitable room (National Planning Standards)
- Natural hazard (RMA definition)
- Operational need (National Planning Standards).

2.2.4 National guidance documents

The following national guidance documents are relevant to this topic:

Document	Summary
Risk management - Principles and guidelines AS/NZS ISO 31000:2009 SA/SNZ HB 436:2013 Risk management guidelines — Companion to AS/NZS 31000:2009	All hazards: This is the national guidance around the management of risk.
Risk-based land use planning for natural hazard risk reduction GNS Science	All hazards: This provides the basis for taking a risk-based approach to the management of natural hazards.
Preparing for future flooding: A guide for local government in New Zealand Ministry for the Environment	Flooding: This provides guidance on estimating the impacts of climate change on flood and options to manage the risk from flooding.
Coastal Hazards and Climate Change: A Guidance Manual	This document provides non-statutory guidance on addressing sea level rise as a result of climate change. This includes the differing sea level scenarios that should be

Document	Summary
<p>for Local Government in New Zealand</p> <p>Ministry for the Environment</p>	<p>considered and the need for detailed consultation with the community.</p>
<p>Climate change effects and impact assessment: A Guidance Manual for Local Government in New Zealand - 2nd Edition</p> <p>Ministry for the Environment</p>	<p>Coastal hazards / flooding: This is a non-statutory guidance document that provides guidance on the natural hazards that arise or whose effects are worsen by climate change.</p>
<p>Managing Flood Risk – A Process Standard. Standards New Zealand NZS 9401:2008</p>	<p>Flooding: This standard sets out a process for managing flood risk within New Zealand.</p>
<p>New Zealand's next top model: Integrating tsunami inundation modelling into land use planning</p> <p>GNS Science</p>	<p>This is non-statutory guidance around the management of tsunami hazards. It provides guidance on the level of modelling required for land use planning management approaches to tsunami and potential mitigation measures.</p>
<p>Planning for development of land on or close to active faults: A guideline to assist resource management planners in New Zealand</p> <p>Ministry for the Environment</p>	<p>This document provides guidelines to consider when planning for development close to faults that will have relevance to hazards policy development in District Plans. The guidelines recommend a risk-based approach, based on risk management standard AS/NZS 4360:1999 (latterly AS/NZS ISO 31000:2009).</p> <p>The risk-based approach combines the key elements of</p> <ul style="list-style-type: none"> • Fault recurrence interval; • Fault complexity; and • Building importance category. <p>The guidance recommends that for land use planning purposes, faults should be mapped and classified at a minimum scale of 1:10,000.</p>
<p>Climate Change Guidance Note</p> <p>Quality Planning website</p>	<p>The aim of this guidance note is to:</p> <ul style="list-style-type: none"> • Promote understanding about the effects of climate change; and • Provide best practice information on how to assess the significance of, and respond where necessary to, the effects of climate change. A particular focus is how this can be done within local authorities' existing risk assessment, policy making, and decision-making processes. <p>The guidance note covers:</p> <ul style="list-style-type: none"> • An overview of how particular regard may be given to the effects of climate change. • Information on expected climate change effects in New Zealand.

Document	Summary
	<ul style="list-style-type: none"> Advice on methods for considering and addressing climate change effects under the RMA.

2.3 Regional direction

2.3.1 Regional Policy Statement for the Wellington Region

The table below identifies the relevant provisions and resource management topics for natural hazards contained in the Wellington Regional Policy Statement. The below objectives and policies include the amendments proposed under Plan Change 1 as of the date of this report.

Objective/Policy	Relevant matters
Objective 20	<p>Objective 20</p> <p><i>Natural hazard and climate change mitigation and adaptation activities minimise the risks from natural hazards and impacts on Te Mana o te Wai, Te Rito o te Harakeke, natural processes, indigenous ecosystems, and biodiversity.</i></p> <p>Objective 20 means that consideration needs to be given to limiting hazard mitigation works in areas that it is inappropriate to have these works. When hazard mitigation works are provided for, the consenting framework needs to consider potential changes to the natural hazard risk, including the risk to neighbouring properties from the works.</p>
Objective 21	<p>Objective 21</p> <p><i>The resilience of our communities and the natural environment to the short, medium, and long-term effects of climate change and sea level rise is strengthened, and people are better prepared for the consequences of natural hazard events.</i></p> <p>Objective 21 means that the proposed provisions need to improve community resilience and account for climate change. It is recognised that resilience can be improved several ways, including allowing for hazard mitigation works, requiring developments to avoid or mitigate the risk from natural hazards, improving infrastructure resilience, maintaining natural features that protect against natural hazards, etc.</p>
Policy 29 (M)	<p>Policy 29: Managing subdivision, use, and development in areas at risk from natural hazards</p> <p><i>Regional and district plans shall:</i></p> <ol style="list-style-type: none"> <i>a. identify areas affected by natural hazards; and</i> <i>b. use a risk-based approach to assess the consequences to subdivision, use and development from natural hazard and climate change impacts over a 100-year planning horizon;</i> <i>c. include objectives, policies and rules to manage subdivision, use and development in those areas where the hazards and risks are assessed as low to moderate; and</i>

Objective/Policy	Relevant matters
	<p><i>d. include objectives, polices and rules to avoid subdivision, use or development and hazard sensitive activities where the hazards and risks are assessed as high to extreme.</i></p> <p>Policy 29 means that when developing the framework for the District Plan, development and subdivision within the hazard risk areas are limited to only those that are appropriate.</p>
Policy 51 (R)	<p>Policy 51: Minimising the risks and consequences of natural hazards</p> <p><i>When considering an application for a resource consent, notice of requirement, or a change, variation or review to a district or regional plan, the risk and consequences of natural hazards on people, communities, their property and infrastructure shall be minimised, and/or in determining whether an activity is inappropriate particular regard shall be given to:</i></p> <ul style="list-style-type: none"> <i>a. the likelihood and consequences of the range of natural hazards that may adversely affect subdivision, use, or development, including those that may be exacerbated by climate change and sea level rise;</i> <i>b. [deleted under PC1]</i> <i>c. whether the location of the subdivision, use, or development will foreseeably require hazard mitigation works in the future;</i> <i>d. the potential for injury or loss of life, social and economic disruption and emergency management and civil defence implications – such as access routes to and from the site;</i> <i>e. whether the subdivision, use, or development causes any change in the risks and consequences from natural hazards in areas beyond the application site;</i> <i>f. minimising the effects of the subdivision, use, or development on any natural features that may act as a buffer to reduce the impacts from a natural hazard;</i> <i>g. avoiding subdivision, use, and development and hazard sensitive activities where the hazards and risks are assessed as high to extreme;</i> <i>h. appropriate hazard risk management and/or adaption measures for subdivision, use, or development in areas where the hazards and risks are assessed as low to moderate, including an assessment of the residual risk;</i> <i>i. the allowance for floodwater conveyancing in identified overland flow paths and stream corridors;</i> <i>j. the need to locate floor levels of habitable buildings and buildings used as places of employment above the 1% AEP (1:100 year) flood level in identified flood areas.</i> <p>The matters that regard should be had to as outlined in Policy 51 provides a framework of the matters that a risk-based approach to the management of development and natural hazards needs to address.</p>
Policy 52 (R)	<p>Policy 52: Minimising adverse effects of hazard mitigation measures</p>

Objective/Policy	Relevant matters
	<p><i>When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, for hazard mitigation measures, particular regard shall be given to:</i></p> <ul style="list-style-type: none"> <i>a. [deleted under PC1]</i> <i>b. whether non-structural or soft engineering, green infrastructure, room for the river or Mātauranga Mori option provide a more appropriate or suitably innovative solution;</i> <i>c. avoiding structural protection works or hard engineering methods unless it is necessary to protect existing development, regionally significant infrastructure, or property from unacceptable risk and the works form part of a long-term hazard management strategy that represents the best practicable option for the future;</i> <i>d. the long-term viability of maintaining the structural protection works with particular regard to how climate change may increase the risk over time;</i> <i>e. adverse effects on Te Mana o te Wai, mahinga kai, Te Rito o te Harakeke, natural processes, or the local indigenous ecosystem and biodiversity</i> <i>f. sites of significance to mana/tangata whenua identified in a planning document recognised by an iwi authority and lodged with a local authority or scheduled in a city, district, or regional plan;</i> <i>g. a no more than minor increase in risk to nearby areas as a result of changes to natural processes from the hazard mitigation works;</i> <i>h. the cumulative effects of isolated structural protection works; and</i> <i>i. and residual risk remaining after mitigation works are in place, so that they minimise the risks from natural hazards.</i> <p>Policy 52 provides a framework of the matters that need to be considered when developing a framework for the consideration of structural (hard engineering) and non-structural (soft engineering) measures for natural hazards.</p>

2.3.2 Natural Resources Plan

The table below identifies the relevant provisions for natural hazards contained in the Wellington NRP.

Section	Relevant matters
Objective O15	The hazard risk and residual hazard risk from natural hazards and adverse effects of climate change on people, the community, the environment, and infrastructure are acceptable.
Objective O16	Inappropriate use and development in high hazard areas is avoided.
Policy P25 – High hazard areas	<p>Use and development, including hazard mitigation methods, in on or over high hazard areas shall be managed to ensure that:</p> <ul style="list-style-type: none"> a. they have a functional need or operational requirement or there is no practicable alternative to be so located, and b. an overall increase in risk of social, environmental, and economic harm is avoided, and c. the hazard risk and/or residual hazard risk to the development, assessed using a risk-based approach, is acceptable or as low as reasonably practicable, recognising that in some instances an increase in risk to the development may be appropriate, and d. the development does not cause or exacerbate hazard risk in other areas, and unless effects are avoided, remedied, or mitigated in accordance with a hazard risk management strategy, and e. adverse effects on natural processes (coastal, riverine and lake processes) are avoided, remedied, or mitigated, and f. natural cycles of erosion and accretion and the potential for natural features to fluctuate in position over time, including movements due to climate change and sea level rise over at least the next 100 years, are taken into account.
Policy P26 – Diversion of flood waters in a flood plan	<p>The diversion of flood waters from any river or lake resulting from earthworks or the erection, placement, or extension of a structure within stopbanks or through the creation of new stopbanks shall be managed to ensure:</p> <ul style="list-style-type: none"> a. any increase in hazard risk or residual hazard risk in other areas as a result of the diversion is avoided or mitigated, and b. any adverse effects on natural processes are avoided, remedied, or mitigated, and c. natural cycles of erosion and accretion and the potential for natural features to fluctuate in position over time, including movements due to climate change over at least the next 100 years, are taken into account.
Policy P27 – Hazard mitigation measures	<p>Hard hazard engineering mitigation and protection methods shall be discouraged except where it is necessary to protect:</p> <ul style="list-style-type: none"> a. existing, or upgrades to, infrastructure including Regionally Significant Infrastructure, or

Section	Relevant matters
	<ul style="list-style-type: none"> b. new Regionally Significant Infrastructure, or c. significant existing development, and <p>in respect of (a), (b) and (c):</p> <ul style="list-style-type: none"> d. there is no reasonable or practicable alternatives to mitigate hazard risk and residual hazard risk, and e. the mitigation and protection methods are suitably located and designed, and where appropriate certified by a qualified, professional engineer, and f. the use of soft engineering options are incorporated and used, where appropriate, and either: g. any adverse effects are no more than minor, or h. where the environmental effects are more than minor the works form part of a hazard risk management strategy.
Policy P28 – Effects of climate change	<p>Particular regard shall be given to the potential for climate change</p> <ul style="list-style-type: none"> a. to threaten biodiversity, aquatic ecosystem health and mahinga kai, or b. to cause or exacerbate natural hazard events over at least the next 100 years that could adversely affect use and development including as a result of: c. coastal erosion and inundation (storm surge), and d. river and lake flooding and erosion, aggradation, decreased minimum flows, and e. stormwater ponding and impeded drainage, and (f) relative sea level rise, using reliable scientific data for the Wellington region.
Policy P29 – Natural buffers	<p>Provide for the restoration or enhancement of natural features such as beaches, dunes, or wetlands that buffer development from natural hazards and ensure the adverse effects of use and development on them are avoided, remedied, or mitigated.</p>

2.3.3 Any other relevant regional plans or strategies

The following plans or strategies are relevant to this topic:

Plan / Strategy	Relevant Provisions
Regional Coastal Vulnerability Assessment 2019 Greater Wellington Regional Council	Identified areas most vulnerable to coastal erosion and inundation. In the Wairarapa, the area from Onoke Beach to Cape Palliser (South Wairarapa) and Whakataki to Mataikona (Masterton) were identified as the areas most at risk.
Wellington Regional Emergency Management Group Plan 2019-2029	Recognises that risk reduction (which is one of the R's under the Civil Defence and Emergency Management Act 2002) is primarily achieved through the RMA processes.

Plan / Strategy	Relevant Provisions
Wellington Emergency Management Office	One of the key actions under the Risk Reduction component of the Group Plan is: <i>“Take into account hazards and risks in land-use planning practices and ensure relevant risk reduction policies are consistent with the Regional Policy Statement (RPS).”</i>
Natural Hazards Management Strategy Greater Wellington Regional Council	The Wellington Regional Natural Hazards Management Strategy sets a regional approach to the management of natural hazards. The key objectives of this strategy are as follows: <ul style="list-style-type: none"> • Our natural hazards and risks are well understood • Our planning takes a long term risk-based approach • Consistent approaches are applied to natural hazard risk reduction • We have an agreed set of priorities to reduce risks from natural hazards.
Water Services Regional Water Standards 2019 Wellington Water	Sets the acceptable level of service when designing developments to manage flooding, including freeboard requirements and the location and securing of secondary overland paths.

2.4 Wairarapa policies, plans, and strategies

2.4.1 Iwi Management Plans

There are currently no iwi management plans relevant to the Wairarapa.

2.4.2 Statutory Acknowledgements

As outlined in the Section 32 Evaluation Overview and Strategic Directions Report and identified in Appendices APP1 and APP2 to the Proposed District Plan, there are several statutory acknowledgement areas within the districts. For any application for a resource consent for an activity within, adjacent to, or directly affecting a statutory acknowledgement area, the consent authority must have regard to the statutory acknowledgement and provide notice to the relevant trustees.

2.4.3 Any other relevant local plans or strategies

The following plans or strategies are relevant to this topic:

Plan / Strategy	Relevant Provisions
Carterton Urban Growth Strategy 2017	The Carterton Urban Growth Strategy considers the location of known hazards (e.g., flooding) and likely exacerbation of hazards from climate change (e.g., extreme rainfall, extreme drought) and the consequential effects on Council’s water services in relation to urban growth.

Plan / Strategy	Relevant Provisions
<p>Carterton District Council</p>	<p>The Carterton Urban Growth Strategy identified the Eastern Growth Area as the preferred area for future urban growth due to its proximity and accessibility to existing community and infrastructure facilities and services, and avoidance of most known flooding areas.</p>
<p>South Wairarapa Spatial Plan 2021 South Wairarapa District Council</p>	<p>The Spatial Plan provides a blueprint for future growth and development for South Wairarapa district. It supports the district to develop in ways that support future prosperity and wellbeing of the district while protecting its special attributes. It identifies growth areas that avoid areas known to be affected by natural hazards insofar as possible.</p> <p>The Spatial Plan aligns with the district's vision and feeds into future annual plans, long-term plans, district plans, guides future infrastructure development.</p>
<p>Eastern Growth Area Structure Plan 2021 Carterton District Council</p>	<p>The Eastern Growth Area Structure Plan is a result of consultation with the community on four potential structure plan options to develop the Eastern Growth Area as recommended by the Carterton Urban Growth Strategy. As noted above, this largely avoids the known flooding areas to the west of Carterton.</p>
<p>Council Engineering Standards</p>	<p>Council's Engineering Standards set out minimum engineering standards for land use, subdivision, and development (i.e., servicing requirements) across all zones.</p>
<p>South Wairarapa Long Term Plan 2021-2031</p>	<p>The Long Term Plan identifies that South Wairarapa is exposed to a range of natural hazards and particularly emphasises the risks associated with stormwater flooding, sea level rise. The Long Term Plan acknowledges there is much Council can do to reduce effects of hazards on communities such as emergency management, using the District Plan to mitigate or avoid the effects of natural hazards.</p>
<p>Carterton Long Term Plan 2021-2031</p>	<p>The Long Term Plan identifies that Carterton is exposed to a range of natural hazards. It identifies that resource management planning, particularly using GIS tools to display areas affected by natural hazards identified in the District Plan as a way to manage these effects. It also identifies that the district's water supply infrastructure needs to be resilient to hazards.</p>
<p>Masterton Long Term Plan 2021-2031</p>	<p>The Long Term Plan identifies critical transport assets that are vulnerable to natural hazards. It also identifies stormwater flooding, extreme drought, and sea level rise as natural hazards that are likely to worsen as a result of climate change. It also states:</p> <p><i>“The greatest risk relates more to our readiness and willingness to respond, and to respond at rate and to an extent that will reduce GHG emissions. Risks Climate Change has the potential to increase the frequency and intensity of natural hazard events that already occur. Adaptation can help reduce our vulnerability and increase our resilience to natural hazards. Our efforts to mitigate the economic impacts of the COVID-19 pandemic provide us with an opportunity to base our recovery on a low carbon economy and to take consideration of intergenerational impacts.”</i></p>

2.5 Other legislation or regulations

The table below outlines how these pieces of legislation manage natural hazard risk at a local government level. Each of these different pieces of legislation has its own distinct role to play in natural hazard risk management, and they all rely on the RMA to assist with the management of natural hazard risk through controlling the location of different land-use activities. It is important to recognise that while the three pieces of legislation below play an important role in managing natural hazard risk, their roles complement the RMA process as opposed to duplicating or overriding District Plan provisions.

Legislation / Regulation	Relevant Provisions
Building Act 2004	<p>The Building Act 2004 provides for the regulation of building work and sets performance standards for buildings.</p> <p>While the RMA is focused on ensuring that the use of land sufficiently avoids or mitigates the potential effects of natural hazards, the Building Act concerns itself with ensuring that any building constructed is safe and fit for purpose, including consideration of the risks from natural hazards, through compliance with the Building Code regulations.</p> <p>Section 71 of the Building Act requires that territorial authorities refuse consent for the construction of a building or major alterations on land that is subject to natural hazards where the proposed works will accelerate, worsen, or create a hazard on that land or any other property, unless the territorial authority considers adequate mitigation measures are taken to protect the land, building, or other property. However, Section 72 does allow building consent authorities to grant building consent for land subject to natural hazards with no mitigation when it is determined that the proposed works will not accelerate, worsen, or create a hazard, and it is considered reasonable to grant a waiver or modification of the Building Code. In these situations, the property owner takes on the risk which is recorded on the title for the property through procedures under Section 73 of the Building Act.</p> <p>The Building Code regulations established under the Building Act set certain performance requirements for new buildings, for example that surface water must not enter houses in a 1 in 50 year (2% AEP) flood event (Clause E1.3.2).</p> <p>In addition, Section 31 provides for the preparation of Project Information Memoranda (PIM) when requested from the territorial authority. While not compulsory, a PIM will identify any special feature of the land, which includes susceptibility to natural hazards, such as the potential for erosion, slippage, or flooding.</p>
Civil Defence Emergency Management Act 2002	<p>The CDEM Act provides the framework under which natural hazards are to be managed, and sets out the duties, responsibilities and powers of central and local government, lifeline utilities, and emergency services. It establishes an 'all-hazards' approach that seeks to achieve the sustainable management of hazard risk through the '4 R's' of reduction, readiness, response,</p>

Legislation / Regulation	Relevant Provisions
	<p>and recovery. The CDEM Act, which is administered by the Ministry of Civil Defence and Emergency Management (MCDEM), requires the formation of several regional CDEM Groups and each must prepare a CDEM Group Plan that details how the risks that threaten their region will be managed. It is generally expected that the 'risk reduction' component of the CDEM Group plans will be achieved through land use planning measures under the RMA.</p>
Local Government Act 2002	<p>The LGA provides the obligations and powers of local government and the general framework under which it must operate. Section 10 states that the purpose of the LGA is to enable democratic local decision-making that meets the current and future needs of communities in terms of infrastructure, services, and regulatory performance in a cost-effective manner.</p> <p>Section 11A(d) directs that in performing its role, local government shall have particular regard to the avoidance and mitigation of natural hazards. It is under the LGA that the Long Term Plan (LTP) is prepared by local authorities, which must cover a period of at least 10 years and provide for integrated and co-ordinated decision-making. It provides a description of local authority activities, which can include actions to manage the effects of natural hazards and climate change.</p> <p>Section 145(b) gives local authorities powers to make bylaws for the purpose of protecting, promoting, or maintaining public health and safety.</p> <p>Under Section 149, regional councils have the power to make bylaws for flood protection and flood control works.</p>

3.0 Issues analysis

3.1 Background

The Wairarapa is subject to a range of natural hazards, which can pose significant risks in some areas where property is particularly vulnerable to their effects.

Under the Resource Management Act 1991, both regional and territorial authorities have responsibilities for controlling land use to avoid, remedy, and mitigate the risks from natural hazards. The Regional Policy Statement sets out the different roles and responsibilities in relation to natural hazards. It requires territorial authorities to be responsible for controlling land use, except land within the coastal marine area and the beds of lakes and rivers, which falls under the jurisdiction of regional councils.

The principal role of the district plan is to identify where the risks are most significant, and to manage subdivision, use, and development within these areas to both avoid the exacerbation of such risks, and to reduce the risks as appropriate. Property risk can

sometimes be reduced or avoided by applying a buffer distance from known 'hazard' areas and, in some circumstances, by adopting specific design techniques and development standards. Where it is not possible to avoid or mitigate the risk, some activities may not be appropriate and should be avoided. Conversely, activities that do not create unacceptable risk to life and property are permitted, often provided certain standards are met.

3.2 Evidence base

The Councils have reviewed the Operative District Plan, commissioned technical advice, and assistance from various internal and external experts and used this, along with internal workshops and community feedback to assist with setting the plan framework. This work has been used to inform the identification and assessment of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions. The following sections outline this evidence.

3.2.1 Analysis of Operative District Plan provisions

3.2.1.1 Overview of Operative District Plan provisions

The Natural Hazards chapter sits within the District-Wide Issues section of the Operative District Plan. The hazards that are recognised in the Operative District Plan are:

- Flooding and river erosion
- Earthquakes (fault rupture)
- Coastal erosion and inundation (storm surges, tsunami)
- Hill country erosion (slips, slumps, and runoff).

The District Plan maps include overlays for:

- Flood Hazard Areas (i.e. where there is 2% AEP flood risk)
- Flood Alert Areas (i.e. where there is 1% AEP flood risk)
- Faultline Hazard Areas (surveyed, mapped, and assumed fault lines)
- Erosion Hazard Areas
- Foreshore Protection Area.

To manage flood risk and riverbank erosion, the Operative District Plan includes flood risk maps prepared by Greater Wellington Regional Council (GWRC). These flood maps show where land is likely to be subject to 1:50 year (2% Annual Exceedance Probability (AEP)) and 1:100 year (1% AEP) floods. The Operative District Plan also identifies areas at risk of riverbank erosion hazard in Masterton district. These identified flood and erosion areas are where the plan seeks to manage subdivision, use, and development due to the natural hazard risk.

In managing earthquake risk, the Operative District Plan notes that there are difficulties in determining the frequency and magnitude of earthquakes, and in accurately identifying the location of active fault lines. These active faults are mapped based on the best available data at the time, and the Operative District Plan seeks to locate structures away from known fault lines or require that structures are designed with greater resilience to seismic events.

At the time the Operative District Plan was notified, specific detailed information on the extent of coastal erosion and hazards was not available. The Operative District Plan therefore adopted a precautionary approach to avoid or reduce the potential adverse effects on development from the natural processes on the coast. Plan provisions seek to limit development in the Foreshore Protection Area (land within 50m of Mean High Water Springs).

Hill country erosion is recognised in the Operative District Plan as a potential hazard, particularly in eastern rural areas. However, it is not specifically addressed in the objectives, policies, or rules of the Operative District Plan. The hazard is instead largely managed via measures used by Greater Wellington Regional Council, such as farm management plans.

The Operative District Plan notes that climate change is not expected to create new hazards, but it may change the frequency and intensity of existing risks and hazards as a result of long-term shifts in climate patterns. The approach to managing these changes in the Operative District Plan is similar to managing natural climate variability, by requiring a more cautious approach in areas where significant risks are likely to be exacerbated by the effects of climate change.

There is one objective in the current District Plan, which states:

Objective NH1 – Areas at Significant Risk from Natural Hazards

To manage activities and development within areas at significant risk from natural hazards, to avoid, remedy or mitigate the adverse effects of those hazards.

This objective is implemented through a mix of regulatory and information-only approaches. For some hazards (e.g., Flood Alert Area) a non-regulatory approach is taken and the hazard is mapped for information only purposes. The mapped data was not considered robust enough to apply rules to these areas. Coastal hazards are not mapped in the current Plan and the Foreshore Protection Area overlay is used to manage coastal hazard risk.

In the flood hazard or erosion hazard risk overlays, Permitted activities are limited to small, non-habitable structures. Earthworks are also permitted where the volume is less than 20m³. Where these Permitted activity standards are not met, the activities

have Restricted Discretionary activity status. The erection, placement, or conversion of a building for habitable purposes is a Discretionary activity within these overlays.

All subdivision in Flood Hazard or Erosion Hazard Areas is a Discretionary activity.

The Permitted activity standards note that any activities that create a habitable room within the Faultline Hazard Area are not permitted (and would therefore default to Discretionary activity status).

All soil conservation, flood protection, river control works, and riparian protection schemes carried out or supervised by Greater Wellington Regional Council are Permitted activities.

The Operative District Plan identifies the following significant resource management issue in relation to natural hazards:

1. The Wairarapa is susceptible to a range of natural hazards, including earthquakes and fault ruptures, flooding, river and coastal erosion, and slips.
2. While the predominant rural nature of the Wairarapa fortunately diminishes the overall potential risks from natural hazards, there are areas where activities and development are located within areas subject to the effects of natural hazards, particularly urban areas.
3. New activities and land development have the potential to increase the risk from natural hazards.
4. The planning and designing of development often does not take account of either the level of risks from natural hazards, or alternative ways to avoid or mitigate such effects.
5. The frequency and intensity of natural hazards may change as a result of the effects of climate change.
6. Hard engineering works to protect property and land from natural hazards have the potential to adversely affect the natural environment and weaken existing natural defences to natural hazards. However, alternative soft options such as dune restoration and beach nourishment, which can enhance amenity values, natural defences, and biodiversity, are increasingly being used along part of the New Zealand coastline as an effective coastal hazard response.

3.2.1.2 State of the environment monitoring

Resource consents data indicates that very few consents are sought for activities in the Flood Hazard and Erosion Hazard Areas. Anecdotal evidence from Council officers indicates that they strongly encourage parties to discuss their proposals with GWRC, and potentially consider other options to their proposed activities in these Areas (i.e., before resource consent is lodged).

The available resource consents data cannot be accurately interrogated to determine how many consents have been sought for activities in the Foreshore Protection Area, or in the Faultline Hazard Area.

At the time of preparing the Draft District Plan, the modelling and data available for each type of hazard is varied and is summarised below:

Hazard	Information available
Flooding hazards GWRC	<p>Information for various catchments is variable, as follows:</p> <ul style="list-style-type: none"> • Upper Ruamahanga River: The Te Kāuru Upper Ruamāhanga Floodplain Management Plan (FMP) has been prepared. GWRC was finalising modelling with updated flood hazard maps to be completed in Q3 2021 • Waipoua (through Masterton urban area): Community-led process was underway for FMP. Due for completion end of 2021 • Mangatarere: Community led catchment management plan underway. Was anticipated to be completed by August/September 2021 • Waiohine: Community-led FMP was under preparation. Draft plan available and flood hazard maps completed • Lower Ruamahanga: Was scoping FMP. This process is due to be completed by 2026 (ongoing).
Coastal hazards GWRC	<p>Some modelling of likely effects of sea level rise has been undertaken. GWRC's 2019 Regional Coastal Vulnerability Assessment identifies areas that are particularly vulnerable to coastal erosion and inundation.</p>
Fault hazards GNS Science	<p>The Operative District Plan identifies Fault Avoidance Areas (FAAs) based on a mid-2000s study undertaken by URS.</p> <p>GNS has high quality LiDAR data that can be used for improved mapping of fault hazards in the region, which was completed after the consultation period for the Draft District Plan and is now ready for inclusion in the Proposed District Plan.</p>
Liquefaction risk GNS Science	<p>Mapping and reporting undertaken in 2018, identifying areas of low, medium, and high risk of liquefaction across the entire Wairarapa. This data is very coarse. There are no known plans to update this data.</p>

Wildfire risk is not specifically addressed in the Operative District Plan. Wildfire risk is managed by Fire and Emergency New Zealand (FENZ) but can also be managed through provisions in the District Plan if considered necessary.

3.2.1.3 Effectiveness of the Operative District Plan approach

Based on currently available data and feedback from Council officers, the natural hazard provisions that manage activities in Flood Hazard and Erosion Hazard Areas were generally effectively and efficiently achieving the objectives in the Operative District Plan. The scope of the natural hazard provisions is relatively limited and is

commensurate with the robustness of the hazard mapping that was available when the Operative District Plan was notified.

In terms of coastal hazards, district and regional council staff have indicated that they consider that the approach of requiring resource consent for most activities within the Foreshore Protection Area is effective.

Because some hazards are not specifically mapped or provided for in the Plan rules, it is difficult to measure the effectiveness of natural hazard management in the district.

Notwithstanding the general effectiveness of the current approach, the following issues were identified with the effectiveness of the Operative District Plan natural hazard provisions:

Issue	Comment
Issue 1: Updated natural hazard information and mapping data for hazards already in the Plan (flooding, faults) is available.	<p>The key reason for these issues is that the quality and quantity of data available for natural hazards constantly improves over time, and so does the incidence and consequential understanding of natural hazards.</p> <p>Best practice for managing natural hazards is updated to account for new information.</p>
Issue 2: Updated natural hazard information and mapping data is available for hazards not in the Operative District Plan (liquefaction)	<p>Since the Operative District Plan is now over 10 years old, the underlying data and corresponding policy framework need updating to account for these changes.</p> <p>In addition, since data is constantly being refined and updated, there is a difference in quality between data that has recently been reviewed and data that is yet to be reviewed. More recent data is more certain, and policies and rules relating to management of those hazards are therefore founded on a solid evidential basis. For data requiring review however, the relative lack of certainty means that additional costs (resource consent requirements, insurance premiums) may be imposed on affected persons where there is certainty of risk but uncertainty of specific location or magnitude of effects, to give effect to a precautionary approach. The policy and rule framework therefore needs to account for these differences to ensure people's lives are protected while providing for fair costs and outcomes.</p>
Issue 3: Policy and rule framework do not fully align with best practice and national guidance documents, while accounting for differences between robust and accurate data vs. preliminary data	
Issue 4: Relocate coastal hazard provisions to the Coastal Environment chapter	<p>This change is required by the National Planning Standards 2019. Refer to the Section 32 report for the Coastal Environment chapter for more information on coastal hazards.</p>

3.2.2 Analysis of other District Plan provisions relevant to this topic

Current practice has been considered in respect of this topic, with a review undertaken of the following District Plans:

Plan	Description of approach
Porirua District Plan	<ul style="list-style-type: none"> • Two objectives managing the risk from natural hazards and planned mitigation works. • 10 supporting policies relating to identification and mapping of natural hazards, hazard-sensitive and potentially-hazard sensitive activities in high, medium, and low hazard areas, less hazard-sensitive activities in hazard overlays, activities in flood hazard stream corridor, overland flow, and ponding overlays, planned mitigation works, and soft engineering measures. • Eight rules relating to less hazard-sensitive activities, flood mitigation and stream management works, soft engineering measures, additions to existing buildings, earthworks, potentially hazard-sensitive and hazard-sensitive activities in hazard overlays. • Supporting definitions for less hazard-sensitive activities, potentially-hazard sensitive activities, and hazard-sensitive activities. • Three overlay categories for low, medium, and high hazard areas, which include flood and fault rupture hazards. • Coastal hazards are managed in the Coastal Environment chapter.
New Plymouth District Plan	<ul style="list-style-type: none"> • Four objectives relating to mitigating and avoiding natural hazards, not exacerbating natural hazards, minimising exposure to natural hazards, and protecting and restoring natural defences to natural hazards. • Six policies relating to identification of natural hazards, managing activities in natural hazard areas, avoiding hazard sensitive activities in hazard areas, require minimisation of risks where activities locate in hazard areas, supporting an adaptive management approach to natural hazards, and encouraging natural features and buffers to manage natural hazard risk. • 15 rules managing activities in natural hazard areas including flood protection and drainage works, above and below ground network utilities, maintenance of existing tracks, drains, structures, and roads, demolition or removal of a building or structure, alterations or relocation of a building or structure, accessory buildings, new buildings and structures, pipelines and energy generation, transmission, and storage structures, subdivision, and hazard-sensitive activities. • Hazard overlays including fault hazard areas, flood plain areas, flood detention/spillway areas, stormwater flooding areas, and volcanic hazard areas. • Supporting definition for hazard-sensitive activity. • Coastal hazards are managed in the Coastal Environment chapter.

<p>Waimakariri District Plan</p>	<ul style="list-style-type: none"> • Four objectives managing the risk from natural hazards, infrastructure in natural hazard overlays, natural hazard mitigation, and natural defences. • 19 policies managing identification of natural hazards, activities in and out of different flood areas, activities in fault awareness and fault avoidance overlays, subdivision in liquefaction hazard overlays, additions to natural hazard-sensitive activities, subdivision, use, and development, community-scale natural hazard mitigation works, maintenance and operation of existing infrastructure, new and upgrading infrastructure in and out of hazard areas, critical infrastructure in hazard overlays, natural features providing hazard resilience, redevelopment and relocation in hazard areas, hard engineering hazard mitigation in the coastal environment, fire and ice risks, and other natural hazards. • 20 rules managing activities in various overlays including hazard sensitive activities, additions to hazard sensitive activities, below ground infrastructure and critical infrastructure, above ground infrastructure and critical infrastructure, woodlots and shelterbelts, construction, maintenance, and upgrade of community hazard mitigation works. • Two standards setting out the requirements for flood assessment certificates and coastal flood assessment certificates. • Six overlays including the urban flood assessment overlay, Kaiapoi fixed minimum finished floor level overlay, non-urban flood assessment overlay, Ashley fault avoidance and fault awareness overlays, coastal flood assessment overlay. • Supporting definition for natural hazard-sensitive activities. • Coastal hazards are managed in the Natural Hazards chapter.
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<p>Upper Hutt District Plan</p>	<ul style="list-style-type: none"> • Three objectives relating to avoiding, remedying, or mitigating adverse effects of natural hazards on the environment, identifying hazard areas to avoid or mitigate the risk to people and property and provide for the functionality of the Hutt river floodplain, and control buildings and activities in a specific area to manage stormwater runoff. • Nine policies to identify and mitigate adverse effects, designing buildings to avoid, remedy, or mitigate effects of hazard in areas known to be susceptible, avoid development in high hazard areas, control development in low hazard areas to mitigate and minimise risk, enable flood mitigation works, reducing blockages and managing development in a specific flood hazard area, managing access and enabling non-habitable buildings only in another flood hazard area. • Three Permitted activity rules managing flood mitigation works, and activities in the two specific flood hazard extent areas, along with three standards- managing maximum gross floor area, alterations, additions, accessory buildings, and access • One Controlled activity rule and standard managing driveways and bridges in one of the specific flood hazard areas • Six Restricted Discretionary activity rules and five standards managing activities and buildings in the two specific flood hazard overlays • Six Discretionary activity rules managing buildings and structures in general flood hazard areas and fault bands, and buildings and structures in the two specific flood hazard areas • Matters of consideration for buildings and activities in flood hazards and fault bands.
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<p>Hutt City District Plan</p>	<ul style="list-style-type: none"> • One objective to avoid or reduce the risk to people and property from natural hazards associated with seismic action, landslides, flooding, and coastal hazards • One policy relating to managing effects of fault hazards via the Wellington Fault Special Study Area, adopting suitable engineering and emergency management measures for liquefaction, ground shaking, and tsunami hazards, conditions of compliance to mitigate adverse effects of landslides where identified, adopting engineering and emergency management to control land use for flood hazards, and adopting engineering and emergency management to control land use for coastal hazards, all to address the effects on subdivision, development, people, and property. • One Restricted Discretionary rule managing buildings and structures on sites within the Wellington Fault Special Study area, with matters of discretion relating to proximity to the fault and engineering mitigation measures.
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These plans were selected because they have been subject to recent plan reviews that have addressed similar issues relating to this topic or are subject to similar hazards that affect the Wairarapa.

A summary of the key findings follows:

- The Natural Hazards chapter is inherently complex, with supporting technical assessments
- Recently reviewed examples focus on managing risk, being the intersection between the risk posed by the natural hazard and the sensitivity of activities occurring within hazard areas
- Different districts manage different ranges of hazards – all districts manage flood and fault hazards, but others also manage liquefaction, landslide, coastal, and volcanic hazards.
- Only Porirua district categorises natural hazards into high, medium and low categories; New Plymouth and Waimakariri manage activities within individual hazard overlays
- Categorising hazards into high, medium, and low categories enables a more streamlined approach to objectives, policies, and rules
- Porirua and New Plymouth manage coastal hazards in the Coastal Environment chapter, while Hutt City and Waimakariri manage it in the Natural Hazards chapter.

3.2.3 Advice received from Iwi

Section 32(4A) of the RMA requires evaluation reports prepared in relation to a proposed plan to include a summary of:

- All advice received from iwi authorities concerning the proposal; and
- The response to that advice, including any proposed provisions intended to give effect to the advice.

Under Clause 4A of Schedule 1 of the RMA local authorities are also required to:

- Provide a copy of any draft policy statement or plan to any iwi authority previously consulted under clause 3 of Schedule 1 prior to notification;
- Allow adequate time and opportunity for those iwi authorities to consider the draft and to supply advice; and
- Have particular regard to any advice received before notifying the plan.

No specific advice has been received from Rangitāne o Wairarapa or Ngāti Kahungunu ki Wairarapa regarding this topic and the proposed provisions evaluated within this report.

3.2.4 Technical reports

The technical reports were commissioned or obtained to inform the natural hazards topic for the District Plan Review.

Fault Hazard Study (GNS Science)

The Wairarapa Councils worked with Greater Wellington Regional Council to jointly commission a fault hazard study in the Wairarapa. This study was undertaken by GNS Science and a report and fault hazard mapping was provided in March 2022. The study identified new fault traces along previously mapped faults (most notably the Mokonui, Wairarapa, Wellington and Wharekauhau Thrust Faults), some new faults (Carters Line, Mangatarere, Morrison Hill, Papawai, Ruamahanga, Wharekauhau East and Woodside Faults), and isolated, unnamed traces. Conversely, a few previously mapped active faults had no visible traces, so are inferred to be inactive (Lake Ferry, Ngapotiki, Turanganui, Wharepapa Faults).

Liquefaction Study (Tonkin + Taylor)

The Wairarapa Councils jointly commissioned a district-wide liquefaction assessment. The assessment was undertaken by Tonkin + Taylor and updated the liquefaction mapping for the district in accordance with MBIE's '*Planning and engineering guidance for potentially liquefaction-prone land*'. The assessment categorised land across the Wairarapa into one of three liquefaction vulnerability categories: 'Liquefaction Category is Undetermined', 'Liquefaction Damage is Unlikely' or 'Liquefaction Damage is Possible'. District Plan rules have been developed to apply to the 'Liquefaction Damage is Possible' category, and the assessment is also consistent with new Building Code requirements.

Flood Mapping Data (Greater Wellington Regional Council)

Greater Wellington Regional Council has provided flood hazard maps for the Upper Ruamāhanga (Te Kāuru), Mangatarere, Waiohine, and Waipoua catchments. This mapping has been undertaken as part of the Floodplain Management Plans for these rivers. These maps also delineate between stream corridor, overland flow path and ponding hazard areas.

The Lower Ruamāhanga catchment has not yet been modelled, and early work is underway on this catchment. Detailed modelling and flood hazard maps are not expected to be available for several years. There is therefore a disconnect in the quality and recentness of data available for the Lower Ruamāhanga versus other catchments in the Wairarapa. This issue is discussed in more detail in Section 3.2.6 of this report. When available, the updated flood hazard mapping for the Lower Ruamāhanga may need to be incorporated into the District Plan via a Schedule 1 plan change process.

3.2.5 Summary of Draft District Plan approach to Natural Hazards

The Natural Hazards chapter in the Draft District Plan used a risk-based approach to managing natural hazards in the Wairarapa. Broadly, the chapter seeks to manage risk from natural hazards by considering the combination of the likelihood and consequence of a natural hazard occurring and the vulnerability/sensitivity of different land use activities to these natural hazard risks. This risk-based approach is consistent with national guidance for land use planning for natural hazards that has been applied in other recently reviewed District Plans.

Natural hazards have been categorised according to the potential risk to people and property in a hazard event. The table below sets out the hazard categories in the Draft District Plan, and the types of mapped natural hazards that fall within each hazard risk category:

Hazard category	Hazard type
High hazard risk area	Fault hazard area – higher recurrence interval faults (≤3500 years) Flood hazard - river corridors
Moderate hazard risk area	Fault hazard area – lower recurrence interval faults (≥3500 years) Flood hazard – overland flow path Lower Ruamahanga 2% AEP
Low hazard risk area	Flood hazard – ponding Possible liquefaction prone area

To assist with determining the consequences associated with natural hazards, buildings and activities were categorised according to the potential consequences to

life and property as a result of those activities occurring within a natural hazard area. These categories are based on the Building Importance categories from the Ministry for the Environment Active Fault Guidelines (2003).

Three activity categories (groupings) were developed based on the level of risk. Any activity that is not specifically listed below is considered a less hazard sensitive activity. These three categories, the activities in each category, and the terminology used (e.g. ‘hazard sensitive activities’) is consistent with other recently reviewed District Plan and achieves regional consistency.

Hazard-sensitive activities	Potentially hazard sensitive activities	Less hazard sensitive activities
<ul style="list-style-type: none"> • Community facilities • Healthcare facilities • Emergency service facilities • Educational facilities • Entertainment activities • Retirement villages • Residential activities and residential units. 	<ul style="list-style-type: none"> • Buildings associated with primary production • Commercial activities • Industrial activities • Rural industry activities. 	<ul style="list-style-type: none"> • Accessory buildings used for non-habitable purposes • Parks facilities • Parks furniture • Buildings and structures associated with temporary activities.

The Draft Natural Hazards chapter provided for:

- a. *Less hazard sensitive activities* within all hazard risk areas as a permitted activity, except where buildings are located in overland flow path or stream corridors (resource consent is required for buildings in these areas to assess whether they will impede flood flow paths, does not increase risk to adjacent properties and minimises damage to the building in the event of a flood).
- b. *Potentially hazard sensitive activities* and associated buildings within the moderate and low hazard risk areas as a restricted discretionary activity (resource consent required), except:
 - i. Buildings and activities in the liquefaction hazard area are permitted as there is no risk to life, and risk to property is limited.
 - ii. Buildings in the flood hazard areas must have a floor level above the 1% AEP level.
- c. *Hazard sensitive activities* and associated buildings within the moderate and low hazard risk areas as a discretionary activity (resource consent required).
- d. *Hazard sensitive activities* or *potentially hazard sensitive activities* and associated buildings in the high hazard risk areas as a non-complying activity

(resource consent required), with policies that seek to avoid these activities except in very limited circumstances, where the risk is appropriately managed.

- e. The chapter also provides for earthworks as a permitted activity in all hazard risk areas where they do not increase flood risk on- or off-site, and for flood mitigation or stream/river management works undertaken by statutory agencies as a permitted activity.

The Draft Natural Hazards chapter rule framework is summarised in the table below:

	Hazard sensitive activities	Potentially hazard sensitive activities	Less hazard sensitive activities	Subdivision
High hazard risk areas	Non-complying	Non-complying	Permitted	Non-complying
Moderate hazard risk areas	Discretionary	Restricted discretionary	Permitted	Discretionary
Low hazard risk areas	Discretionary	Restricted discretionary	Permitted	Controlled

3.2.6 Consultation

The following is a summary of the primary consultation undertaken in respect of this topic:

Who	What	When	Relevant issues raised
Greater Wellington Regional Council	Information and data gathering, consultation on provisions, feedback on draft chapter	May 2021 - present	<ul style="list-style-type: none"> • Flood hazard areas and flood management • Jointly commissioning a fault hazard study undertaken by GNS Science • Discussing findings of liquefaction assessment • Liaison regarding proposed risk-based approach to developing natural hazard provisions.
GNS Science	Fault hazard study, feedback on draft chapter	May 2021 - present	Fault hazard study and associated provisions
Feedback on Draft Plan	Feedback on Draft Plan, through submissions and targeted discussions	October – December 2022	Refer to summary below.

Public consultation was undertaken on the Draft District Plan from October to December 2022. A summary of specific feedback on this topic received during consultation on the Draft Plan is contained in Appendix 2, including how it has been responded to in the Proposed District Plan. In summary, the key findings arising from the consultation undertaken on this topic are set out below.

Draft District Plan Feedback Matter 1: Amendments to Natural Hazard objectives and policies

The objectives and policies of the Natural Hazards chapter were broadly supported by most submitters. Some amendments were requested for clarity or succinctness, which were accepted or rejected as set out below.

Submitters sought minor amendments to Objective NH-O1 to refer to “*risk and... harm*” arising from natural hazards. This requested amendment makes no material difference to the objective, and no amendments were made.

A submitter sought amendments to Policy NH-P8 to “*only allow new infrastructure to be established in hazard areas...*”, and seeks that the final point be amended from “~~*any significant adverse effects on people and property will be avoided and all other effects will be avoided, and where this is not practicable, will be appropriately mitigated*~~” to “*the risk to properties, activities, and people is not increased*”. This amendment was accepted as it is more succinct and effectively requires no net worsening of effects, which aligns with the intent of the policy as drafted.

A submitter requested that Policy NH-P10 and NH-R1 be reconsidered as there may be unnecessary duplication with the Greater Wellington Proposed Natural Resources Plan (PNRP). This policy and rule would apply to land, such as construction of stopbanks, planting, and clearance of vegetation, and does not duplicate the PNRP. No amendments were made.

A submitter also requested an amendment to Policy NH-P8 to support a proposed new Permitted activity rule to allow installation, construction, and operation of infrastructure and network utilities. The Councils agree that there is a gap or lack of clarity about the activity status of infrastructure in hazard areas in the chapter as drafted. It was considered that a blanket Permitted activity status was not appropriate due to the multitude of possible effects of establishing infrastructure in hazard areas. It was considered appropriate to add a new activity rule (Rule NH-R6) enabling infrastructure in low hazard areas as a Restricted Discretionary activity, with matters of discretion limited to the matters set out in Policies NH-P4, NH-P8, and NH-P11. Infrastructure in moderate and high hazard areas has been made a Discretionary activity to enable an assessment of any relevant matter through a resource consent process. Policy NH-P8 has been amended to provide additional policy guidance for when establishing infrastructure in hazard areas is acceptable.

Another submitter largely supported the draft District Plan objectives and policies for the Natural Hazards chapter, but requested some minor amendments to generally encourage the use of nature-based solutions:

- a. Amend Objective NH-O1: *“The risk and consequences from natural hazards and the impacts of climate change on people, property, infrastructure, and the environment are not-increased minimised.”* Regarding the additional reference to climate change in the objective, climate change effects are relevant to natural hazards (i.e., increased rainfall intensity and associated flooding) is already covered by the term “natural hazard”. The phrasing “not increased” is consistent with the Operative Regional Policy Statement and the policy direction of the NZ Coastal Policy Statement. No amendments were made.
- b. Amend Objective NH-O2: *“Natural features and nature-based solutions are used to reduce the susceptibility of people, communities, property, and infrastructure to damage from natural hazards”.* Nature-based solutions are relevant to some types of natural hazards (e.g., flooding) but less relevant to other types of natural hazards (e.g., seismic). Objective NH-O2 applies to all types of natural hazards, and it was therefore not considered appropriate to refer to nature-based solutions here.
- c. Add new clause to Policies NH-P3, NH-P4, NH-P5, NH-P6, and NH-P8: *“X. Any hazard mitigation measures to minimise adverse effects on the environment and prioritise the use of nature-based solutions where appropriate”.* The effects of hazard mitigation measures on the natural environment would be assessed under the natural environment chapters (if applicable) and PNRP. Therefore, no amendments were made to these policies.
- d. Amend Policy NH-P10: *“Enable natural hazard mitigation or stream and river management works undertaken by a statutory agency or their nominated contractors or agents within hazard areas where these will significantly decrease the existing risk to people’s safety and wellbeing, property, and infrastructure, and the works minimise adverse effects on the natural environment and where appropriate, prioritise the use of nature-based solutions.”* For the same reasons set out for Objective NH-O2 above, this policy was not amended to refer to nature-based solutions.

In addition, a submitter requested that Policy NH-P7 to be removed or amended for clarity. The submitter agrees with the policy in that emergency service facilities should be located appropriately to ensure their operationality during natural hazard events. However, the submitter notes emergency service facilities are listed as a hazard sensitive activity, where Policies NH-P3 and NH-P4 already appear to provide for these facilities within moderate and low hazard areas. The submitter considers it is unclear why emergency facilities are treated differently and by an individual policy. For clarity and to avoid duplication, policy NH-P7 was deleted.

Draft District Plan Feedback Matter 2: Amendments to Natural Hazard rules and standards

A submitter requested that Rule NH-R2 be amended to permit temporary buildings associated with temporary military training activities in all hazard areas. No amendments were required to give effect to this request, as temporary buildings and activities are included in the definition of “less hazard sensitive activities”, which are already permitted under this rule.

A submitter requested that Rule NH-R3 be amended to permit non-habitable buildings (i.e., primary production buildings) in low and moderate hazard areas. No change was required to give effect to this request, as the definition of “less hazard sensitive activities” already includes “accessory buildings used for non-habitable purposes”, and “potentially hazard sensitive activities” already includes “buildings associated for primary production” and are therefore already Permitted under this rule.

A submitter also requested that there should be provision for earthworks for routine rural production activities in flood hazard areas as long as they do not increase flood risk. This was not considered appropriate, as the rule already requires earthworks to be outside of a river corridor or overland flowpath, which by proxy means they do not increase the flood risk. The proposed amendment would also allow ancillary rural earthworks in river corridors, which is intentionally avoided not only to avoid increasing flood hazard risks, but also to reduce sedimentation effects should a flood occur. The proposed amendment was therefore considered unnecessary for the purpose requested.

A submitter requested that Rule NH-R3 be amended to enable non-hazard-prone farm buildings within flood prone areas in the General Rural Zone. As noted in response to another submitter above, no change was required to give effect to this request as these types of buildings are covered by the definitions of “less hazard sensitive” and “potentially hazard sensitive” activities and are consequentially permitted under Rules NH-R2 and NH-R3.

A submitter also requested that Rule NH-R5 be amended to enable certain types of earthworks within flood prone areas in the rural zone, as they do not present an undue risk to people, property, or the environment. For the same reasons set out in response to other submitter above, this amendment was not considered appropriate.

Another submitter opposed Rule NH-R2 as it considered the rule is not clear regarding whether the Natural Hazard rules apply to infrastructure activities (and therefore the national grid), whether infrastructure and network utilities default to being a “less hazard sensitive activity”, and how Policy NH-P8 is implemented by the rules. Should the rules be intended to apply to infrastructure, and assuming that infrastructure is a less hazard sensitive activity’, the submitter considered that Rule NH-R2 is the relevant rule in this instance. In terms of Rule NH-R2 it is noted that activities are permitted with the exception of ‘buildings’ in overland flow paths and flood hazard overlays. The submitter further acknowledged that transmission line support structures do not fall within the

definition of 'building' and therefore would be permitted by this rule. The submitter considered that this rule (applied in this way) is appropriate because transmission lines have a limited footprint and do not significantly impede or displace floodwater or overland flows. This matter was resolved by the recommended amendments to Policy NH-P8 and the inclusion of a new rule for infrastructure in hazard areas, Rule NH-R6.

A submitter made comment or requested changes to several rules in the Natural Hazards chapter as set out below.

- a. NH-R2: This rule was supported if the suggested amendments to Policy NH-P5 are implemented (include consideration of the effects of hazard mitigation measures on the natural environment and features). The requested changes to NH-P5 were not supported as outlined above. The submitter did not request any amendments to this rule in the case the amendments to NH-P5 were not accepted.
- b. NH-R3: Amendments are sought to implement a more nuanced approach to activity statuses regarding liquefaction and slope hazard failures, as below:
 1. *... The activity is located within ~~the~~ a low to moderate fault hazard area lower recurrence interval faults; or*
 2. *Very high to high liquefaction potential areas; or*
 3. *Steep or moderately steep slopes.*

The amendment relating to “a low to moderate fault hazard area” is consequentially not accepted in light of the recommended changes to the definitions of low, moderate, and high fault hazard areas that is discussed further under Matter 6 below. The amendments regarding liquefaction potential areas and steep slopes was not accepted, as the Councils do not have the data to identify slope hazard areas or delineate between high to very high liquefaction potential areas.

- c. NH-R4: Minor amendment was requested to the activity status for buildings in overland flowpaths, as buildings should not be a Permitted activity. As this rule only applies to building additions and gross floor area and finished floor levels limit what is Permitted, this rule is considered appropriate and no changes were made.

Draft District Plan Feedback Matter 3: Amendments to Natural Hazard definitions

A submitter sought amendment to the definition of “less hazard sensitive activities” to include infrastructure and network utilities, as these have not been explicitly classified in terms of risk or consequence of natural hazards and, as such, defaults to the ‘less hazard sensitive activities’ category. The submitter requested that this is made explicitly clear.

This matter has been resolved by the amendments to Policy NH-P8 and the inclusion of a new rule for infrastructure in hazard areas, Rule NH-R6.

Another submitter requested the following amendments to definitions:

- a. “Less hazard sensitive activities”: Remove “accessory buildings used for non-habitable purposes” from the definition, as these are a very low hazard risk and should not even be considered as a less hazard sensitive activity. The Councils do not support this amendment, as it would reduce clarity to not have these items included in any definition.
- b. “Potentially hazard sensitive activities”: Remove “buildings associated with primary production” from the definition, as they are not potentially sensitive as they are non-habitable. This amendment is not accepted as some farm buildings are potentially hazard sensitive as they can contain sensitive materials or equipment.

Another submitter requested the following amendments to definitions:

- a. “Hazard areas”: Amend the definition to refer to the hazard hierarchy in Table NH-1, as this table clarifies what is meant by high hazard areas, moderate hazard areas, and low hazard areas. Additionally, this table should be moved to sit inside the definition of “hazard areas”. This request is accepted for ease of use.
- b. “Hazard sensitive activities”: Include “service stations” in the definition. As proposed, service stations are captured under commercial activities, defined as “potentially hazard sensitive”. Smaller service stations could potentially store less volume than the limits specified in the significant hazardous facility definition. A fault rupture through a petrol storage tank could have extremely severe consequences and should be considered hazard sensitive. This point is agreed, and the definition were amended to reflect this change.
- c. Amend “less hazard sensitive activities” to “low hazard sensitive activities”, and “potentially hazard sensitive activities” to “moderate hazard sensitive activities”. This does not appear to make grammatical sense. No changes were made.
- d. Add a definition of “nature-based solutions” into the District Plan to support the proposed amendments to objectives and policies outlined above. This addition is not required at this stage as the requested amendments that refer to “nature-based solutions” are not accepted.

Draft District Plan Feedback Matter 4: Amendments to Natural Hazards mapping

A few submitters specifically commented on the hazard maps. However, it is noted that full flooding and fault hazard maps were not available during the consultation period for the Draft District Plan. Only liquefaction maps were fully available at the time. The receipt of the flooding and fault hazard maps triggered reconsideration of some of the

rules around these hazards, which is discussed in further detail under Issues 5 and 6 below.

One submitter requested that specific areas be excluded from hazard overlays. However, as the maps have been produced using the most accurate data available at the time and the submitter has not provided alternative data or analysis to challenge the mapping, no changes were made. Other submitters raised general comments on interpreting the maps and what different overlays mean for development but did not request any specific amendments to the maps or related provisions.

Draft District Plan Feedback Matter 5: Flood hazard maps and corresponding rules

Due to the difference in the accuracy of flood hazard maps between the northern and southern Wairarapa, it was necessary to consider the policy response to the different types of maps. The different maps available include the more accurate flood hazard extent (FHE) maps, and the more granular regional exposure model (REM) maps.

FHE maps are available for the Waipoua, Upper Ruamahanga, Mangatarere and Waiohine Rivers. These maps cover urban areas in Masterton, Carterton, and part of Greytown. REM maps are the best available information for all other areas in the Wairarapa, including Lower Ruamahanga, Tauherenikau, and various smaller streams throughout rural areas. These maps are the best available for the urban areas of Featherston, Martinborough, and parts of Greytown.

The provisions as drafted were considered appropriate for the FHE maps, but a more bespoke approach was considered most appropriate for the REM maps. The rule NH-R7 for buildings and activities in flood alert areas (areas identified in the REM maps) was included to address the above issues. Policy NH-P12 was included to support the implementation of this rule.

Draft District Plan Feedback Matter 6: Fault hazard maps and corresponding rules

The approach to fault hazards and related provisions was raised in the submission from a submitter on the Draft District Plan. This submission requested Table NH-1 be amended as below:

Hazard Area	Draft District Plan	GWRC requested changes
High hazard area	Recurrence Interval (RI) classes* I-II (RI ≤3500 years)	Well defined and well defined extended FAZs with Recurrence Interval (RI) classes I-IV (RI ≤10,000 years) Uncertain constrained and distributed FAZs with (RI) class I-II (RI ≤3500 years)

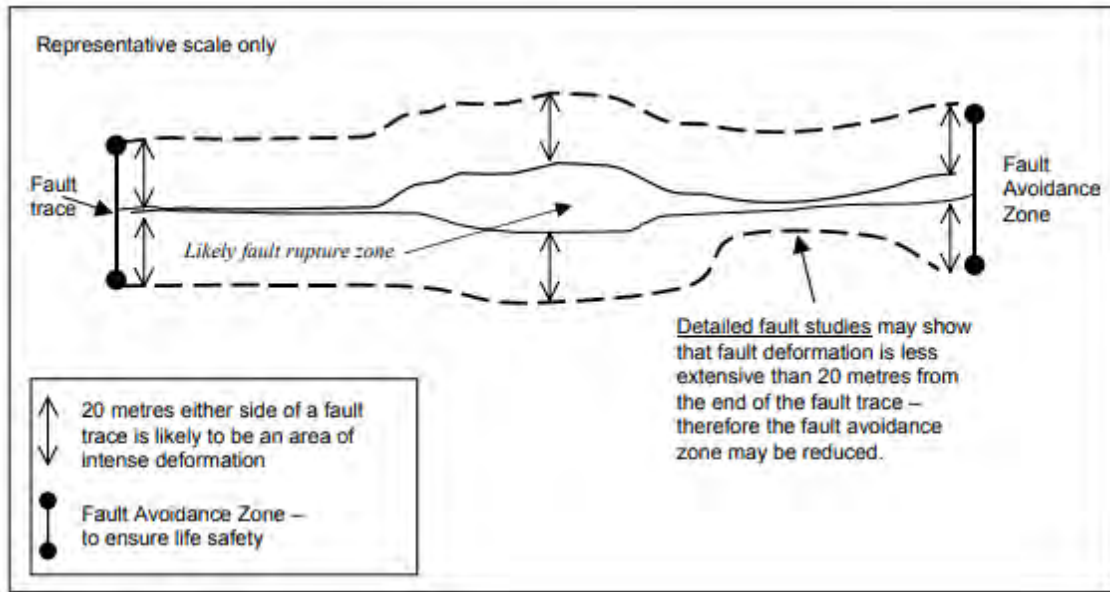
Hazard Area	Draft District Plan	GWRC requested changes
Moderate hazard area	RI class III (RI 3500-5000 years)	Uncertain constrained, uncertain poorly constrained and distributed FAZs with RI class III-IV (RI ≤5000 years)
Low hazard area	RI classes IV-V (RI >5000 years)	All Fault Complexity Categories for FAZs with RI classes V-VI (RI >10,000 years)

The submitter stated that the amended table above is appropriate as the recurrence intervals of fault lines have large timeframes. Therefore, categorising faults using this information alone is not the most effective approach. It was considered more appropriate to also categorise fault hazard risk by the accuracy of information and mapping data relating to the fault line. This approach aligns with standard practice set out in the Ministry for the Environment’s Active Fault Guidelines.

The fault hazard maps received from GNS Science after the release of the Draft District Plan included not only Fault Avoidance Zones, but also Fault Avoidance Areas (FAAs). The submission on the Draft District Plan did not include any comments or requests for how to use FAAs and the Draft District Plan did not distinguish any differences between FAZs and FAAs.

To summarise the differences between Fault Avoidance Zones (FAZs) and Fault Avoidance Areas (FAAs), FAZs encompass faults that have been identified and mapped in the Wairarapa. FAZs have two defining characteristics:

- a. The activity of the fault (measured by its average recurrence interval (RI), i.e., how often the fault is likely to rupture); and
- b. The location and complexity of surface rupture of the fault (i.e., the spatial distribution of the fault, which can range from a single rupture line up to a wide area that includes several smaller rupture traces or folds that can be attributed to a single fault).



Fault Avoidance Areas (FAAs) were originally developed for districts in Canterbury following the Christchurch earthquakes. Environment Canterbury requested an alternative way to make preliminary decisions for faults that were not mapped in detail. The purpose of FAAs is to “*show the general location of active faults and thereby highlight areas where the potential fault rupture hazard may be present and where future work should be undertaken*”.

FAAs are identified on maps at a 1:250,000 scale, and as such, are not accurate enough to define as FAZs for land use planning purposes (in accordance with the recommendations from the Ministry for the Environment Guidelines, which recommends mapping at 1:10,000 scale or better, such as is the case with the FAZs). However, FAAs are useful in assisting councils, existing and future landowners, developers, infrastructure managers, and emergency managers with advice on where there are faults known to be in the general area.

Since the FAAs do not meet the required scale for land use planning purposes as set out by the MFE Active Fault Guidelines, this information will be made available to the public outside of the District Plan on separate GIS maps available on the Council website and will be included as part of the LIM / PIM information service that Councils provide.

Another matter that was raised after the release of the fault hazard maps was that the location of the fault hazards results in a relatively restrictive planning regime for any new activities in fault hazard areas. This is particularly an issue across much of the Masterton town centre, which would likely result in adverse effects on the vibrancy and vitality of the town centre.

While the Upper and Lower Hutt District Plans have not recently been subject to a statutory review (noting Lower Hutt intends to release a Draft District Plan for

consultation in October 2023), these District Plans were considered useful comparisons due to the Wellington fault line running through or near city centres.

The Upper Hutt District Plan requires “*any new habitable building or structure to be erected within the fault band identified on the planning maps*” to obtain resource consent as a Discretionary activity, which allows Council to consider any matters that may be relevant to the application.

The Lower Hutt District Plan requires that “all structures and buildings on any site where the whole site or a portion of the site falls within the Wellington Fault Special Study Area” obtain resource consent as a Restricted Discretionary activity. Council’s discretion is restricted to “*Safe separation distance from the Wellington fault: For all structures and buildings, an engineering report will be required to confirm that the Wellington fault is not within 20m of any proposed structure or building, or that the necessary engineering precautions have been taken*”. There are exclusions for buildings that are not habitable or are not for working purposes, and utilities including associated uninhabited buildings.

Considering the above approaches, the Councils consider imposing a Restricted Discretionary activity status for new buildings and structures containing habitable rooms in Fault Avoidance Zones is the most appropriate approach in the Wairarapa context. As the matters of discretion can be clearly defined, a Restricted Discretionary status is considered more appropriate than a Discretionary status.

This approach provides a balance between protecting the community from fault hazard risk while enabling buildings and structures to be built where evidence is provided to demonstrate the building’s proximity to the fault, and that appropriate engineering measures have been undertaken to manage the risk of a seismic event to prevent loss of life. Being a Restricted Discretionary activity also means that the matters that consent applicants need to address is clear, rather than being potentially ambiguous as with a Discretionary activity.

This stand-alone rule for fault hazards means that fault hazards will be “unbundled” from the high, medium, and low natural hazard categories, resulting in a bespoke approach for fault hazards. However, it was not considered appropriate to amend the entire activity status matrix for all types of natural hazards to accommodate fault hazards, as this would also have the effect of “downgrading” the hazard categories for flooding and liquefaction hazards when the currently applicable activity status is considered appropriate. The “unbundling” approach is therefore considered more appropriate than changing the entire activity status matrix to cater for natural hazards but not flood or liquefaction hazards, or vice versa.

The standalone rule for habitable buildings and structures in FAZs was therefore incorporated into the Proposed District Plan as a Restricted Discretionary activity as set out in NH-R6.

As structured, the policies of the Natural Hazards chapter generally provide direction for activities located in high, medium, and low hazard areas, along with direction for some specific activities located in specific hazard types where more prescriptive direction is required.

As the above rule means that fault hazards will no longer be contained within the high, medium, and low categories, a policy was needed for new buildings and structures in Fault Avoidance Zones (called Fault Hazard Areas in the Proposed District Plan) to support the above rule. This was included as NH-P7.

Another consequential amendment is to remove fault hazards from the high, moderate, and low hazard risk categories as set out in Table NH-1.

It is noted that the National Planning Standards defines the term 'habitable room' (which is incorporated into the Proposed District Plan) as:

“means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.”

This definition means the policy and rule applies to offices and working spaces such as buildings located in the Town Centre Zone in Masterton.

Draft District Plan Feedback Matter 7: Miscellaneous matters

A few submitters noted that infrastructure is not listed as a “hazard sensitive”, “potentially hazard sensitive”, or “less hazard sensitive” activity. This is supported, given it means the provisions of the Natural Hazards chapter do not apply to the telecommunications providers. This approach is consistent with the National Environmental Standard for Telecommunication Facilities (NESTF). Regulation 57 of the NESTF:

57 District rules about natural hazard areas disapplied

(1) A territorial authority cannot make a natural hazard rule that applies to a regulated activity.

(2) A natural hazard rule that was made before these regulations came into force, does not apply in relation to a regulated activity.

(3) In this regulation, natural hazard rule means a district rule that prescribes measures to mitigate the effect of natural hazards in an area identified in the district plan as being subject to 1 or more natural hazards.

The reason for Regulation 57 being included in the NESTF because resilience is already factored into telecommunication industry practice, with telecommunication companies either avoiding hazard areas, or engineering structures are constructed to be resilient to the hazard risk. In addition, other telecommunication providers have

obligations to build resilient infrastructure as they are lifeline utilities under the Civil Defence Emergency Management Act 2002 (CDEMA). Excluding infrastructure, thereby telecommunications infrastructure, aligns with this national approach provided in the NESTF.

A submitter noted the emphasis on avoiding earthworks and development within overland flowpaths. While the submitter considers this is appropriate in urban areas where there is a higher intensity of built form and the need to manage inundation, the submitter considers the approach to stormwater management in rural areas needs to be different to provide for land cultivation that requires earthworks, often in paddocks that can experience temporary stormwater ponding. It is noted that this issue is already addressed as the definition of “earthworks” excludes cultivation. No amendments were therefore made.

Another submitter sought the chapter be amended to clarify the activity status for additions to existing buildings for commercial activities where Permitted activity standards are not met. The submitter suggested this activity may be a Restricted Discretionary, with suitable matters of discretion relating to hazard risk mitigation. Rule NH-R4 specifically manages additions to potentially hazard sensitive activities (including commercial activities) in all hazard areas but does not have any matters of discretion that specifically relate to activities in high hazard areas. Rule NH-R7 manages activities in high hazard areas, but does not specifically manage additions. To clarify, it is an additional matter of discretion was added to Rule NH-R4 to manage additions in high hazard areas.

Another submitter noted that it broadly supports the direction of the Natural Hazards chapter and related provisions in the Coastal Environment and Subdivision chapters in the District Plan. The submitter particularly supports the implementation of the risk-based approach in line with the hazard policies of the Wellington RPS. However, it requests a more nuanced approach to the management of fault rupture and liquefaction risks, and an acknowledgement of the risks presented by slope failure, especially as these will be exacerbated by more intense rainfall events as evident in recent years. As mentioned previously, this particular point is problematic to implement as Councils do not have the requisite data to implement such an approach.

To give effect to the above general comments, the submitter requested the following general changes to the chapter:

- a. Amend the Introduction of the Natural Hazards chapter to draw attention to sea level rise affecting the coastal environment already, which is being exacerbated by regional tectonic subsidence. Add commentary that natural features can be preserved or enhanced to help protect against the impacts from natural hazards and note that likewise, the environment can also be harmed by hazard mitigation measures. This links to NH-O1 and NH-O2. The submitter requested the following commentary be added to the Introduction to give effect to these suggestions:

“...and sea level that has already risen over 0.2 m over the past 100 years, exacerbated by regional tectonic subsidence, will continue to rise over the next 100 years.

- b. And include a subheading ‘*Natural features and environment*’ with a brief discussion of the important role that natural features and the environment can have in attenuating and absorbing the impacts from natural hazards and also the adverse effects that our activities and hazard mitigation measures can have on these natural features or cause unintended consequences by exacerbating risk from natural hazards e.g., end effects erosion from seawalls or redirection of flood waters into adjacent areas as a result of earthworks. The additional wording on sea level rise is considered appropriate and useful for Plan users. The submitter did not request any specific wording to include under the ‘*Natural features and environment*’ heading, so it is unclear what merit such additional wording would have, and no changes are recommended at this stage.

The submitter also considers the hazard provisions need to take account of slope failure hazards, as these can present significant risks to development and will be exacerbated by increasingly intense rainfall events driven by climate change.

In addition, the submitter noted that some areas of the Wairarapa have a high liquefaction potential such as around Wairarapa Moana. Consequently, liquefaction hazards need to be addressed more fully. Rather than defining a single zone of liquefaction potential, the submitter requested there needs to be at least two zones that account for very high to high liquefaction hazard potential areas and moderate low liquefaction potential areas. As discussed above, this particular point is problematic to implement as Councils do not have the requisite data to implement such an approach.

3.3 Summary of issues

The statutory and policy context and available evidence outlined above identified few issues, therefore a partial review focusing on the matters identified in the scoping process as outlined in Section 3.2 of this report.

The following resource management issues have been identified:

Issue	Comment
Issue 1: The Wairarapa is susceptible to a range of natural hazards, including earthquakes and fault ruptures, flooding, river and coastal erosion, and slips.	While the predominant rural nature of the Wairarapa fortunately diminishes the overall potential risks from natural hazards, there are areas where activities and development are located within areas subject to the effects of natural hazards, particularly urban areas.
Issue 2: New activities and land development have the potential to increase the risk from natural hazards.	The planning and designing of development often does not take account of either the level of risks from natural hazards, or alternative ways to avoid or mitigate such effects.

Issue	Comment
Issue 3: Natural hazards are likely to change and evolve in response to climate change pressures	The frequency and intensity of flood hazards may change as a result of the effects of climate change.
Issue 4: Engineering solutions to natural hazard risks need to be managed to effectively and efficiently fit and work with the receiving environment.	Hard engineering works to protect property and land from natural hazards have the potential to adversely affect the natural environment and weaken existing natural defences to natural hazards. However, alternative soft options such as dune restoration and beach nourishment, which can enhance amenity values, natural defences, and biodiversity, are increasingly being used along part of the New Zealand coastline as an effective coastal hazard response.

4.0 Scale and significance

4.1 Evaluation of scale and significance

Under section 32(1)(c) of the RMA, this evaluation report needs to contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

This section assesses the scale and significance of the signs provisions to determine the level of analysis required.

	Low	Medium	High
Degree of change from the Operative District Plan			✓
Effects on matters of national importance			✓
Scale of effects - geographically			✓
Scale of effects on people e.g. landowners, neighbourhoods, future generations		✓	
Scale of effects on those with specific interests e.g. tangata whenua	✓		
Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice?			✓
Likelihood of increased costs or restrictions on individuals, communities, or businesses		✓	

In summary:

- The degree of change from the Operative District Plan is high because:
 - The Proposed District Plan manages liquefaction hazards in addition to flooding and fault hazards
 - The framework of the Natural Hazards chapter employs a different risk-based approach which categorises hazards into high, moderate, and low hazard areas, and activities into hazard sensitive, potentially hazard sensitive, and less hazard sensitive activities
 - Flooding and fault maps have been updated, and differences between the quality of hazard mapping has been reflected in bespoke provisions where appropriate.
- Natural hazards are listed as a matter of national importance under Section 6(h) of the RMA
- Scale of areas potentially affected by hazards covers large areas
- Effects on people and landowners is moderate due to most urban areas largely avoiding intersection with potentially hazard-prone areas
- Natural hazards affects everyone, with no one person or group having a notably higher interest than others
- The effects of natural hazards are considered under higher order documents and other guidance documents as set out in Section 2.2 to 2.5 of this report
- The likelihood of increased costs or restrictions on communities is moderate, as the intersection between densely occupied urban areas and potentially hazard prone areas is largely avoided. However, those that are affected by hazard overlays incur additional costs for seeking resource consent and work to demonstrate and ensure buildings and activities can be undertaken safely in potentially hazard prone areas.

Overall, it is considered that the scale and significance of the proposal is high.

4.2 Quantification of benefits and costs

Section 32(2)(b) of the RMA requires that, where practicable, the benefits and costs of a proposal are to be quantified.

Specific quantification of all benefits and costs associated with the Proposed District Plan is considered neither practicable nor readily available. In general, a qualitative assessment of costs and benefits associated with the Proposed District Plan is considered sufficient, and this is provided for in the assessment of policies, rules and other methods contained in Section 0 of this report. However, where practicable and considered appropriate to supporting the evaluation, some of the benefits or costs associated with the Proposed District Plan have been quantified. The identification of costs and benefits has been informed by the body of evidence outlined in Section 3.0 of this report.

5.0 Proposed provisions

5.1 Strategic directions

The following objectives from the Strategic Direction chapter of the Proposed District Plan are relevant to natural hazards:

CCR-O2	Adapting to climate change
The Wairarapa is resilient, adapts to the effects of climate change and recognises the opportunities and risks associated with these effects.	
CCR-O3	Resilience to natural hazards
The Wairarapa develops and functions in a way that does not increase risk and consequences of natural hazards.	

These objectives are evaluated in the Section 32 Evaluation Overview and Strategic Directions Report.

These strategic direction objectives have informed the approach in the Natural Hazards chapter outlined below.

5.2 Overview of proposed provisions

The proposed provisions relevant to this topic are set out in detail in the Proposed District Plan and should be referenced in conjunction with this evaluation report.

- Two objectives that address:
 - Risk from natural hazards is not increased
 - Use of natural features to reduce susceptibility to natural hazards.
- 11 policies that address:
 - Identification of natural hazards
 - Activities in high hazard areas
 - Activities in moderate hazard areas
 - Activities in low hazard areas
 - Less hazard sensitive activities in all hazard areas
 - Buildings in flood hazard – overland flow path and ponding areas
 - Buildings and structures in fault hazard areas
 - Infrastructure in hazard areas
 - Earthworks in flood hazard areas
 - Enabling natural hazard mitigation works
 - Precautionary approach to planning for and adapting to natural hazards.
- A rule framework that manages land use and building and structure activities as follows:

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Activity	Proposed District Plan
	Natural Hazards
Flood mitigation or stream or river management works undertaken by a statutory agency or their nominated agent within any of the flood hazard areas	P
Less hazard sensitive activities within all hazard areas	P (s) RD where permitted standards are not complied with
Any potentially hazard sensitive activity and associated buildings within moderate hazard areas and low hazard areas	P (s) RD where permitted standards are not complied with D where RD status is not complied with
Additions to buildings within all hazard areas	P (s) RD where permitted standards are not complied with
Earthworks within flood hazard areas	P (s) RD where permitted standards are not complied with
New buildings and structures in Fault Avoidance Zones	RD
Any new potentially hazard sensitive activity or hazard sensitive activity and associated buildings within flood alert areas	RD (s) D where RD status is not complied with
Infrastructure within hazard areas	RD (s) D where RD status is not complied with
Any hazard sensitive activity and associated buildings within moderate hazard areas and low hazard areas	D
Any hazard sensitive activity or potentially hazard sensitive activity and associated buildings within high hazard areas	NC
<p>P means permitted activity (no resource consent required)</p> <p>P (s) means permitted activity subject to standards (no resource consent required)</p> <p>RD means restricted discretionary activity (resource consent required)</p> <p>RD (s) means restricted discretionary activity subject to standards (no resource consent required)</p> <p>D means discretionary activity (resource consent required)</p> <p>NC means non-complying activity (resource consent required)</p>	

- Three District Plan map layers for fault hazard area, flood hazard areas (divided into river corridors, overland flow paths, and ponding areas), and possible liquefaction-prone areas.
- Definitions for:
 - Hazard sensitive activities
 - Potentially hazard sensitive activities
 - Less hazard sensitive activities
 - Hazard areas
 - Natural hazard (RMA)
 - Operational need (National Planning Standards)
 - Functional need (National Planning Standards)
 - Habitable room (National Planning Standards).

5.3 Other relevant objectives

Other than the Strategic Direction Objectives set out in Section 5.1 of this report, the following objectives in the Subdivision chapter are also relevant to natural hazards:

- SUB-O1 Subdivision and development design
- SUB-O3 Future development.

6.0 Evaluation of the proposed objectives

Section 32(1)(a) of the RMA requires an evaluation to examine the extent to which the objectives proposed are the most appropriate way to achieve the purpose of the RMA. The level of detail must correspond to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

This section of the report evaluates the objectives proposed for natural hazards.

An examination of the proposed objectives along with reasonable alternatives is included below, with the relative extent of their appropriateness based on an assessment against the following criteria:

1. Relevance (i.e., Is the objective related to addressing resource management issues and will it achieve one or more aspects of the purpose and principles of the RMA?)
2. Usefulness (i.e., Will the objective guide decision-making? Does it meet sound principles for writing objectives (i.e., does it clearly state the anticipated outcome?)

3. Reasonableness (i.e., What is the extent of the regulatory impact imposed on individuals, businesses, or the wider community? Is it consistent with identified tangata whenua and community outcomes?)
4. Achievability (i.e., Can the objective be achieved with tools and resources available, or likely to be available, to the Councils?)

While not specifically required under section 32 of the RMA, in some instances alternative objectives are also considered to ensure that the proposed objective(s) are the most appropriate to achieve the purpose of the RMA.

Proposed Objectives	
<p>NH-O1 Risk from natural hazards</p> <p>The risk and consequences from natural hazards on people, property, infrastructure, and the environment are not increased.</p> <p>NH-O2 Use of natural features</p> <p>Natural features are used to reduce the susceptibility of people, communities, property, and infrastructure to damage from natural hazards.</p>	
Alternatives considered	
<p>Status quo:</p> <p>Objective NH1 – Areas at Significant Risk from Natural Hazards</p> <p>To manage activities and development within areas at significant risk from natural hazards, to avoid, remedy or mitigate the adverse effects of those hazards.</p>	
Appropriateness to achieve the purpose of the RMA	
<p>Appropriateness of Proposed Objective (relevance, usefulness, reasonableness, achievability)</p>	<p>Relevance: The objectives address the relevant resource management issues for managing natural hazards in the Wairarapa as outlined in Section Error! Reference source not found. The objectives give effect to both the matter of national importance in section 6 RMA and give effect to the direction of relevant higher order documents and guidance as set out in Section 2.2 and 2.3 of this report.</p> <p>Usefulness: The objectives will guide decision making by managing the risk from natural hazards by considering the combination of the likelihood and consequence of a natural hazard occurring and the vulnerability/sensitivity of different land use activities to these natural hazard risks. This risk-based approach is consistent with nationwide guidance for land use planning for natural hazards and has been applied in other recently reviewed District Plans</p> <p>Reasonableness: The objectives will not place unjustifiable costs on the community, but rather will assist decision makers in protecting people, property, infrastructure, and the environment from natural hazards. The objectives have been consulted on, including through the draft plan consultation and feedback has largely been supportive.</p> <p>Achievability: The Councils consider that the proposed objectives can be implemented within Council’s powers, skills, and resources</p>
<p>Appropriateness of Status Quo (relevance, usefulness,</p>	<p>Relevance: The objective partially addresses the relevant resource management issues by avoiding, remedying, and mitigating the effects of natural hazards, but fails to implement a risk-based approach to avoid increasing the risk of natural hazards on people, property,</p>

<p>reasonableness, achievability)</p>	<p>infrastructure, or the environment. The status quo does not give effect to National Planning Standards or the direction of national guidance for land use planning for natural hazards.</p> <p>Usefulness: The status quo provides some direction on managing the effects of natural hazards but fails to address other relevant matters such as who or what those consequences affect and does not limit any increase in the consequences from natural hazards. It also does not encourage the use of natural features to reduce damage from natural hazards.</p> <p>Reasonableness: The existing natural hazards chapter has been in place a long time and are well understood by community and consenting staff.</p> <p>Achievability: The status quo is currently being implemented within Council's powers, skills, and resources</p>
<p>Preferred option and reasons</p>	
<p>The proposed objective is the most appropriate means of achieving the purpose of the Act because:</p> <ul style="list-style-type: none"> • The proposed objectives address the relevant resource management issues. • The proposed objectives are consistent with higher order planning direction, including the Regional Policy Statement and the National Planning Standards. • The proposed risk-based approach manages the risk from natural hazards by considering the combination of the likelihood and consequence of a natural hazard occurring and the vulnerability/sensitivity of different land use activities to these natural hazard risks in line with national direction and guidance for land use planning and natural hazards as set out in Section 2.2.4 of this report. • The proposed objectives have been generally supported by the public through engagement undertaken, in particular the submissions received on the Draft District Plan. • The proposed objectives help give effect to strategic objectives set out in Section 5.1. 	

7.0 Evaluation of proposed provisions

Section 32(1)(b) of the RMA requires an evaluation of whether the proposed provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.

The assessment must identify and assess the benefits and costs of environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

7.1 Evaluation

For each potential approach an evaluation has been undertaken relating to the costs, benefits and the certainty and sufficiency of information (as informed by section 4.0 of this report) in order to determine the effectiveness and efficiency of the approach, and whether it is the most appropriate way to achieve the relevant objective(s).

7.1.1 Provisions to achieve objectives relating to Natural Hazards

Under section 32(1)(b)(ii) of the RMA, reasonably practicable options to achieve the objective(s) associated with this proposal need to be identified and examined.

The other options considered reasonably practicable for achieving the objectives of the Proposed District Plan in relation to natural hazards are:

- Option 1: The proposed provisions of the Natural Hazards chapter in the Proposed District Plan
- Option 2: Retaining the status quo of the Natural Hazards chapter in the Operative District Plan.

<p>NH-O1 Risk from natural hazards The risk and consequences from natural hazards on people, property, infrastructure, and the environment are not increased.</p> <p>NH-O2 Use of natural features Natural features are used to reduce the susceptibility of people, communities, property, and infrastructure to damage from natural hazards.</p>		
<p>Option 1: Proposed approach (recommended)</p>	<p>Costs</p>	<p>Benefits</p>
<p><u>Limiting risk and consequences from natural hazards</u></p> <p>NH-P1 to NH-P11 limit the risks from natural hazards by managing the types of buildings able to be built in different levels of hazard areas.</p> <p>This is implemented through rules that:</p> <ul style="list-style-type: none"> • Permit flood mitigation or stream or river management works undertaken 	<p>Environmental</p> <p>The environmental costs of the proposed provisions will be experienced locally in the vicinity of hazard areas.</p> <p>There are potential adverse effects on biophysical values, such as landscapes, biodiversity, and natural character from natural hazard mitigation works in particular. However, since the proposed provisions limit most activities in hazard areas, the anticipated effects on the environment from use, subdivision, and development are limited.</p>	<p>Environmental</p> <p>Environmental benefits from the proposed provisions largely relate to the reduction in the scale and intensity of effects from natural hazard events through the use and improvement of natural features that reduce the susceptibility of communities to natural hazards. For example, managing flood hazards via flood mitigation works and improved stormwater management reduces the volume of water that needs to be managed in a natural hazard event, thereby reducing the effects of that event.</p>

<p>by a statutory agency or their nominated agent</p> <ul style="list-style-type: none"> • Permit less hazard sensitive activities in all hazard areas except overland flow paths or river corridors • Permit potentially hazard sensitive activities in moderate and low hazard areas where it is a liquefaction-prone area and/or enable where finished floor levels are achieved for flood hazards • Enable additions in all hazard areas subject to standards • Enable earthworks in flood hazard areas except where they are located in a river corridor or overland flow paths • Enable buildings in fault hazard area subject to assessment and standards • Enable infrastructure within low hazard areas, and limit them in moderate or high hazard areas • Enable potentially hazard sensitive and hazard sensitive activities in flood areas defined by REM maps, subject to assessment and standards • Manage hazard sensitive activities in moderate and low hazard areas • Limit hazard and potentially hazard sensitive activities in high hazard areas. 	<p>Larger scale adverse effects on the environment are likely to occur from natural hazard events themselves.</p> <p>Economic</p> <p>There are some direct costs through additional consent processes that are required that may not otherwise have been required under the Operative District Plan. As the provisions are marginally more restrictive, this cost is moderate.</p> <p>There is also an economic opportunity cost for where hazard areas intersect with areas containing planned or existing areas of buildings, such as the Masterton town centre. These costs have been mitigated via bespoke provisions where appropriate to manage these costs where they were anticipated to have a significant economic effect.</p> <p>Social</p> <p>Direct social costs of the proposed provisions relate to the adverse effects of the risk and consequences of natural hazard events on the environment and local economies where these effects also impact people and communities set out above.</p> <p>Cultural</p> <p>No direct or indirect costs have been identified.</p>	<p>Economic</p> <p>Economic benefits of the proposed provisions will include those derived from natural hazard resilient communities. Hazard resilience means that when natural hazard events occur, communities are either not affected, or where they are affected, they are able to bounce back quickly with minimal damage and loss. This reduces or eliminates the time that communities need to recover from natural hazard events and resume normal activities.</p> <p>Social</p> <p>Direct social benefits through the alignment of the provisions with the wider aspirations of the community to transition to a hazard- and climate-resilient future.</p> <p>The social benefits of the proposed provisions include those derived from communities that are resilient to natural hazard events. These social benefits include the increased health and wellbeing of people and communities, primarily through resilience to natural hazard events.</p> <p>Cultural</p> <p>No direct or indirect benefits have been identified.</p>
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<p><u>Encouraging use of natural features to avoid or mitigate damage from natural hazards</u></p> <p>NH-P10 enables natural hazard mitigation works to be undertaken by relevant statutory authorities, which may include both “hard” and “soft” engineering solutions.</p> <p>This is implemented through rules that:</p> <ul style="list-style-type: none"> • Enable flood mitigation or stream or river management works undertaken by a statutory agency or their nominated agent within any flood hazard overlay as a Permitted activity • Enable earthworks in flood hazard areas as a Permitted activity, except where they are located in a river corridor or overland flow path. Where this standard is not met, the activity is a Restricted Discretionary activity. 		
<p>Effectiveness and efficiency</p>	<p>The proposed provisions are considered effective in achieving the objectives as they directly address the resource management issues and the outcomes sought through the objectives as set out earlier in this report. The provisions give effect to the RPS and other higher order documents, and avoid or mitigate the adverse effects of natural hazard events while recognising and providing for the environmental, social, and economic benefits of activities and development in the Wairarapa.</p> <p>As such, they are considered to be efficient in achieving the objectives for natural hazard risk and consequence management.</p>	
<p>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</p>	<p>It is considered that there is certain and sufficient information on which to base the proposed policies and methods as:</p> <ul style="list-style-type: none"> • There is clear national direction and policies on managing the risk and consequence of natural hazards and creating resilient communities 	

	<ul style="list-style-type: none"> • There is clear national guidance on best practice to manage natural hazards as set out in Sections 2.2 to 2.5 of this report • The RPS, including Proposed Change 1, also includes clear objectives and policies on natural hazard management which must be given effect to through the Proposed District Plan • The hazard overlays identified for the Proposed District Plan have been informed by recent research and up to date methodology. 	
<p>Overall evaluation</p>	<p>The proposed provisions are considered to be the most appropriate approach to achieve the objectives. The provisions appropriately give effect to higher order documents (including the RPS) and are consistent with the purpose and principles of the RMA particularly S6(h). They are considered to be efficient and effective, as the identified costs are acceptable, while providing significant benefits, particularly environmental, social, and economic benefits at regional and national scales. The provisions provide certainty for applicants and the community. This is achieved through a regulatory regime with clear policy direction and appropriate activity status settings, including for activities within overlays. The rules and standards implement these policies to avoid or minimise the incidence and consequences of natural hazard risk.</p>	
<p>Option 2: Status Quo</p>	<p>Costs</p>	<p>Benefits</p>
<p><u>Managing activities and development in risk areas to avoid, remedy, or mitigate effects of hazards</u></p> <p>Policies 14.3.2 (a) to (j) manage this by:</p> <ul style="list-style-type: none"> • Identifying hazard risk areas and updating information as available • Control location and design of land use and subdivision in hazard areas, and/or with appropriate controls • Manage type, location, and design of activities and development in hazard areas 	<p>Environmental</p> <p>The environmental costs of the operative provisions do not significantly differ from those set out for the proposed provisions above. (Option 1)</p> <p>Economic</p> <p>Indirect economic costs of the current provisions include those derived from having a regulatory regime that is not as effective at protecting communities from the risk and consequence of natural hazards, and the flow on effects that natural hazard events have on local economies.</p> <p>Social</p>	<p>Environmental</p> <p>The environmental costs of the operative provisions do not significantly differ from those set out for the proposed provisions above (Option 1).</p> <p>Economic</p> <p>Indirect economic benefits are marginal and individualised rather than collective, as there are marginally fewer consenting costs under the Operative District Plan in comparison to the Proposed District Plan. However, this is offset by the less effective approach to managing the effects of natural hazards in the Operative District Plan, as opposed to managing the risk and</p>

<ul style="list-style-type: none"> • Avoid siting lifeline infrastructure in hazard areas • Ensure owners/occupiers of developments in hazard areas are informed • Raise awareness about natural hazard risk to prepare, design, and plan for hazard events • Use a precautionary approach for hazards caused by long-term shifts in climate and sea level rise • Where existing uses are threatened by coastal hazards, coastal protection works are permitted only where they are the best practicable option for the future and should be design to avoid adverse environmental effects – coastal retreat should be considered as an option • Natural features protecting uses should be recognised, maintained, and where appropriate, enhanced. 	<p>Direct social costs of the proposed provisions relate to the adverse effects of the risk and consequences of natural hazard events on the environment and local economies where these effects also impact people and communities set out above.</p> <p>Cultural No direct or indirect costs have been identified.</p>	<p>consequence of natural hazards in the Proposed District Plan.</p> <p>Social No direct or indirect benefits have been identified.</p> <p>Cultural No direct or indirect benefits have been identified.</p>
<p>Effectiveness and efficiency</p>	<p>The Operative District Plan provisions are not as effective in achieving the objectives, as they do not conform with latest guidance on managing natural hazard risk and consequence and does not contain the most up to date data and modelling of natural hazards in the Wairarapa.</p> <p>As such, the Operative District Plan provisions are not considered as efficient in managing natural hazard risk.</p>	
<p>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</p>	<p>There is considered to be sufficient and certain information regarding the existing provisions as:</p> <ul style="list-style-type: none"> • They have been in place for over 10 years, and therefore there has been sufficient time for the benefits and costs to be realised, 	

	<ul style="list-style-type: none">• There is substantial national direction and guidance for managing natural hazards, and• Recent natural hazard events around the country have illustrated the need to gather and respond to the latest hazard data available to protect communities from the risk and consequence of natural hazard events.
Overall evaluation	The Operative District Plan provisions are not considered to be as efficient or effective in achieving objectives compared to the Proposed District Plan provisions. The operative provisions are mainly focused on managing the effects of natural hazards rather than on risk and consequence management in line with the direction of national guidance and higher order national and regional documents. In addition, the operative provisions do not use the most up to date data and modelling for hazards in the Wairarapa.

In addition to the above overall evaluation of the approach for natural hazards, further evaluation of the provisions is contained in Section 3.2.6 of this report relating to feedback on the Draft District Plan.

8.0 Conclusion

This evaluation has been undertaken in accordance with Section 32 of the RMA in order to identify the need, benefits and costs and the appropriateness of the proposal having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the RMA. The evaluation demonstrates that this proposal is the most appropriate option as it:

- Aligns with the requirements of higher order national and regional documents
- Adopts the approach set out in latest guidance to managing the risk and consequence of natural hazards
- Aligns with the requirements of the National Planning Standards
- Incorporates the latest available data and modelling for hazards
- Manages the issues identified with the Operative District Plan
- Addresses the resource management issues identified with managing natural hazards in the Wairarapa
- Provides a standardised matrix approach for different sensitivities of activities in flood and liquefaction hazard areas
- Responds to the range of data and modelling qualities with bespoke provisions where required to achieve a better balance of outcomes between enabling development and protecting communities from the risk and consequence of natural hazards.

Appendix 1: Feedback on Draft District Plan

Appendix 1: Summary of feedback on Natural Hazards

Section / Topic	Submitter	Feedback Received	Commentary
Natural hazard objectives and policies	Government	Supports policies NH-P2, NH-P3, NH-P4	Noted
	Interest group	Supports objective NH-O1, policies NH-P1, NH-P2, NH-P3, NH-P4, NG-P6, NH-P7, NH-P8	Noted
	Government	Supports NH-P5	Noted
	Interest group	Amend objective NH-O1 to refer to “harm” from natural hazards	No changes, additional wording does not add clarity for interpretation and would not exclude damage to buildings which is what the submitter is seeking.
	State owned enterprise	Support objective NH-O1 and policy NH-P8	Noted
	Interest group	Amend objective NH-O1 to refer to “potential harm arising” from natural hazards	No changes, additional wording does not add clarity for interpretation.
	State owned enterprise	Amend policy NH-P8 point 3 to refer to “the risk to other properties, activities, and people is not increased”	Amended
	Corporate	Amend policy NH-P10 and rule NH-R1 to avoid duplication with the Natural Resources Plan Add new activity rule for installation, construction, and operation of infrastructure / network utilities	No change – not a duplication with PNRP. This policy and rule would apply to land, such as construction of stopbanks, planting, and clearance of vegetation. Agree – added new rule “Infrastructure within hazard areas”.
	Regional Council	Support objective NH-O1 with minor wording amendments to risk and consequences being “minimised” rather than not increased Support objective NH-O2 with minor amendment to include reference to “nature-based solutions”	No changes - “Not increased” is consistent with the Operative RPS and NZCPS policy direction. No changes - “Nature-based solutions” are relevant to some types of natural hazards (e.g. flooding) but less relevant to other types of natural hazards (e.g. seismic). Objective O2 applies to all types of natural hazards, therefore, not appropriate to refer to nature-based solutions.

		<p>Support objective NH-O3, policies NH-P1, NH-P2, NH-P9, and NH-P11</p> <p>Amend policies NH-P3, NH-P4, NH-P5, NH-P6, NH-P8, and NH-P10 to add new clause “any hazard mitigation measures minimise adverse effects on the natural environment and prioritise the use of nature-based solutions where appropriate”</p> <p>Amend policy NH-P7 for clarity or delete - emergency service facilities are listed as a hazard sensitive activity, where Policies NH-P3 and P4 already appear to provide for these facilities within moderate and low hazard areas. It is unclear why emergency facilities are treated differently and by an individual policy.</p>	<p>Effects of hazard mitigation measures on the natural environment would be assessed under the natural environment chapters (if applicable) and PNRP.</p> <p>Noted</p> <p>As above regarding nature-based solutions.</p> <p>Policy NH-P7 deleted.</p>
<p>Natural hazard rules</p>	<p>Government</p>	<p>Supports rules NH-R6 and NH-R7</p>	<p>Noted</p>
	<p>Government</p>	<p>Amend rule NH-R2 to exempt temporary buildings associated with temporary military training activities</p>	<p>No change - “less hazard sensitive” definition already includes “buildings and structures associated with temporary activities”.</p>
	<p>Interest group</p>	<p>Amend rule NH-R3 to provide for primary production buildings</p> <p>Amend rule NH-R5 to provide for earthworks related to rural production activities</p>	<p>No change - covered under definitions of “less hazard sensitive activity” which already includes “accessory buildings used for non-habitable purposes”, and “potentially hazard sensitive” already includes “buildings associated for primary production”.</p> <p>No change – the rule already requires earthworks to be outside of a river corridor or overland flowpath, which by proxy means they do not increase the flood risk – amendment unnecessary for the purpose requested, and the amendment would allow ancillary rural earthworks in river corridors – no reason this is appropriate.</p>
	<p>State owned enterprise</p>	<p>Oppose rule NH-R2, amend to clarify if the rules in the Natural Hazards chapter apply to network utilities or infrastructure and, if they do, amend the definition of ‘less hazard sensitive activities’ so</p>	<p>Consequential change as per submission point above, added new rule “Infrastructure within hazard areas”.</p>

		that it is clear that Rule NH-R2 applies.	
	Regional council	Support rules NH-R1, NH-R5, NH-R6, and NH-R7 Amend rule NH-R3 to refer to “low to moderate fault hazard areas, very high to high liquefaction potential areas, or steep or moderately steep slopes”. Amend rule NH-R4(1) to remove “overland flowpath”	Noted Fault hazard provisions amended in full as set out in the Section 32 report. Council does not have information delineating very high and high liquefaction areas and steep or moderately steep slopes, and therefore cannot control these hazards at this time. Amended
	Interest group	Amend rule NH-R3 to enable non-hazard prone farm buildings within flood prone areas Amend rule NH-R5 to enable earthworks in the rural zone in river corridors or overland flowpaths	No change - covered by definitions of “less hazard sensitive” and “potentially hazard sensitive” activities, and consequentially falls under NH-R2 and NH-R3. No change - Disagree that rural earthworks should be allowed to be undertaken within river corridors or overland flow paths.
Natural hazard definitions	Government	Retin definitions of “hazard sensitive activity” and “sensitive activity”	Noted
	Interest group	Retain definition of “natural hazard”	Noted
	State owned enterprise	Amend definition of “less hazard sensitive activities” to include infrastructure and network utilities Retain definition of “sensitive activity”	Consequential change as per submission point above, added new rule “Infrastructure within hazard areas”. Noted
	Government	Add temporary military training activities to the definition of “less hazard sensitive activity”	No change – definition already includes “buildings and structures associated with temporary activities”.
	Interest group	Amend definition of “less hazard sensitive activities” to delete “accessory buildings used for non-habitable purposes” Amend definition of “potentially hazard sensitive activities” to delete “buildings associated with primary production”	No change – this change would reduce clarity by not having this included in any definition. No change - some agricultural buildings are potentially hazard sensitive.
	Regional council	Amend definition of “hazard areas” to include Table NH-1 or include reference to Table NH-1	Amended Amended Noted Disagree – does not make sense.

		<p>Amend definition of “hazard sensitive activities” to include service stations</p> <p>Support definition of “natural hazard”</p> <p>Amend “less hazard sensitive activities to “low hazard sensitive activities”</p> <p>Amend “potentially hazard sensitive activities” to “moderate hazard sensitive activities”</p>	Disagree – does not make sense.
Natural hazards mapping	Individual	Amend Greytown residential area to delete parts of area susceptible to overland flooding and ponding issues plus areas of contaminated land.	No change – have no other modelling data that is more accurate than this that would suggest otherwise.
	Individual	Land north of Park Road is not suitable for residential development primarily as a result of ground water and flooding issues of this land.	As above – flood modelling is the most accurate we have, no data to suggest it is not correct.
	Local interest group	Clarify how much of Greytown being affected by a possible liquefaction-prone area overlay affects construction projects in Greytown and particularly the heritage precinct	Depends on use of the building – e.g., commercial is defined as “potentially hazard sensitive”, residential as “hazard sensitive”.
	Regional council	<p>Flood hazard maps are not included in the draft Wairarapa Combined District Plan. Greater Wellington will provide flood hazard maps for the significant water courses that we manage once they are finalised in early 2023. Greater Wellington are currently undertaking community engagement on the draft maps in parallel with the draft Combined District Plan consultation period.</p> <p>Greater Wellington will not provide stormwater or pluvial flood hazard mapping. This is a TA responsibility and we expect it to be mapped and considered in the Combined District Plan. We note that the recent flooding in Masterton on Wednesday 16</p>	Noted – full approach to flood hazards are set out in the Section 32 report.

		<p>November 2022 was the result of localised stormwater flooding.</p> <p>Our feedback does not comment on zoning locations with respect to flood hazard and this must be undertaken during the consultation on the notified Combined District Plan next year.</p>	
Natural hazards miscellaneous	Individual	Consider tarmac sealing stretches of unsealed roads near rural housing to improve human health (dust exposure hazard)	This is not a natural hazard or district plan issue, and is best addressed via the NESAQ and Council engineering standards,
	Corporate	Support infrastructure is not listed is a Hazard Sensitive, Potentially Hazard Sensitive or Less Hazard Sensitive activity as it essentially means the provisions of the Natural Hazards chapter do not apply to the telecommunications providers which is consistent with the approach of the NESTF Regulation 57	Noted
	State owned enterprise	Amend the introductory text of the chapter list of 'less hazard sensitive activities' to include 'infrastructure', including in the definitions chapter for clarity	Consequential change as per submission point above, added new rule "Infrastructure within hazard areas".
	Interest group	<p>Notes emphasis on avoiding earthworks and development within overland flow-paths. Appropriate in urban areas but considers approach to stormwater management in rural areas needs to be different. Farmers need to cultivate land, and that involves earthworks, often in paddocks that can experience temporary stormwater ponding.</p> <p>Barns and shelters are not subject to the same types of harm as other 'flood-prone' buildings in inundation areas. Therefore, these should be unencumbered from restrictions on other types of buildings in inundation prone areas.</p>	<p>No change - earthworks not within river corridors or overland flowpaths are permitted. This is also considered appropriate for rural areas.</p> <p>No change - Flood hazard risk for accessory buildings and primary production accessory buildings already covered under definitions as set out above.</p>

	Individual	Flood hazard mapping must be carried out carefully so that both the benefits and hazards of living and working on a flood plain are balanced, supports balanced flood hazard mapping and responses	Noted – no specific action requested.
	Regional council	<p>Broadly supports direction of the chapter - support the use of a risk-based approach as this aligns with RPS natural hazard policies, and the use of a Foreshore Protection Area at this stage.</p> <p>Amend chapter to have a more nuanced approach to fault rupture and liquefaction hazard risks and acknowledgement of risks presented by slope failure.</p> <p>Amend chapter introduction to: <u>...and sea level that has already risen over 0.2 m over the past 100 years, exacerbated by regional tectonic subsidence, will continue to rise over the next 100 years.</u></p> <p>Amend introduction to a subheading 'Natural features and environment' with a brief discussion of the important role that natural features and the environment can have in attenuating and absorbing the impacts from natural hazards and also the adverse effects that our activities and hazard mitigation measures can have on these natural features or cause unintended consequences by exacerbating risk from natural hazards e.g., end effects erosion from seawalls or redirection of flood waters into adjacent areas as a result of earthworks.</p> <p>Amend Table NH-1 to classify fault hazards by their complexity, not just their recurrence intervals. Amend to include slope hazards and</p>	<p>Noted</p> <p>Fault hazard provisions overhauled entirely as set out in the Section 32 report. No change regarding slope and different levels of liquefaction hazard – Councils do not hold this data or modelling so cannot require controls.</p> <p>Amended</p> <p>No change - subheading on natural features and the environment not included, no suggested wording provided by the submitter.</p> <p>Fault hazard provisions overhauled entirely as set out in the Section 32 report.</p> <p>No change regarding slope and different levels of liquefaction hazard – Councils do not hold this data or modelling so cannot require controls.</p> <p>Noted</p>

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		delineate between different levels of liquefaction hazard. Table NH-1 – high hazard (river corridors), moderate hazard (overland flowpath), low hazard (ponding) categories appropriate.	
	Corporate	Clarify activity status for additions to existing commercial buildings in high hazard area where P activity standards are not met	Added matter of discretion to rule NH-R4 to manage additions in high hazard areas.

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WAIRARAPA
COMBINED
DISTRICT PLAN
REVIEW

*Te Mahere
Rautaki
a-rohe o
Wairarapa*

Proposed Wairarapa Combined District Plan

Section 32 Evaluation Topic Report Noise

OCTOBER 2023



Te Kaunihera-ā-Rohe o Taratahi
CARTERTON
DISTRICT COUNCIL



SOUTH WAIRARAPA
DISTRICT COUNCIL
Kia Reretahi Tātau

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Appendices

Appendix 1: Technical Advice from Marshall Day Acoustics

Appendix 2: Feedback on Draft District Plan

Executive summary

This Section 32 Evaluation Topic Report is focused on noise.

The purpose of this topic is to allow for the reasonable emission of noise to allow activities to operate and function efficiently and effectively, without causing nuisance effects that can impact on people's health and wellbeing. The nature and level of annoyance from the emission of noise can depend on the intensity, frequency, and duration of the effects, and the distance between the source and the receiver. In addition, background noise levels vary across different environments (rural, residential, commercial, and industrial), and the background level influences the level of acceptability of the emission of noise from activities undertaken within those areas.

The Operative Wairarapa Combined District Plan (Operative District Plan) contains provisions that allow for a range of noise generating activities subject to standards to limit the duration, time, and level of noise emitted to mitigate potential adverse effects. A general objective relating to amenity values and two specific policies for noise are contained in Chapter 19. District-wide noise rules are contained in Chapter 21, and specific rules are contained in individual zone chapters.

The review of the noise provisions concluded that the policies and rules in the Operative District Plan are effective and efficient apart from the need for more specific rules for noise generating activities taking place and management of reverse sensitivity effects. Revised provisions have been proposed to provide clarity and increased certainty.

The review has confirmed that the significant resource management issues relating to noise are the same as identified in the Operative District Plan. The key resource management issues for noise are:

- The emission of noise from activities can have adverse effects on the receiving environment.
- The emission of noise is often associated with operational and functional needs of activities which provide social, economic, and cultural benefits to the district.
- The operation of existing activities which emit noise may be adversely affected by inappropriate development of noise sensitive activities which can also lead to reverse sensitivity effects.

The Proposed Wairarapa Combined District Plan (Proposed District Plan) contains a Noise chapter which sets out objectives, policies, rules, and standards. Two new objectives specific to noise are proposed to more clearly articulate the outcomes sought and recognise the positive contribution of noise generating activities. The

proposed policies and rules are similar to the Operative District Plan, although reformatted to fit the National Planning Standards framework and with additional provisions to provide greater clarity and certainty. The key changes are:

- The inclusion of eight policies that:
 - Enable noise-generating activities in appropriate areas;
 - Ensure noise effects from activities are compatible with the existing environment;
 - Minimise noise effect from construction activities;
 - Provide for noise insulation near the State Highways;
 - Protect the operation of Hood Aerodrome from reverse sensitivity effects;
 - Minimise the impact on noise sensitive activities located within the Commercial and Mixed Use Zones and General Industrial Zone;
 - Provide for noise of a limited duration and frequency;
 - Allow noisy activities to take place in the rural environment.
- A more detailed rule framework that provides for permitted activities for the following types of noisy activities, subject to standards generally relating to matters such as duration, operating hours, and level of noise:
 - Emission of noise from construction, maintenance, and demolition activities;
 - Emission of noise from airblasts (explosives);
 - Emission of noise from bird scaring devices;
 - Emission of noise from frost protection devices;
 - Emission of noise from domestic wind turbines;
 - Emission of noise from large-scale renewable electricity generation activities (wind);
 - Emission of noise from helicopter operations;
 - Emission of noise from temporary activities and temporary military training activities;
 - Noise insulation requirements for new buildings, change of use of existing buildings, and additions to existing buildings to be occupied by a noise sensitive activity in Commercial and Mixed Use Zones and General Industrial Zones;
 - Noise insulation requirements for new buildings or additions to existing buildings to be occupied by a noise sensitive activity located within the State Highway Noise Boundary;

- Noise insulation requirements for noise sensitive activities within Hood Aerodrome Air Noise Boundaries; and
- Noise insulation requirements for noise sensitive activities within the Chester Road Air Noise Boundary;
- Effects standards that address:
 - Maximum noise levels in Zones;
 - Maximum noise levels for specified activities;
 - Noise insulation standards for noise sensitive activities in Zones; and
 - Noise insulation standards for noise sensitive activities in specified areas.

The Proposed District Plan will provide a clear framework enabling a wide range of noise-generating activities to be undertaken across the Districts, subject to standards which ensure they do not result in significant adverse effects on the health and wellbeing of residents.

1.0 Introduction

This Section 32 Evaluation Topic Report contains a section 32 evaluation of the objectives, policies, and methods relating to the Noise topic in the Proposed District Plan.

Adverse effects of noise can be an issue in both urban and rural environments where it impacts on the health of people and communities. Noise can also have an effect on amenity values and the way people interact with and enjoy the Districts. While background noise is always present, some types and levels of noise can create nuisance. Some activities are inherently noisy (such as industrial businesses and motor sports), while other activities attract people and traffic which results in noise effects (such as public halls and licensed premises).

A certain level of noise is anticipated through people living, working, and visiting the Districts. Higher levels of noise are expected in industrial areas, while residential areas are expected to be much quieter. Noise becomes an issue when it exceeds the levels anticipated for a particular location, and results in negative impacts on people and communities and their ability to enjoy living areas.

Effects are often most pronounced at the boundary of properties which are zoned for different purposes, such as residential and industrial. Although most people are prepared to tolerate noise from one-off events, excessive noise over a long period of

time can cause disturbance and lead to complaints. As a result, it is important that the District Plan includes clear levels of acceptable noise to maintain amenity.

This report sets out the statutory and policy context for noise, key resource management issues, consultation, and the evaluation of this topic to decide on the proposed provisions.

This report should be read in conjunction with the Section 32 Evaluation Overview and Strategic Directions Report and the following section 32 evaluation topic reports:

Report	How does this topic relate to the noise provisions
Temporary Activities (TEMP)	This chapter contains provisions which provide for temporary activities including community and sporting events and military training. The rules contained in the Noise chapter apply to temporary activities.
Residential Zones (GRZ, SETZ) and Māori Purpose Zone (MPZ)	These chapters manage activities within each spatially identified zone which have common environmental characteristics. The provisions allow for compatible activities or effects to be located together, while controlling those that are incompatible. The provisions within the Noise chapter are tailored for the role and character of each zone.
Rural Zones (GRUZ, RLZ) and Future Urban Zone (FUZ)	
Commercial and Mixed Use Zones (TCZ, MUZ)	
General Industrial Zone (GIZ)	
Open Space and Recreation Zones (OSZ, SARM, NOSZ)	

2.0 Statutory and policy context

2.1 Resource Management Act

As set out in the Section 32 Evaluation Overview and Strategic Directions Report, an evaluation is required of how the proposal achieves the purpose and principles in Part 2 of the RMA. This requires consideration of sections 5 to 8 of the RMA.

Section 5 sets out the purpose of the RMA which is to promote sustainable management of natural and physical resources. This section is set out in more detail in the Section 32 Evaluation Overview and Strategic Directions Report.

Section 6 requires all persons exercising functions and powers under the RMA to recognise and provide for specified matters of national importance. There are no section 6 matters relevant to noise.

Section 7 requires all persons exercising functions and powers under the RMA, in relation to managing the use, development, and protection of natural and physical resources, to have particular regard to a range of matters. The section 7 matters relevant to noise are:

Section	Relevant matter
Section 7(b)	<i>the efficient use and development of natural and physical resources</i> Some land use activities have a direct operational or functional need to omit, or undertake ancillary activities that result in the emission of, noise to efficiently use and develop natural and physical resources.
Section 7(c)	<i>the maintenance and enhancement of amenity values</i> Noise can adversely impact on amenity values by disturbing sleep patterns, affecting the ability to use outdoor living spaces and open windows as well as causing health and well-being issues.
Section 7(f)	<i>maintenance and enhancement of the quality of the environment</i> The quality of the environment can be affected by activities that emit noise, particularly in relation to amenity values as identified above, and this can result in effects on the health and wellbeing of people and communities.

Section 8 requires local authorities to take into account the principles of the Treaty of Waitangi. Tangata whenua, through iwi authorities have been consulted as part of the review process. This feedback has informed the section 32 evaluation, and the obligation to make informed decisions based on that consultation is noted.

In addition to the direction in Part 2 of the RMA, there are a number of sections of the RMA which relate to the control of noise, including:

- Section 9(5), which determines that restrictions on the use of land apply to overflying by aircraft only to the extent that noise emission controls for airports have been prescribed by a national environmental standard or set by a territorial authority.
- Section 16, which sets a duty to avoid unreasonable noise.
- Section 31(1)(d), which includes the control of the emission of noise and the mitigation of the effects of noise as a function of every territorial authority.
- Sections 326-328, which set out provisions for the definition and management of excessive noise, and related enforcement mechanisms.

Noise can draw complaints from the public and sections 16 and 326-328 of the RMA allow territorial authorities to address excessive noise through immediate enforcement actions.

2.2 National direction

2.2.1 National Policy Statements

There are no National Policy Statements of direct relevance to this topic.

2.2.2 National Environmental Standards

The National Environmental Standards relevant to this topic are:

NES	Relevant regulations
National Environmental Standards for Telecommunication Facilities 2016	Section 24 - Noise limits for cabinet in road reserve Section 25 - Noise limits for cabinet not in road reserve
National Environmental Standards for Electricity Transmission Activities 2009	Noise and vibration from construction activity Section 37 - Permitted activities Section 38 - Controlled activities
National Environmental Standards for Plantation Forestry 2017	Noise and vibration Section 98 - Permitted activity: territorial authority Section 99 - Restricted discretionary activity: territorial authority

2.2.3 National Planning Standards

The National Planning Standards require that where the following matters are addressed, they must be included in the Noise chapter in Part 2 – District-Wide Matters of the District Plan:

- Noise provisions (including noise limits) for zones, receiving environments or other spatially defined area.
- Requirements for common significant noise -generating activities.
- Sound insulation requirements for sensitive activities and limits to the location of those activities relative to noise-generating activities.
- Any noise-related metrics and noise measurement methods must be consistent with the *15. Noise and vibrations metrics* Standard.
- The Noise chapter must include cross-references to any relevant noise provisions under the Energy, Infrastructure, and Transport heading.

2.2.4 National guidance documents

The following national guidance documents are relevant to this topic:

Document	Author/Owner	Summary
NZS 6801:2008 Acoustics – Measurement of Environmental Sound	Standards New Zealand Te Mana Tautikanga o Aotearoa	This standard defines sound in community environments and sets out methods for their measurement, in order to create a consistent measurement of sound for all conditions in the scope of the community environments listed.
NZS 6802:2008 Acoustics – Environmental Noise	Standards New Zealand Te Mana Tautikanga o Aotearoa	This standard sets out methods for the assessment of noise and provides guidance on setting noise limits.
NZS 6803:1999 Acoustics – Construction Noise	Standards New Zealand Te Mana Tautikanga o Aotearoa	This standard sets out recommended upper noise limits for noise from construction work in residential areas. It allows for the production of significant noise between the hours of 7.30am and 6pm on weekdays, and has provisions relating to: <ul style="list-style-type: none"> - The measurement of noise from construction, maintenance, and demolition work - The assessment of this noise to determine whether action is required to control those noise emissions.
NZS 6805:1992 Airport Noise Management and Land Use Planning	Standards New Zealand Te Mana Tautikanga o Aotearoa	This standard sets long-term limits on total noise emitted by aircraft activities at airports.
NZS 6806:2010 Acoustics Road Traffic Noise – New and Altered Roads	Standards New Zealand Te Mana Tautikanga o Aotearoa	This standard sets out procedures and requirements for the prediction, measurement, and assessment of road traffic noise for new and sustainably altered State Highways and local roads.
NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas	Standards New Zealand Te Mana Tautikanga o Aotearoa	This standard details procedures for the measurement and assessment of noise from helicopter landing areas and recommends land use planning measures where necessary to mitigate the adverse effects of noise on land uses surrounding the helicopter landing area.
NZS6808:2010 Acoustics –	Standards New Zealand Te Mana	This standard recommends limits on wind farm noise, as well as providing tools to assess, measure, and limit noise from wind turbines by considering predicted noise

Document	Author/Owner	Summary
Wind Farm Noise	Tautikanga o Aotearoa	emitted from the proposed farm through assessing background sound, wind conditions, topography, receiver locations, and turbine layout, number, size, and type.
AS 2187.2-2006 Explosives – Storage, Transport and Use Part 2	Standards Australia	This standard specifies requirements for the safe use of explosives including the mixing, testing, initiation, and firing of charges. The standard also provides information on misfires as well as considerations such as ground vibration and airblast.

2.3 Regional direction

2.3.1 Regional Policy Statement for the Wellington Region

The Wellington Regional Policy Statement (RPS) provides an overview of the resource management issues for the Wellington Region and sets out policies and methods to manage these issues. There are no specific policies relating to noise in the Wellington RPS. However, there are some objectives and policies that indirectly provide direction for noise, including Objective 22 relating to regional form, design, and function, Policies 8 and 39 relating to regionally significant infrastructure, and Policies 30, 31, and 32 relating to business centres.

2.3.2 Natural Resources Plan

The table below identifies the relevant provisions for noise contained in the NRP.

Section	Relevant matters
Objective O50	Noise, including underwater noise, from activities in the coastal marine area is managed to maintain the health and well-being of marine fauna, and the health and amenity value of users of the coastal marine area.
Policy P157: Noise and lighting	Noise in the coastal marine area shall be managed by applying the general conditions as set out in section 5.6.2 of the Plan or by adopting the best practicable option to ensure that the emission of noise does not exceed a reasonable level. Exterior lighting on structures shall avoid being directed at sensitive activities, streets, roads and navigation tracks and shall minimise effect on other users and wildlife, unless it is for operational health and safety reasons.
Policy P158: Underwater noise	Use and development in the coastal marine area shall be managed to minimise the adverse effects of underwater noise on the health and well-being of marine fauna and the health and amenity values of users of the coastal marine area.

2.3.3 Any other relevant regional plans or strategies

There are no other relevant regional plans or strategies relevant to the Noise chapter.

2.4 Wairarapa policies, plans and strategies

2.4.1 Iwi Management Plans

There are currently no iwi management plans relevant to the Wairarapa.

2.4.2 Statutory Acknowledgements

As outlined in the Section 32 Evaluation Overview and Strategic Directions Report and identified in Appendices APP1 and APP2 to the Proposed District Plan, there are several statutory acknowledgement areas within the Districts. For any application for a resource consent for an activity within, adjacent to, or directly affecting a statutory acknowledgement area the consent authority must have regard to the statutory acknowledgement and provide notice to the relevant trustees.

2.4.3 Any other relevant local plans or strategies

There are no other relevant local plans or strategies relevant to the Noise chapter.

2.5 Other legislation or regulations

The following additional legislative / regulatory requirements are also relevant to this topic:

Legislation / Regulation	Relevant Provisions
Building Act 2004 and the Building Regulations 1992, Schedule 1, The Building Code	<ul style="list-style-type: none"> • Clause G6 – Airborne and impact sound (safeguard people from illness or loss of amenity as a result of undue noise being transmitted between abutting occupancies) • Clause G4 – Ventilation (safeguard people from illness or loss of amenity due to lack of fresh air)
Health Act 1956	<ul style="list-style-type: none"> • Sections 29-35 – Enable the Councils to deal with nuisance noise and vibration that is likely to affect people's health.

3.0 Issues analysis

3.1 Background

The emission of noise from land use activities can cause resource management issues which are best managed through the district plan framework. The use and development of land for activities which have a functional or operational need to emit noise can have significant economic, social, and cultural benefits. However, the emission of noise can also have significant adverse impacts on the receiving environment.

The effects of noise can be variable. Low levels of external noise can cause general annoyance, while higher levels of noise emissions can cause health and wellbeing effects. The nature and level of effect depends on a number of factors regarding the noise itself, the sensitivity and expectations of the receiver, and any other mitigating factors. Noise can be appropriate in the context of the surrounding environment, considering background sound levels, character, and duration. Mitigation factors may include distance, barriers, and other noise reducing measures between the noise source and the receiver.

Effective control of noise emissions is therefore necessary in order to protect people and the environment from the effects of the emission of noise and to provide for an adequate standard of amenity throughout the Districts.

In addition, the potential for reverse sensitivity effects also needs to be addressed. The development of more sensitive land uses close to existing noisy activities may potentially limit the ability for those activities to function and be maintained effectively in the future due to 'reverse sensitivity' effects. Reverse sensitivity issues are of significant concern to owners and operators of infrastructure and industrial activities, which often generate noise. While activities which have adverse operational effects through the emission of noise are generally located away from more sensitive activities, if not appropriately managed the development of sensitive activities may subsequently occur nearby. This can lead to complaints and inappropriate constraints being imposed on the operation of activities. Managing these reverse sensitivity effects is critical to the ongoing efficient and effective operation of existing activities.

In the Operative District Plan, noise is managed through provisions in Chapter 21 – District Wide Land Use Rules and individual zone chapters.

3.2 Evidence base

The Councils have reviewed the Operative District Plan, commissioned technical advice and assistance from various internal and external experts and utilised this, along with internal workshops and community feedback to assist with setting the plan

framework. This work has been used to inform the identification and assessment of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions. The following sections outline this evidence.

3.2.1 Analysis of Operative District Plan provisions

3.2.1.1 Overview of Operative District Plan provisions

The Operative District Plan identifies the following significant resource management issue in relation to noise:

- Odour or noise can have an adverse effect upon people's health and neighbourhood amenity.

Objectives and policies relating to noise are contained in Chapter 19: General Amenity Values of the Operative District Plan. There is one overall objective covering all amenity values in the Operative District Plan:

- Objective GAV1 – General Amenity Values – To maintain and enhance those amenity values which make the Wairarapa a pleasant place in which to live and work, or visit.

Chapter 19 also contains the following specific GAV1 Policies on noise:

- (b) Control the levels of noise, based on existing ambient noise and accepted standards for noise generation and receipt.
- (c) Manage the interface of different environment zones to protect the sensitive zones from more noisy areas.

3.2.1.2 State of the environment monitoring

Reviewing the National Monitoring Data from 2014/15 – 2018/19 from the Ministry for the Environment, there are no specific applications for only breaching noise standards across the three Wairarapa districts.

This does not indicate that there have been no breaches of noise rules, but rather suggests that breaches of noise standards are co-occurring with activities that already require consent for other rule breaches, such as concerts and festivals, out-of-zone activities (e.g. commercial activities in the Residential Zone), gravel crushing and screening, preschools, or kennels and catteries.

Most noise complaints received by Council relate to reverse sensitivity effects from industrial activities. Other complaints relate to bird-scaring devices, frost fans, helicopters, and early-morning concrete pouring.

3.2.1.3 Effectiveness of the Operative District Plan approach

The review of the noise provisions concluded that the policies and rules in the Operative District Plan are effective and efficient apart from the following issues:

Issue	Comment
<p>Issue 1: Reference to out-of-date standards and some activities and zones have no noise limits.</p>	<ul style="list-style-type: none"> • Some of the rules refer to New Zealand Standards that have either been superseded and/or have out of date descriptors (i.e. L₁₀ VS L_{Aeq}); • There are no limits for noise received in either commercial or industrial zones – noise limits in these two zones only apply to noise emissions when received in residential zones. This lack of noise limits within the zone may only have limited adverse effects at this time, but should residential units be desired in these zones, there is the potential to adversely impact on the amenity of those dwellings. • There are no restrictions on noise emissions from frost protection devices. This has the potential for adverse effects on new residential units or existing residential units as new frost protection devices are installed.
<p>Issue 2: Noise-generating activities and the potential for reverse sensitivity conflicts</p>	<ul style="list-style-type: none"> • The Operative District Plan discourages noise sensitive activities locating near noise-generating activities, potentially resulting in reverse sensitivity conflicts that may impact on the ability of such activities to operate or increase capacity. The Operative District Plan manages this issue in relation to Hood Aerodrome and Chester Road helicopter operation. However, it does not manage this issue near the State Highways or within mixed use areas.

3.2.2 Analysis of other District Plan provisions relevant to this topic

Current practice has been considered in respect of this topic, with a review undertaken of the following District Plans:

Plan	Description of approach
<p>Proposed New Plymouth District Plan</p>	<ul style="list-style-type: none"> • Three objectives and four supporting policies relating to activities that generate noise effects, activities that do not generate noise effects, and new activities or additions to existing activities that are sensitive to noise. • Emissions of noise is generally a permitted activity, emission of noise from a large-scale renewable electricity generation activity is a restricted discretionary activity, noise sensitive activities located within the Air Noise Boundary is non-complying.
<p>Proposed Porirua District Plan</p>	<ul style="list-style-type: none"> • Three objectives and five supporting policies relating to noise generation, reverse sensitivity, and construction activities. • Emissions of noise is generally a permitted activity, where compliance with associated standards is achieved.

These plans were selected because:

- They have been subject to recent plan reviews that have addressed similar issues relating to this topic.
- The councils are of a similar scale to the Wairarapa districts and are confronting similar issues relating to this topic.

A summary of the key findings follows:

- District plans usually cover the emission of noise and new activities or additions to existing activities which are sensitive to noise.

3.2.3 Advice received from Iwi

Section 32(4A) of the RMA requires evaluation reports prepared in relation to a proposed plan to include a summary of:

- All advice received from iwi authorities concerning the proposal; and
- The response to that advice, including any proposed provisions intended to give effect to the advice.

Under Clause 4A of Schedule 1 of the RMA local authorities are also required to:

- Provide a copy of any draft policy statement or plan to any iwi authority previously consulted under clause 3 of Schedule 1 prior to notification;
- Allow adequate time and opportunity for those iwi authorities to consider the draft and to supply advice; and
- Have particular regard to any advice received before notifying the plan.

No specific advice has been received from Rangitāne o Wairarapa or Ngāti Kahungunu ki Wairarapa regarding this topic and the proposed provisions evaluated within this report.

3.2.4 Technical information

Technical advice was received from Marshall Day Acoustics. This advice included a review of existing provisions in the Operative District Plan and proposed provisions in the Noise chapter. These assessments are contained in Appendix 1.

3.2.5 Consultation

The following is a summary of the primary consultation undertaken in respect of this topic:

Who	What	When	Relevant Issues Raised
KiwiRail	Correspondence regarding noise issues associated with the rail corridor	2022-2023	<ul style="list-style-type: none"> • KiwiRail provided example provisions for an effects area along the rail corridor.
Waka Kotahi NZ Transport Agency	Correspondence regarding noise issues associated with the State Highways	2022-2023	<ul style="list-style-type: none"> • Waka Kotahi provided example provisions for an effects area along the State Highways and associated mapping.
Feedback on Draft District Plan	Feedback on Draft District Plan, through submissions and targeted discussions	Oct - Dec 2022	<ul style="list-style-type: none"> • Feedback was received from 24 individuals or organisations. • Feedback related to objectives, policies, aircraft, primary production, and roading.

Public consultation was undertaken on the Draft District Plan in October to December 2022.

The Draft District Plan contained a separate Noise chapter with two objectives, eight policies, and a set of rules with associated standards. In addition, other chapters in the Proposed Plan also apply to noise, such as the zone chapters.

The retained provisions were generally similar to those in the Operative District Plan but reformatted to align with the National Planning Standards. Key changes from the Operative District Plan were to update noise standards and measurements, update noise levels for zones and zone interfaces, include additional noise insulation requirements, management for construction, windfarm, aircraft, and helicopter noise, and limit noise from bird scaring devices, frost protection devices, and temporary activities/events.

A summary of specific feedback on this topic received during consultation on the Draft District Plan is contained in Appendix 2, including how it has been responded to in the Proposed District Plan. In summary, the key findings arising from the consultation undertaken on this topic are:

- Objectives and Policies
 - General support for the objectives and policies and requests for additional policies allowing for noisy activities of a limited duration and frequency.
- Rules
 - Request for an exclusion in the rules for agricultural aircraft and intermittent helicopter activities in support of network utilities, energy, and conservation activities.

- Request for the extension of the distance along the State Highway network and rail corridor for where noise insulation standards apply.
- Support for the exclusions to the noise rules.
- Standards
 - Requests for stronger requirements for noise emitted by bird scaring devices.
 - Requests for stronger standards to ensure the wellbeing of residents throughout the Districts.
 - Requests for changes which portrays the rural environment as a working production area and not a quiet space.

In response to the feedback amendments were made to:

- The chapter introduction to provide clarification.
- Policy NOISE-P2 to provide clarification to the potential positive effects associated with a noisy activity.
- The addition of Policies NOISE-P7 and NOISE-P8 to allow for noisy activities of a limited duration and frequency, and noise from the rural environment.
- Policy NOISE-P4 and Rule NOISE-R13 replacing a set distance of 80m with a State Highway Noise Boundary shown on the planning maps.
- The exclusions to the noise rules and standards to include reference to conservation, agricultural aviation, and helicopter landing areas.
- Standard NOISE-S3 to replace 'habitable rooms occupied by a noise sensitive activity' with 'noise sensitive activities' and include reference to the State Highway Noise Boundary shown on the planning maps.

3.3 Summary of issues

The statutory and policy context and available evidence outlined above identified a few issues, therefore a “partial review” targeted to specific matters identified in the scoping and aligning the provisions with the National Planning Standards was considered appropriate.

Based on the research, analysis, and consultation outlined above, the following issues have been identified with respect to the effectiveness of the Operative District Plan:

- Issue 1: Reference to out-of-date standards and some activities and zones have no noise limits.
- Issue 2: Noise-generating activities and the potential for reverse sensitivity conflicts.

The review has confirmed that the significant resource management issues relating to noisy activity are the same as identified in the Operative District Plan.

The following resource management issues have been identified:

Issue	Comment
Issue 1: The emission of noise from activities can have adverse effects on the receiving environment.	<ul style="list-style-type: none"> The emission of noise can cause adverse effects on the amenity of the receiving environment, including by impacting on people's health and wellbeing. The intensity of effects can depend on the frequency, time, duration, and characteristics of the noise and the receiving environment.
Issue 2: The emission of noise is often associated with operational and functional needs of activities which provide social, economic, and cultural benefits to the Districts.	<ul style="list-style-type: none"> It is important that activities which provide social, economic, and cultural benefits, including temporary and emergency activities, are able to generate noise that is appropriate for their operation and the receiving environment.
Issue 3: The operation of existing activities which emit noise may be adversely affected by inappropriate development of noise sensitive activities.	<ul style="list-style-type: none"> Inappropriate subdivision, use, and development, including the intensification of activities, in the vicinity of existing noisy activities can have reverse sensitivity effects. This may result in constraints on the operation of the noisy activities which impacts their ability to efficiently and effectively provide economic, social, and cultural benefits to the Districts.

4.0 Scale and significance

4.1 Evaluation of scale and significance

Under section 32(1)(c) of the RMA, this evaluation report needs to contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

This section assesses the scale and significance of the noise provisions to determine the level of analysis required.

	Low	Medium	High
Degree of change from the Operative District Plan		√	
Effects on matters of national importance	√		
Scale of effects - geographically			√

Scale of effects on people e.g. landowners, neighbourhoods, future generations		√	
Scale of effects on those with specific interests e.g. tangata whenua	√		
Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice?		√	
Likelihood of increased costs or restrictions on individuals, communities, or businesses	√		

In summary:

- The degree of change from the Operative District Plan is medium. The provisions have been put into a standalone chapter in accordance with the National Planning Standards, and some objectives, policies, rules, and standards have been added for further clarification and guidance.
- The proposal does not directly relate to any s6 matters, but s7 matters are relevant including (b) efficient use and development of natural and physical resources, (c) the maintenance and enhancement of amenity values, and (f) maintenance and enhancement of the quality of the environment.
- In terms of the geographic scale of effects, the provisions apply across the whole of each District.
- There are New Zealand Standards for acoustics.
- Costs and restriction on individuals and businesses will be similar to the Operative District Plan, apart from specific activities or locations where rules and standards are proposed to change. For examples, frost protective devices in rural areas and noise sensitive activities near the State Highways.

Overall, it is considered that the scale and significance of the proposal is medium.

4.2 Quantification of benefits and costs

Section 32(2)(b) of the RMA requires that, where practicable, the benefits and costs of a proposal are to be quantified.

Specific quantification of all benefits and costs associated with the Proposed District Plan is considered neither practicable nor readily available. In general, a qualitative assessment of costs and benefits associated with the Proposed District Plan is considered sufficient, and this is provided for in the assessment of policies, rules, and other methods contained in section 7.0 of this report. However, where practicable and considered appropriate to supporting the evaluation, some of the benefits or costs associated with the Proposed District Plan have been quantified. The identification of

costs and benefits has been informed by the body of evidence outlined in section 3.0 of this report.

5.0 Proposed provisions

5.1 Strategic directions

The following objectives from the Strategic Direction chapter of the Proposed District Plan are relevant to the noise topic:

UFD-02	Urban growth
The Wairarapa's urban areas grow in a planned, efficient, and structured way to meet future needs in a responsive manner.	
UFD-04	Infrastructure capacity
Urban growth and development is integrated with the efficient provision, including the timing and funding, of infrastructure.	
UFD-05	Vibrant town centres
The Wairarapa contains vibrant and viable town centres that are the location for shopping, leisure, cultural, entertainment, and social interaction experiences and provide for the community's employment and economic needs.	
UFD-06	Commercial activities
Commercial activities located outside of town centres do not undermine the function and viability of the Wairarapa's town centres.	

The objectives are relevant to noise insofar as they may involve the emission of noise which needs to be monitored, or the development of noise sensitive activities in appropriate locations.

These objectives are evaluated in the Section 32 Evaluation Overview and Strategic Directions Report.

5.2 Overview of proposed provisions

The proposed provisions relevant to this topic are set out in detail in the Proposed District Plan and should be referenced in conjunction with this evaluation report.

In summary, the proposed provisions are contained in the Noise chapter in Part 2: District Wide Matters and include:

- Definition for “noise sensitive activities”
- Two objectives that address:

- The benefits of activities that generate noise while managing adverse effects; and
- Reverse sensitivity.
- Eight policies that:
 - Enable noise-generating activities in appropriate areas;
 - Ensure noise effects from activities are compatible with the existing environment;
 - Minimise noise effect from construction activities;
 - Provide for noise insulation near the State Highways;
 - Protect the operation of Hood Aerodrome from reverse sensitivity effects;
 - Minimise the impact on noise sensitive activities located within the Commercial and Mixed Use Zones and General Industrial Zone;
 - Provide for noise of a limited duration and frequency;
 - Allow noisy activities to take place in the rural environment.
- A rule framework that provides for permitted activities for the following types of noisy activities, subject to standards generally relating to matters such as duration, operating hours, and level of noise:
 - Emission of noise from construction, maintenance, and demolition activities;
 - Emission of noise from airblasts;
 - Emission of noise from bird scaring devices;
 - Emission of noise from frost protection devices;
 - Emission of noise from domestic wind turbines;
 - Emission of noise from large scale renewable electricity generation activities (wind);
 - Emission of noise from helicopter operations;
 - Emission of noise from temporary activities and temporary military training activities;
 - Noise insulation requirements for new buildings, change of use of existing buildings, and additions to existing buildings to be occupied by a noise sensitive activity in Commercial and Mixed Use Zones and General Industrial Zones;
 - Noise insulation requirements for new buildings or additions to existing buildings to be occupied by a noise sensitive activity located within the State Highway Noise Boundary;

- Noise sensitive activities within Hood Aerodrome Air Noise Boundaries; and
- Noise sensitive activities within the Chester Road Air Noise Boundary;
- Effects standards that address:
 - Maximum noise levels in Zones;
 - Maximum noise levels for specified activities;
 - Noise insulation standards for noise sensitive activities in Zones; and
 - Noise insulation standards for noise sensitive activities in specified areas.

5.3 Other relevant objectives

There are several other objectives in the Proposed District Plan relevant to noise. In particular the objectives for each one relating to character and amenity of the zone. The Noise chapter provisions are enabling of noisy activities dependent on their location within the Districts. When considering a resource consent application for a noisy activity that does not comply with the application standards it will be relevant to consider the character and amenity of the site and surrounding area and the objectives relating to character and amenity values of each zone contained in the zone chapters.

- GRZ-O2 Character and amenity values of the General Residential Zone
- SETZ-O2 Character and amenity values of the Settlement Zone
- GRUZ-O2 Rural character
- RLZ-O2 Character of the Rural Lifestyle Zone
- NCZ-O2 Character and amenity values of the Neighbourhood Centre Zone
- MUZ-O2 Character and amenity values of the Mixed Use Zone
- TCZ-O2 Character and amenity values of the Town Centre Zone
- TCZ-O8 South Wairarapa town centres – values
- GIZ-O2 Character and amenity values of the General Industrial Zone
- NOSZ-O2 Character and amenity values of the Natural Open Space Zone
- OSZ-O2 Character and amenity values of the Open Space Zone
- SARZ-O2 Character and amenity values of the Sport and Active Recreation Zone
- FUZ-O2 Character and amenity values of the Future Urban Zone

5.4 Other methods

Other methods of key relevance to the noise chapter are:

- Building Act 2004 and the Building Regulations 1992, Schedule 1, The Building Code
- Health Act 1956
- NZS 6801:2008 Acoustics – Measurement of Environmental Sound
- NZS 6802:2008 Acoustics – Environmental Noise
- NZS 6803:1999 Acoustics – Construction Noise
- NZS 6805:1992 Airport Noise Management and Land Use Planning
- NZS 6806:2010 Acoustics Road Traffic Noise – New and Altered Roads
- NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas
- NZS 6808:2010 Acoustics Wind Farm Noise
- AS 2187.2-2006 Explosives – Storage, Transport and Use Part 2

6.0 Evaluation of the proposed objectives

Section 32(1)(a) of the RMA requires an evaluation to examine the extent to which the objectives proposed are the most appropriate way to achieve the purpose of the RMA. The level of detail must correspond to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

This section of the report evaluates the objectives proposed for the noise topic.

An examination of the proposed objectives along with reasonable alternatives is included below, with the relative extent of their appropriateness based on an assessment against the following criteria:

1. Relevance (i.e. Is the objective related to addressing resource management issues and will it achieve one or more aspects of the purpose and principles of the RMA?)
2. Usefulness (i.e. Will the objective guide decision-making? Does it meet sound principles for writing objectives and does it clearly state the anticipated outcome?)

3. Reasonableness (i.e. What is the extent of the regulatory impact imposed on individuals, businesses or the wider community? Is it consistent with identified tangata whenua and community outcomes?)
4. Achievability (i.e. Can the objective be achieved with tools and resources available, or likely to be available, to the Councils?)

While not specifically required under section 32 of the RMA, in some instances alternative objectives are also considered to ensure that the proposed objective(s) are the most appropriate to achieve the purpose of the RMA.

Proposed Objectives	
<p>NOISE-O1 Noise generation</p> <p>The benefits of activities that generate noise are recognised, that the adverse effects from noise are compatible with the anticipated purpose, character, and amenity values of the relevant zone(s) and do not compromise public health, safety, and wellbeing of people and communities.</p> <p>NOISE-O2 Reverse sensitivity</p> <p>The function and operation of existing and permitted noise generating activities are not compromised by reverse sensitivity effects from noise sensitive activities.</p>	
Alternatives considered	
<p>Status quo (Operative District Plan):</p> <p>GAV1 – General Amenity Values</p> <p>To maintain and enhance those general amenity values which make the Wairarapa a pleasant place in which to live and work, or visit.</p>	
Appropriateness to achieve the purpose of the RMA	
<p>Appropriateness of Proposed Objective (relevance, usefulness, reasonableness, achievability)</p>	<ul style="list-style-type: none"> • The proposed objectives address the identified resource management issues. They recognise the adverse effects that can be caused by noise, while acknowledging that the noisy activities contribute to the functioning of the Districts. They also address reverse sensitivity. • They articulate the outcomes sought. • The outcomes will achieve the purpose of the RMA by maintaining or enhancing amenity values and maintaining or enhancing the quality of the environment. It will also contribute to the social, environmental, economic, and cultural wellbeing of the community.
<p>Appropriateness of Status Quo (relevance, usefulness, reasonableness, achievability)</p>	<ul style="list-style-type: none"> • The existing objective does not provide any specific direction in relation to noise or recognise the specific nature of noisy activities. Zone objectives refer to maintaining and enhancing amenity values in a general sense. • The status quo does not fully address the identified resource management issues, nor does it acknowledge the positive contribution of noisy activities.
Preferred option and reasons	
<p>The proposed objectives are the most appropriate means of achieving the purpose of the RMA. They provide more specific direction in relation to noise and more clearly articulate the outcomes sought than the status quo. They acknowledge the positive contribution of noisy activities while recognising the adverse effects should be mitigate to the extent practicable.</p>	

7.0 Evaluation of proposed provisions

Section 32(1)(b) of the RMA requires an evaluation of whether the proposed provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.

The assessment must identify and assess the benefits and costs of environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

7.1 Evaluation

For each potential approach an evaluation has been undertaken relating to the costs, benefits and the certainty and sufficiency of information (as informed by section 4.0 of this report) in order to determine the effectiveness and efficiency of the approach, and whether it is the most appropriate way to achieve the relevant objective(s).

7.1.1 Provisions to achieve objectives relating to Noise

Under section 32(1)(b)(ii) of the RMA, reasonably practicable options to achieve the objectives associated with this proposal need to be identified and examined.

The options considered reasonably practicable for achieving the objectives of the Proposed District Plan in relation to noise are:

- Option 1: The proposed provisions
- Option 2: Retaining the status quo – Operative District Plan policies and rules

<p>Objectives: NOISE-O1 Noise generation The benefits of activities that generate noise are recognised, where the adverse effects from noise are compatible with the anticipated purpose, character, and amenity values of the relevant zone(s) and do not compromise public health, safety, and wellbeing of people and communities.</p> <p>NOISE-O2 Reverse sensitivity The function and operation of existing and permitted noise generating activities are not compromised by reverse sensitivity effects from noise sensitive activities.</p>		
<p>Option 1: Proposed approach (recommended)</p>	<p>Costs</p>	<p>Benefits</p>
<p>Noise chapter in the Proposed District Plan containing:</p> <p>Eight policies recognising and enabling noise-generating activities while managing the effects.</p>	<p>Environmental</p> <ul style="list-style-type: none"> • The permitted noise standards may not fully manage noise to a level that is acceptable to all parties. <p>Economic</p> <ul style="list-style-type: none"> • Rules/standards may potentially limit the extent of noise generation where it is an essential part of an activity, thereby imposing potential 	<p>Environmental</p> <ul style="list-style-type: none"> • Provides clear policies, rules, and standards across all zones contained in a single chapter, providing a consistent approach to managing the effects of noise. • Noise generation is controlled/managed to ensure that the adverse effects on the environment, including people are minimised.

<p>Permitted activity rules to manage noise-generating activities, including a range of different types subject to standards to manage the duration, operating hours, and level of noise.</p> <p>Restricted discretionary and discretionary activity status where standards are not met.</p> <p>Other methods including the New Zealand Standards and the Building Act 2004.</p>	<p>constraints on business operations and other noise-generating activities.</p> <ul style="list-style-type: none"> The direct economic costs associated with the proposed provision relate generally to consenting and compliance costs. There will be costs associated with the new provisions for landowners and activity operators through consenting (including monetary application and processing costs, as well as time and resource costs), familiarisation with the regulations, and compliance costs for reporting, monitoring, or record-keeping requirements. Economic costs will also be generated through the introduction of rules and standards relating to noise sensitive activities. These include costs associated with construction standards for buildings within Commercial and Industrial zones and in proximity to the State Highways to mitigate external noise from the permitted noise-generating activities or resource consents where those standards are not met. The mitigation required for new buildings or additions to existing buildings for noise sensitive activities may include acoustic treatment for external walls, glazing, doors, and mechanical ventilation. Economic costs will also be borne by the Councils in relation to administering the new provisions, and monitoring costs to enforce the standards. <p>Social</p> <ul style="list-style-type: none"> Social costs may be generated by the rules/standards which potentially unduly limit the 	<ul style="list-style-type: none"> Quality of the environment and the amenity values and character of individual zones is maintained or enhanced If permitted activity standards are not met, consideration will be given to adverse effects through a consent process. <p>Economic</p> <ul style="list-style-type: none"> Direct economic benefits of the proposed provisions are generated through the greater certainty for the community and businesses in relation to the allowable effects of noise emissions. Provides for a range of noise-generating activities to occur as a permitted activity, enabling them to contribute to the economic wellbeing of the community. These provisions enable greater levels of effect in appropriate zones, including the General Industrial Zone, which helps support increased viability. Economic benefits will also be realised through the policies and rules relating to the management of reverse sensitivity effects. This will result in less constraints imposed upon noise-generating activities, including regional significant infrastructures such as the State Highway network. <p>Social</p> <ul style="list-style-type: none"> Direct social benefits include the protection of the health and safety of people and communities through the setting of appropriate noise limits for each zone, which is compatible with the anticipated amenity of the area.
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	<p>extent of noise generation where it is an essential part of a social activity.</p> <p>Cultural</p> <ul style="list-style-type: none"> No direct or indirect costs have been identified. 	<ul style="list-style-type: none"> Provisions addressing reverse sensitivity effects, which include requirements for noise mitigation, will protect occupants of buildings established for noise sensitive activities from higher noise levels experienced within certain parts of the Districts. These requirements contribute to the health, safety, and general wellbeing of the occupants, and the community as a whole. <p>Cultural</p> <ul style="list-style-type: none"> Noise provisions enable appropriate emission of noise from cultural activities.
Effectiveness and efficiency	<p>The proposed provisions are the most effective method for meeting the objectives as they recognise and provide for noise-generating activities, while ensuring the appropriate management of their adverse effects. The provisions strike a balance in providing for a range of permitted noise generating activities and associated benefits, while ensuring they do not impact on the health, safety, and wellbeing of people living, working, and visiting the Districts.</p> <p>The provisions will provide a clearer regulatory framework than the status quo. Greater clarity in the provisions should provide greater clarity for the community and businesses and assist the Councils with compliance.</p>	
Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions	<p>It is considered that there is certain and sufficient information on which to base the proposed policies and methods based on the state of the environment monitoring and knowledge of council staff.</p>	
Overall evaluation	<p>This option is the most appropriate approach to achieve the objectives, since it recognises and provides for the positive effects of noise-generating activities, while ensuring the appropriate management of their adverse effects. It provides a clearer framework, reducing uncertainty.</p>	
Option 2: Status Quo – Operative District Plan	Costs	Benefits
Two policies recognising the need to control the level of noise emitted by some activities and to	<p>Environmental</p> <ul style="list-style-type: none"> Similar to Option 1, apart from additional costs associated with the reference to superseded New Zealand Standards, which may not provide best 	<p>Environmental</p> <ul style="list-style-type: none"> Provisions for noise-generating activities are included within each zone chapter. This means that noise generation is managed to ensure that it does not create unreasonable adverse effects on

<p>manage the zone interfaces.</p> <p>Noise limit rules located within the individual zone chapters.</p> <p>Other methods including the New Zealand Standards and the Building Act 2004.</p>	<p>practice methodologies or recommendations for assessing environmental effects.</p> <p>Economic</p> <ul style="list-style-type: none"> • Direct economic costs to landowners and activity operators through monetary consent application and processing costs, as well as time and resource costs. Associated with these costs are the time and resource administration costs to Councils, including processing applications and monitoring costs. • Absence of explicit management of noise sensitive activities in certain areas increases the likelihood of reverse sensitivity conflicts, which may in turn result in constraints on existing noise-generating activities and restrict their efficient operation. <p>Social</p> <ul style="list-style-type: none"> • Social costs may also be generated by the standards which potentially unduly limit the extent of noise generation where it is an essential part of a social activity. • Indirect social effects may be generated from potential reverse sensitivity effects on regionally significant infrastructure, constraining the operation and development of that infrastructure and the social benefits it provides. <p>Cultural</p> <ul style="list-style-type: none"> • No direct or indirect costs have been identified. 	<p>the environment, and the quality of the environment and amenity values are maintained to an extent.</p> <p>Economic</p> <ul style="list-style-type: none"> • The direct economic benefits of the current provision include that they are relatively well understood by the Councils, plan users, and the community as they have been in place for many years. This allows them to be implemented relatively efficiently. <p>Social</p> <ul style="list-style-type: none"> • As identified above, the current provisions are relatively well understood by the community, which provides certainty to businesses, community, and Councils regarding the extent of noise generation allowed. <p>Cultural</p> <ul style="list-style-type: none"> • No direct or indirect benefits have been identified.
<p>Effectiveness and efficiency</p>	<p>While the policies and rules in the Operative District Plan are generally operating effectively and efficiently, the review has identified the need for a clearer set of rules for noise-generating activities and reverse sensitivity issues. There is potential for adverse effects to occur due to activities operating unmonitored or noise sensitive activities being located in inappropriate locations.</p>	

Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions	It is considered that there is certain and sufficient information on which to base the proposed policies and methods based on the state of the environment monitoring and knowledge of council staff.
Overall evaluation	This option is not as effective or efficient as Option 1: Proposed approach. While the existing provisions are largely operating effectively, issues have been identified with the lack of rules for particular noise-generating activities and reverse sensitivity, resulting in potential regulatory costs, compliance costs, and potential adverse effects on people and the environment.

8.0 Conclusion

This evaluation has been undertaken in accordance with section 32 of the RMA in order to identify the need, benefits and costs and the appropriateness of the proposal having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the RMA. The evaluation demonstrates that this proposal is the most appropriate option as:

- The proposed objectives are specific to noise and more clearly articulate the outcomes sought, including recognising both the benefits of noise-generating activities and the potential for adverse effects;
- The policies and rules in the Operative District Plan are generally effective and efficient apart from the need to have more specific guidance for certain activities and management of reverse sensitivity issues;
- The proposed policies are more descriptive than the Operative District Plan and recognise more noise-generating activities which operate throughout the Districts;
- The proposed rules generally retain the approach in the Operative District Plan with amendment to provide a clearer regulatory framework improving the effectiveness and efficiency of the provisions.

Appendix 1: Technical Advice from Marshall Day Acoustics

MEMO

Project:	Wairarapa Combined District Plan	Document No.:	Mm 01 r02		
To:	Wairarapa Councils	Date:	22 August 2022		
Attention:	Erica Jane (Boffa Miskell)	Project No.:	20211139		
From:	Steve Arden	No. Pages:	11	Attachments:	No
Subject:	Summary of Proposed Rules				

The Wairarapa Combined District Plan (WCDP) is currently undergoing a review process. As part of that review process, Marshall Day Acoustics has been engaged to provide advice on the noise and vibration aspects of the plan.

This memo should be read in conjunction with *Rp 001 20211139* which provides further discussion around the changes in data measures and time periods, as well as a discussion on the existing District Plan.

This memo sets out a summary of the rules we are proposing, to be included in the plan. Proposed wording for rules is shown in *blue italics*.

PROPOSED ZONINGS

From discussions with Boffa Miskell, we understand that an increase in the number of zone types is proposed. These are summarised below:

Residential Zones:	General Residential Zone, Medium Density Residential Precinct, Low Density Residential Precinct, Settlement Zone
Rural Zones:	General Rural Zone, Rural Lifestyle Zone
Commercial and Mixed Use Zones:	Town Centre Zone, Mixed Use Zone, Neighbourhood Centre Zone
Industrial Zones:	General Industrial Zone
Open Space Zones:	Natural Open Space Zone, Open Space Zone, Sport and Active Recreation Zone
Special Purpose Zones:	Future Urban Zone, Māori Purpose Zone

PROPOSED RULES FOR NOISE LIMITS

The following section sets out proposed noise limits for each zone type, as mentioned above. For each zone, we have provided a brief overview of how the rules and standards have been determined.

Exclusions

The noise limits shall not apply to noise generated by the following activities:

- 1. In Rural Zones, the emission of noise from mobile sources associated with Land Based Primary Production activities (e.g. agricultural vehicles, machinery or equipment used on an intermittent or seasonal basis, forestry planting and forestry harvesting).*
- 2. Aircraft operated during flight.*
- 3. Helicopters used for an emergency such as an air ambulance.*
- 4. Vehicles driven on a public road (within the meaning of Section 2(1) of the Transport Act 1998), or within a site as part of or compatible with a normal residential activity).*

5. *Trains on rail lines within the rail corridor and crossing bells within the road reserve, including railway yards, sidings or stations. However, this exemption does not apply to testing (when stationary), maintenance, loading or unloading of trains.*
6. *Motorcraft operating on the surface of waterbodies.*
7. *Warning devices or sirens used for emergency purposes (and for routine testing and maintenance).*
8. *Use of generators for emergency purposes (including testing and maintenance) when operated by emergency services or lifeline utilities.*
9. *Noise from crowds at a park or reserve.*

Residential Zones

The overall intention of these zones is for predominantly residential activities to occur. Due to the higher housing density of these zones (compared with, say, a rural zone), we discussed and agreed with the Councils that the limits for higher amenity should be used. The higher density of sites means that more noise sources could be present and hence having a lower noise limit for each site addresses the potential for cumulative noise levels to be higher.

Further, it should be acknowledged that these should apply to non-residential activities (i.e. typical residential activities such as a resident mowing their lawn should not be assessed against these limits).

Note that we have not provided a noise emission rule from Residential to Commercial/Mixed Use/Industrial zones, as commercial and industrial activities are not noise sensitive. Any noise sensitive activities within these zones (such as residential dwellings) should have appropriate sound insulation built into the façade. Standards for including sound insulation of dwellings in Commercial/Mixed Use/Industrial Zones are included in our recommended rules, discussed later in this document.

Proposed Noise Limits – Residential Sites to Residential Sites

- x. *Noise emitted by any non-residential activity shall not exceed the following noise limits received at any point within any other site in the Residential Zone.*
- *7am to 7pm* *50 dB $L_{Aeq(15\ min)}$*
 - *7pm to 10pm* *45 dB $L_{Aeq(15\ min)}$*
 - *10pm to 7am* *40 dB $L_{Aeq(15\ min)}$*
 - *10pm to 7am* *70 dB L_{Amax}*

Proposed Noise Limits – Residential Sites to Rural Sites

- x. *Noise emitted by any non-residential activity shall not exceed the following noise limits received at any point within the notional boundary of any noise sensitive activity on any site in the Rural Zone.*
- *7am to 7pm* *55 dB $L_{Aeq(15\ min)}$*
 - *7pm to 10pm* *50 dB $L_{Aeq(15\ min)}$*
 - *10pm to 7am* *45 dB $L_{Aeq(15\ min)}$*
 - *10pm to 7am* *70 dB L_{Amax}*

Rural Zones

From our discussions with the Wairarapa Councils, we understand that the Rural Zones are an important part of the Wairarapa economy and the higher amenity noise limits on activities in this environment should not be pursued. We note that activities which are associated with primary production activities are excluded from this rule (as per exemptions list). Therefore, these rules apply to activities which are not typical of Land Based Primary Production Activities (for example wood cutting or wedding venues).

Proposed Noise Limits – Rural Zone to Rural Zone and Residential Zone

- x. *Noise emitted by any non-residential activity shall not exceed the following noise limits received at any point within the notional boundary of any noise sensitive activity on any other site within the Rural Zone or at any point within any Residential Zone site.*
- 7am to 7pm 55 dB $L_{Aeq(15\ min)}$
 - 7pm to 10pm 50 dB $L_{Aeq(15\ min)}$
 - 10pm to 7am 45 dB $L_{Aeq(15\ min)}$
 - 10pm to 7am 70 dB L_{Amax}

Commercial and Mixed Use Zones

To allow for mixed-use zones (e.g. business and residential), we propose that one limit is included and applies at all times when received in a similar zone. This should be combined with a sound insulation requirement included in the zone (discussed later in this document). This would allow for potentially conflicting activities to occupy the same underlying zone, providing amenity to residents, but also to allow for commercial type activities to take place. In addition, a rule should be included for noise from this type of zone to residential/rural land uses (which would not generally have sound insulation included in the design of the façade).

Proposed Noise Limits – Commercial/Mixed Use Sites to Town Centre, Mixed Use and Neighbourhood Centre Sites

- x. *Noise generated by any activity in a Commercial/Mixed Use Zone shall not exceed the following noise limits at any point within any other site in the Town Centre Zone, Mixed Use Zone, Neighbourhood Centre Zone*
- At all times 60 dB $L_{Aeq(15\ min)}$
 - 10pm to 7am 80 dB L_{Amax}

Proposed Noise Limits – Commercial/Mixed Use Sites to Residential and Rural Sites

- x. *Noise generated by any activity in a Commercial/Mixed Use Zone shall not exceed the following noise limits received at any point within any site in the Residential Zone.*
- 7am to 7pm 50 dB $L_{Aeq(15\ min)}$
 - 7pm to 10pm 45 dB $L_{Aeq(15\ min)}$
 - 10pm to 7am 40 dB $L_{Aeq(15\ min)}$
 - 10pm to 7am 70 dB L_{Amax}
- x. *Noise generated by any activity in a Commercial/Mixed Use Zone shall not exceed the following noise limits at any point within the notional boundary of any noise sensitive activity in the Rural Zone.*
- 7am to 7pm 55 dB $L_{Aeq(15\ min)}$
 - 7pm to 10pm 50 dB $L_{Aeq(15\ min)}$
 - 10pm to 7am 45 dB $L_{Aeq(15\ min)}$
 - 10pm to 7am 70 dB L_{Amax}

Industrial Zones

Industrial Zones currently have no restrictions on noise emissions from sites, received in other industrial zoned sites. For these zones, we are proposing to include limits to provide some control of noise from these sites.

In addition, we understand that under the proposal for the District Plan, a single residential dwelling could be constructed on an industrial zoned site, provided it is supportive of the industrial activity (e.g. owners/workers accommodation). We are not supportive of the construction of dwellings in this zone. The main reason for this is because industrial activities can generate high levels of noise close to these dwellings. Although sound insulation can be built into the building envelope, it is important to note that outdoor amenity could be severely compromised. We further note that this allows for all industrial zones within the district to potentially become residential developments. If a single dwelling is to be allowed, sound insulation should be built into the façade of any dwelling, constructed on an industrial site. Considering the above, we do not consider it appropriate to allow for more than one dwelling on any industrial site.

Proposed Noise Limits – Industrial Sites to Industrial Sites

x. *Noise generated by any activity within the Industrial Zone shall not exceed the following noise limits received at any point beyond the site boundary.*

- *At all times* *70 dB $L_{Aeq(15\ min)}$*
- *10pm to 7am* *85 dB L_{Amax}*

Proposed Noise Limits – Boundary Interface

x. *Noise generated by any activity within the Industrial Zone shall not exceed the following noise limits received at any point within any site in the Residential Zone.*

- *7am to 7pm* *50 dB $L_{Aeq(15\ min)}$*
- *7pm to 10pm* *45 dB $L_{Aeq(15\ min)}$*
- *10pm to 7am* *40 dB $L_{Aeq(15\ min)}$*
- *10pm to 7am* *70 dB L_{Amax}*

x. *Noise generated by any activity within the Industrial Zone shall not exceed the following noise limits received at any point within the notional boundary of any noise sensitive activity in the Rural Zone or Open Space Zone.*

- *7am to 7pm* *55 dB $L_{Aeq(15\ min)}$*
- *7pm to 10pm* *50 dB $L_{Aeq(15\ min)}$*
- *10pm to 7am* *45 dB $L_{Aeq(15\ min)}$*
- *10pm to 7am* *70 dB L_{Amax}*

Open Space Zones

For open space zones, the assessment location should be either residential sites or within the notional boundary of any rural dwelling. Noise sensitive activities should not generally occur in Open Space Zones. However, we understand that there may some instances where this occurs.

Proposed Noise Limits – Zone to Same Zone

x. *Noise emitted by any non-residential activity within an Open Space Zone shall not exceed the following noise limits received at any point within the notional boundary of any noise sensitive activity on any other site in the Open Space Zone.*

- *7am to 7pm* *55 dB $L_{Aeq(15\ min)}$*
- *7pm to 10pm* *50 dB $L_{Aeq(15\ min)}$*
- *10pm to 7am* *45 dB $L_{Aeq(15\ min)}$*
- *10pm to 7am* *70 dB L_{Amax}*

Proposed Noise Limits – Boundary Interface

- x. *Noise generated by any non-residential activity within an Open Space Zone shall not exceed the following noise limits received at any point within any Residential Zone.*
- 7am to 7pm 50 dB $L_{Aeq(15\ min)}$
 - 7pm to 10pm 45 dB $L_{Aeq(15\ min)}$
 - 10pm to 7am 40 dB $L_{Aeq(15\ min)}$
 - 10pm to 7am 70 dB L_{Amax}
- x. *Noise generated by any non-residential activity within an Open Space Zone shall not exceed the following noise limits received at any point within the notional boundary of any noise sensitive activity in the Rural Zone.*
- 7am to 7pm 55 dB $L_{Aeq(15\ min)}$
 - 7pm to 10pm 50 dB $L_{Aeq(15\ min)}$
 - 10pm to 7am 45 dB $L_{Aeq(15\ min)}$
 - 10pm to 7am 70 dB L_{Amax}

Special Purpose Zones

We discussed with the Councils that any special purpose zone should reflect its existing use which is typically rural, until such a time that any Urban development takes place on this land. Therefore, these zones should currently adopt the noise rules of a rural zone.

NOISE INSULATION STANDARDS

Below we outline rules for noise insulation. We have assumed that the term ‘noise sensitive activity’ would have a definition in the plan to provide clarity. It may be necessary to clearly define the meaning of ‘alteration’, to avoid any ambiguity in this rule. This could be defined as meaning “*modifications to a building or object that do not have the effect of increasing the gross floor area, footprint, mass or height of the building or object, but excludes maintenance and repair*”.

Commercial Zones and Mixed Use Zones

- x. *Any habitable room in a building in a Commercial or Mixed Use Zone, used by a noise sensitive activity in a new building, alteration, or addition to an existing building, shall be designed, constructed and maintained, to achieve a minimum external sound insulation of the building envelope of $D_{tr,2m,nTw} + C_{tr} > 30\ dB$.*
- x. *Compliance with (x) above shall be achieved if, prior to the construction of any building, an acoustic design certificate from a suitably qualified acoustic engineer is provided to the Council which certifies that the proposed design of the building, alterations or additions will achieve the external sound insulation requirement. The building shall be designed, constructed, and maintained in accordance with the design certificate.*
- x. *Where it is necessary to have windows closed to achieve the design requirement, an alternative ventilation system shall be provided. Any such ventilation system shall be designed to satisfy the requirements of the New Zealand Building Code and shall contribute a noise level of no more than NC 30 in any habitable space.*

Industrial Zones

- x. *Any habitable room in a building in an Industrial Zone, used by a noise sensitive activity in a new building, alteration, or addition to an existing building, shall be designed, constructed and maintained, to achieve a minimum external sound insulation of the building envelope of $D_{tr,2m,nTw} + C_{tr} > 35\ dB$.*

- x. *Compliance with (x) above shall be achieved if, prior to the construction of any building, an acoustic design certificate from a suitably qualified acoustic engineer is provided to the Council which certifies that the proposed design of the building, alterations or additions will achieve the external sound insulation requirement. The building shall be designed, constructed, and maintained in accordance with the design certificate.*
- x. *Where it is necessary to have windows closed to achieve the design requirement, an alternative ventilation system shall be provided. Any such ventilation system shall be designed to satisfy the requirements of the New Zealand Building Code and shall contribute a noise level of no more than NC 30 in any habitable space.*

Rail Corridor

We have included a recommendation to include a rule based on reverse sensitivity guidelines to provide protection for any future developments (including subdivisions) located along the rail corridor. However, we understand that no new residential areas are proposed to be located close to the rail corridor. We have not included a rule for vibration as an assessment of this type is very involved and due to limited train movements, would require extensive monitoring.

The following recommendation for noise has been taken from the KiwiRail reverse sensitivity guidelines, with the setback distance amended to take into consideration fewer train movements on this line. The setback distance is based on one freight train movement, during any one hour period.

- x. *Any habitable room in a building used by a noise sensitive activity in a new building, alteration, or addition to an existing building, within 40 metres of the edge of the rail corridor shall be designed, constructed and maintained, to achieve an internal noise level of:*
 - *35 dB $L_{Aeq(1hr)}$ inside bedrooms.*
 - *40 dB $L_{Aeq(1hr)}$ inside other habitable spaces.*
- x. *Compliance with (x) above shall be achieved if, prior to the construction of any building, an acoustic design certificate from a suitably qualified acoustic engineer is provided to the Council which certifies that the proposed design of the building, alterations or additions will achieve the external sound insulation requirement. The building shall be designed, constructed, and maintained in accordance with the design certificate.*
- x. *Where it is necessary to have windows closed to achieve the design requirement, an alternative ventilation system shall be provided. Any such ventilation system shall be designed to satisfy the requirements of the New Zealand Building Code and shall contribute a noise level of no more than NC 30 in any habitable space.*

Road Corridor (State Highways)

This recommendation has been adopted based on the Waka Kotahi reverse sensitivity guidelines. We have proposed that the requirement only applies where the speed limit is 60 km/hr or above. This is to exclude dwellings constructed within the main centres of the districts.

Determining this set back distance is challenging due to variability in traffic volumes on the state highways in the district. For simplicity, we have included a setback distance for all roads. However, an exclusion for low flow roads could be included (note: This is not typical within District Plans).

We have not recommended a standard for vibration, as this is difficult to assess and is typically not an issue, provided roads are adequately maintained.

- x. *Any habitable room in a building used by a noise sensitive activity in a new building, alteration, or addition to an existing building, within 40 metres of the edge of a State Highway (measured from the nearest painted edge of the carriage way) with a speed environment of 60km/hr and above, shall be designed, constructed and maintained, to achieve an internal noise level of:*

- *40 dB $L_{Aeq(24hr)}$ inside all habitable spaces.*
- x. *Compliance with (x) above shall be achieved if, prior to the construction of any building, an acoustic design certificate from a suitably qualified acoustic engineer is provided to the Council which certifies that the proposed design of the building, alterations or additions will achieve the external sound insulation requirement. The building shall be designed, constructed, and maintained in accordance with the design certificate.*
- x. *Where it is necessary to have windows closed to achieve the design requirement, an alternative ventilation system shall be provided. Any such ventilation system shall be designed to satisfy the requirements of the New Zealand Building Code and shall contribute a noise level of no more than NC 30 in any habitable space.*

ACTIVITY STANDARDS

Construction Noise and Vibration

In respect of construction noise and vibration, we have recommended adopting the procedures of NZS 6803:1999 and DIN 4150-3:2016. We note that the vibration standard applies to building damage and not amenity. In respect of amenity, this would be best controlled via the section 16 and 17 of the Resource Management Act.

- x. *Noise from any construction, maintenance, and demolition activity shall be measured, assessed, managed and controlled in accordance with the requirements of New Zealand Standard NZS 6803: 1999 Acoustics - Construction Noise.*
- x. *The vibration from any construction, maintenance, earthworks and demolition activities shall be measured, assessed, managed and controlled in accordance with the requirements of DIN 4150-3:2016 Structural Vibration – Part 3: Effects of Vibration on Structures.*

Frost Protection Devices

In discussions with the Councils, there is an expectation that frost protection devices are required and there is no desire for strict controls on such devices, including noise controls. Therefore, to provide some noise control, we recommend a fairly high noise limit at a distance of 300 metres, in addition to the timing and temperature constraints already adopted by the operative District Plan. No notional boundary limit is provided. This is part due to the number of smaller boutique vineyards which would struggle with such controls.

- x. *Noise from frost protection devices shall not exceed a noise level of 60 dB $L_{Aeq(15min)}$ when measured at a distance of 300 metres.*
- x. *The hours of operation are restricted to the times when frost damage may occur or for maintenance purposes.*
- x. *Operation for maintenance purposes shall be restricted to the hours of 8.00am to 6.00pm weekdays.*
- x. *Except for maintenance purposes, The frost protection devices shall be operated only when air temperature 1 metre above the ground is 1°C or below and shall cease operation when the air temperature reaches 3°C.*
- x. *The thermometer used to measure the air temperature shall be located 1 metre above the ground and be calibrated annually.*
- x. *A written log shall be maintained, clearly recording the date, temperature, and duration the devices are used. The log shall be made available to the Councils upon request.*
- x. *New or replacement frost fans shall not be 2-bladed fan types.*

Bird Scaring Devices

Currently, we propose a similar approach to what is currently adopted in the District Plan. The Operative District Plan uses limitations on number of shots and provide an ASEL noise limit. Some other plans refer to a 'peak' noise level. On review of relevant literature, we do not see any need to adjust the current rules. Although the peak noise level has been used elsewhere, our measurements show this peak is 30 – 35 dB above the ASEL. Therefore, 65 dB ASEL is approximately 100 dB L_{cpeak} . We further note that the peak level can be more susceptible to environmental factors when monitoring (e.g. wind), so monitoring (if required) should be more reliable using an SEL. Note that we have updated the term SEL to L_{AE} as included in NZS 6802:2008. However, we note that ASEL is accepted as an alternative.

- x. The operation of audible devices (including gas guns, audible avian distress alarms and firearms) for the purpose of bird scaring shall be permitted between sunrise and sunset, provided that:
 - x. A noise limit of 65 dB L_{AE} shall apply at any point within the notional boundary of any rural dwelling other than on the property in which the device is located and at any point within the Residential Zone; and
 - x. No more than six audible events shall occur per device in any 60 minute period, except up to ten audible events may occur in any 60 minutes for devices located more than 300 metres from the notional boundary of any rural dwelling (other than on the property in which the device is located) or residentially zoned site; and
 - x. Each audible event shall not exceed three sound emissions from any single device within a one-minute period and no such events are permitted during the period between sunset and sunrise the following day; and
 - x. Within 300 metres from the notional boundary of any rural dwelling (other than on the property in which the device is located) or any residentially zoned site, the number of devices shall not exceed one device per four hectares of land in any single land holding, except that in the case of a single land holding less than four hectares in area, one device shall be permitted;
 - x. No device shall be placed in such a manner that 90 dB L_{AE} is exceeded in any public space.

Noise from wind farms (large scale)

- x. *Noise from wind turbines shall be measured and assessed and comply with the limits on noise set out within NZS6808:2010 Acoustics – Wind Farm Noise.*

Noise from domestic wind turbines

We consider it more appropriate to assess noise from domestic wind turbines using the underlying zone standards noting that NZS 6808:2010 is not intended to be use for domestic wind turbines. The measurement of such turbines can be done using Section 7.7 of 6808:2010 which involves on/off testing. NZS 6808:2010 states that this measurement methodology may be appropriate for domestic wind turbines.

- x. *Noise from domestic wind turbines shall comply with the underlying zone noise standards.*
- x. *Measurement of noise from domestic wind turbines shall be undertaken in accordance with Section 7.7 of NZS 6808:2010*

Noise From New or Altered Roads

- x. *New roads or alterations to existing roads shall be designed to meet the criteria set out within New Zealand Standard NZS6806:2010 'Acoustics – Road Traffic Noise – New and Altered Roads'.*

Noise From Hood Aerodrome

This item is excluded from our recommendations due to already highlighted potential conflicts of interest. However, for reference, we have included the existing rule around the Hood Aerodrome below:

21.1.28 Aerodrome Protection

[...]

(b) Air Noise Boundaries

(i) Any additions or alterations to a habitable room of an existing noise sensitive activity within the Outer Air Noise Boundary (50 dB) as shown on the Planning Maps shall be designed and constructed in compliance with one of the following:

(1) Between the 50 and 55 dB noise contour:

- (a) By production of a design certificate from an appropriately qualified and experienced acoustic engineer, certifying that an internal noise level not exceeding L_{dn} 40dBA will be achieved by construction in accordance with the proposed design; or
- (b) Incorporation of the following accepted acoustic design solutions in the building:
- Standard external cladding with minimum surface density of 8 kilograms per square metre such as brick, concrete, plaster, timber or plastic weatherboard and fibre cement; and
 - Internal wall linings of gypsum plasterboard of at least 12mm thickness or similar density material; and
 - Continuous ceiling linings without cut-outs and of gypsum plasterboard of at least 10mm thickness or similar density material; and
 - Fibrous thermal insulation batts (not polystyrene) in external wall and ceiling cavities; and
 - Standard roof cladding of steel, tiles, metal tiles or butynol; and
 - Standard external window and door glazing of a minimum 5mm thickness; and
 - Aluminium external joinery fitted with airtight seals throughout; and
 - Room glazing with a total area of no more than 50 percent of the room's total floor area.

(2) Between the 55 and 60 dB noise contour:

- (a) Compliance with 21.1.28(b)(i)(1) above; and
- (b) Incorporation of a mechanical ventilation system in accordance with the New Zealand Building Code. Such a ventilation system shall not create more than L_{eq} 40 dB in the principal living room, no more than L_{eq} 30 dB in any bedroom, and no more than L_{eq} 40 dB in any hallway, in each building. Noise levels from the mechanical systems shall be measured at least 1 metre away from any diffuser; and
- dB** A mechanical extractor fan ducted to the outside to serve any cooking hob, if such extractor fan is not already installed and in sound working order.

Noise From Helicopter Operations (New)

Where permitted, noise from helicopter landing areas should be assessed in accordance with the following standard:

- x. *Noise from helicopter landing areas shall meet the recommended limits and noise management provisions as set out in NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas.*

Noise From Helicopter Operations (Chester Road)

We understand the intention is for the existing rule associated with the Chester Road Helicopter Operations are to be rolled over as there have been no issues to date.

TEMPORARY ACTIVITIES**Noise From Military Activities – To Be Confirmed**

NZDF have provided their requirements around temporary training activities. We have reviewed these and don't have any concerns with these being adopted. These are reproduced below:

x. *Temporary Military Training shall comply with the following noise standards:*

1. *Weapons firing and/or the use of explosives*

a. *Notice is provided to the Council at least 5 working days prior to the commencement of the activity.*

b. *The activity complies with the following minimum separation distances to the notional boundary of any building housing a noise sensitive activity:*

0700 to 1900 hours: 500m

1900 to 0700 hours: 1,250m

c. *Where the minimum separation distances specified above cannot be met, then the activity shall comply with the following peak sound pressure level (L_{peak}) when measured at the notional boundary of any building housing a noise sensitive activity:*

0700 to 1900 hours: 95 dBC

1900 to 0700 hours: 85 dBC

2. *Mobile noise sources*

Shall comply with the noise limits set out in Tables 2 and 3 of NZS6803:1999 Acoustics – Construction Noise, with reference to 'construction noise' taken to refer to mobile noise sources.

Note: Mobile noise sources (other than firing of weapons and explosives) include personnel, light and heavy vehicles, self-propelled equipment, earthmoving equipment.

3. *Fixed (stationary) noise sources*

Shall comply with the noise limits set out in the table below when measured at the notional boundary of any building housing a noise sensitive activity.*

<i>Time (Monday to Sunday)</i>	<i>L_{Aeq} (15 min)</i>	<i>L_{Amax}</i>
<i>0700 to 1900 hours</i>	<i>55 dB</i>	<i>n.a.</i>
<i>1900 to 2200 hours</i>	<i>50 dB</i>	
<i>2200 to 0700 hours the next day</i>	<i>45 dB</i>	<i>75 dB</i>

Note: Fixed (stationary) noise sources (other than firing of weapons and explosives) include power generation, heating, ventilation or air conditioning systems, or water or wastewater pumping/treatment systems.

4. *Helicopter landing areas*

Shall comply with NZS6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas.*

Temporary Noise Events

For temporary events, we expect the main noise effect would be due to amplified music. We recommend a relaxed noise limit is imposed and that there are restrictions on the hours of operation for which amplified music can be used and the number of events that can occur in a 12 month period.

Note that this excludes sites which may hold events regularly (for example, wedding venues), which would be best addressed via the standard Resource Consent process. The reason for this is that it is not appropriate to allow a site to run events at high noise levels for regular and extended periods of the year as it could have serious adverse effects on residents nearby.

- x. *Noise arising from any temporary noise event shall not exceed the following limits at any point within a Residential Zone or within the notional boundary of any noise sensitive activity on any other site in the Rural Zone or Open Space Zone*
 - *75 dB $L_{Aeq(15min)}$*
 - *85 dB $L_{eq(1min)}$ at 63 Hz*
 - *75 dB $L_{eq(1min)}$ at 125 Hz*
- x. *Any amplified sound equipment shall only operate between 1000 and 2200 hours (all days).*
- x. *A maximum of four temporary noise events in any 12 month period may be held on the same site.*
- x. *A single temporary noise event is defined as one that exceeds the underlying zone noise limits, but does not exceed the noise event limits listed above, between 1000 and 2200 hours on any given day.*
- x. *A temporary noise event that lasts longer than a day will be assessed as being multiple noise events.*
- x. *Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Environmental Noise and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise. However, for noise events, an adjustment shall not be made for the presence of Special Audible Characteristics (in accordance with Section 6.3 of NZS 6802:2008) or for the Duration of the noise event (in accordance with Section 6.4 of NZS 6802:2008).*

Appendix 2: Feedback on Draft District Plan

Section/Topic	Submitter	Feedback	Analysis
NOISE Introduction	National Interest Group	Reword to identify that noise is a typical and necessary part of primary production activity.	This is already covered in the first two sentences of the Introduction. No change recommended.
	Corporate	Seeks rewording of the introductory chapter to provide clarity.	We consider this wording is sufficiently clear. No change recommended.
NOISE Objectives and Policies	National Interest Group	NOISE-O1 – Supports the recognition of noise appropriate to the character of the relevant zones.	Noted.
	National Interest Group	NOISE-O2 – Supports the protection of existing and permitted activities from noise-sensitive activities.	Noted.
	National Interest Group, Local Interest Group, Corporate	NOISE-P1 – Seeks that the receiving environment is replaced with the zone in which the activity is occurring.	This change would enable higher noise levels in noise sensitive areas which could compromise the wellbeing of people and communities. No change recommended.
	National Interest Group, Local Interest Group	NOISE-P2 – amendments to have the removal of the receiving zone from the policy.	
	Local Interest Group	NOISE-O1 – Seeks to have noise-sensitive activities removed from the objective – these are addressed in objective NOISE-O2.	The effects of noise on noise sensitive activities are considered to be appropriately covered by public health, safety, and wellbeing of people in NOISE-O1.
	Corporate	NOISE-O1 – Supports the recognition of noisy activities that are compatible with the role, function and character of the General Rural Zone such as agricultural aviation and the operation of rural airstrips. Reference to “noise sensitive activities” should be removed from the objective as this is addressed in Objective 2.	
	Local Interest Group	NOISE-O2 – Supports the protection of existing and permitted activities from noise-sensitive activities.	Noted.
	Local Interest Group	Requested NOISE-P2 be deleted as it relates to noise effects impacting on a Residential zone.	Consideration of potential positive effects is a relevant matter to assessing the potential noise effects from an activity. No change recommended.
	Government	Supports the inclusion of objective NOISE-O1 as it recognises benefits of noise-generating activities while	Noted.

		ensuring the activity does not compromise the well-being of communities or noise sensitive activities, such as schools.	
	Government	Supports the inclusion of policy NOISE-P1, as it ensures the noise generated from activities does not compromise the health, safety and well-being of people and community. Requests the addition of noise sensitive activities, which includes educational facilities.	The effects of noise on noise sensitive activities are considered to be appropriately covered by public health, safety, and wellbeing of people in NOISE-P1. No change recommended.
	Government	Supports the inclusion of policy NOISE-P2 as it ensures that activities that generate noise, avoid conflict with existing noise sensitive activities.	Noted.
	Government	Supports the inclusion of policy NOISE-P4 as it provides for acoustic insulation measures for noise sensitive activities, such as educational facilities and ensures that noise sensitive activities are appropriately located and separated from state highways, and rail corridors.	Noted.
	Government	Support the inclusion of the policy NOISE-P6 as it ensures that noise sensitive activities, such as educational facilities proposing to locate within the Commercial and Mixed Use Zones and General Industrial Zones are located, designed, constructed, and operated in a way which will ensure adverse noise and health and safety effects are minimised, and will reduce any adverse effects on reverse sensitivity.	Noted.
	National Interest Group	NOISE-O2 – The objective is clear that the function and operation of existing and permitted noise-generating activities are not compromised by reverse sensitivity effects from noise sensitive activities.	Noted.
	National Interest Group	NOISE-P1 – Support directive policy on enabling noise-generating activities in appropriate areas.	Noted.
	Corporate	NOISE-O2 – Supports the recognition that existing noise activities should be protected from reverse sensitivity effects. This is especially relevant in the General Rural Zone.	Noted.
	National Interest Group	Supports NOISE-O1 to the extent that the objective seeks to avoid adverse effects from noise without compromising the safety and wellbeing of people and communities.	Noted.
	National Interest Group	Supports NOISE-O2 insofar as the objective seeks to protect existing and	Noted.

		authorised noise-generating activities from reverse sensitivity effects.	
	National Interest Group	<p>Add a new objective and related policies as follows:</p> <p>NOISE-OX Where the locational, functional or operational needs are such that activities of importance to the community could not otherwise meet noise and vibration standards, enable these activities by allowing a whole or partial exemption, or relaxation, from those noise standards.</p> <p>NOISE-PX To allow a marginal relaxation of noise standards, but not exceeding National Standards, where the noise generating activity is of importance to the safety of the community, such as the operation of emergency services.</p> <p>NOISE-PX To allow noisy activities of limited duration and frequency which are of importance to the community, such as noise associated with the operation of emergency services and temporary military training activities, subject to appropriate controls.</p> <p>NOISE-S1 and NOISE-S2</p> <p>...</p> <p>Exceptions: Emergency sirens</p>	The existing objectives and policies recognise the functional and operational needs of certain activities in terms of noise. Activities have already been excluded from the NOISE rules in the NOISE Rules exemptions. Specifically points (f), (h), and (i). No change recommended.
	Government	NOISE-O1 support objective.	Noted.
	Government	NOISE-P4 – support policy in part, the policy does not provide for outdoor amenity considerations when activities are located within the noise and vibration effects area.	Referred to Marshall Day for advice. The road controlling authority, in providing its roading infrastructure, does not provide for outdoor amenity (except for playgrounds in some instances) for new or altered roads. It seems unreasonable to apply such a reverse sensitivity control on the receiver. Therefore, we are not supportive of the inclusion of an outdoor amenity requirement in this rule.
	Government	NOISE-O1, NOISE-P1 and NOISE-P2 – Supports the recognition of reverse sensitivity as an issue for noise generating activities and the enabling of noise-generating activities in appropriate areas.	Noted.

	Government	Include a policy which will provide for TMTA, subject to appropriate noise standards.	An additional Policy has been included in the Noise chapter – NOISE-P7 for the reasons stated by the submitter.
	Government	Supports NOISE-O2 and NOISE-P4 which seek to avoid reverse sensitivity effects from new sensitive activities.	Noted.
	National Interest Group	NOISE-P1 – The management of noise should reflect the predominant land use within each zone. It would be perverse for rural production activities that are characteristically noisy, such as operation of frost fans, or bird-scaring devices, to be prevented from occurring in rural areas on account of the sensitivity of nearby rural residential land uses that has chosen to live in remote rural areas.	Do not consider adding reference to 'land use' assists in clarifying this policy. Do not support the use of qualifying words such as 'appropriately' as it is subjective. No change recommended.
	National Interest Group	NOISE-P2 – The management of noise should reflect the predominant land use within each zone. It would be perverse for rural production activities that are characteristically noisy, such as operation of frost fans, or bird-scaring devices, to be prevented from occurring in rural areas on account of the sensitivity of nearby rural residential land uses that has chosen to live in remote rural areas. 'Internalisation' of noise would be unnecessarily restrictive in some localities and noise environments.	There is an expectation that noise is internalised to a level that is compatible with the anticipated purpose, character, and amenity values of the relevant zone. This means that at a zone boundary the noise effects are to be internalised, which would not be required within zones. This is already reflected in the NOISE Rules and Standards. No change recommended.
NOISE Rules	National Interest Group, Local Interest Group	Addition of a NOISE Rule - Seeks clarity that agricultural aviation activities for primary production and conservation activities are exempt from the NOISE Rules.	Specific rule for agricultural aircraft facilities was recommended to be included in the General Rural Zone chapter. To make it explicit that the use of these facilities are exempt from the noise rules when used for primary production activities, it is recommended to add reference to agricultural aviation and helicopter landing areas in the Noise Rule exemptions.
	National Interest Group, Local Interest Group, Individual,	Seeks that for intermittent helicopter activities in support of network utilities, energy conservation activities and ad hoc activities.	Referred to Marshall Day for advice. Environment Court decisions have stated that noise from helicopter landing areas can be considered as part of a land use when they are

	Government, Corporate		<p>within 500 feet of the ground in rural areas and 1000 feet of the ground in urban areas. The use of aircraft for agricultural purposes (such as aerial crop dressing) can be excluded as it's irregular, of limited duration and an important part of primary production. This also applies to other activities listed within their comments.</p> <p>It is important to determine clear definitions on when the activity standards apply and when they do not. Aircraft depots/bases that are regularly used should not be exempt from the activity standards. A reference to agricultural aviation and helicopter landing areas has been added to the Noise Rule exemptions, to make it explicit that the use of these facilities are exempt from the Noise rules when used for primary production activities.</p>
	National Interest Group, Individual	<p>NOISE-R8 – supports the Restricted Discretionary and Discretionary status for helicopter movements from landing sites used on a regular basis. Seeks to clarify that the intermittent use of helicopter landing areas is a permitted activity by the inclusion of the definition of a HELICOPTER LANDING AREA.</p>	<p>The addition of this definition would be consistent with the recommended changes to the General Rural Zone chapter. The following definition is derived from the New Zealand Helicopter Association submission: "Means any area of land intended or designed to be used, whether wholly or partly, for helicopter movement or servicing, including heliports and helipads."</p>
	Individual	<p>Noise Rules The following activities are not subject to the rules and standards in this chapter:</p> <p style="padding-left: 40px;">a. Aircraft being operated during flight; ...</p> <p>This exception makes sense as it is the role of Civil Aviation Authority to manage the operation of aircraft in flight.</p>	Noted.
	Government	Support NOISE-R12 and NOISE-R13 as it provides for acoustic insulation	Noted.

		measures for noise sensitive activities in Commercial and Mixed Use Zones and General Industrial Zones.	
	National Interest Group, Corporate	Support the identification of activities that are not subject to the rules and standards.	Noted.
	Government	NOISE-R13 – Support rule, however 80m may not be sufficient. 100m is required for effects area. Add this to matters of discretion when the rule is not met.	Referred to Marshall Day for advice. Set 80m effects area has been replaced with the State Highway Noise Boundary, which is modelled based on the surrounding environment.
	Government	NOISE-R13 should also apply to noise sensitive activities within commercial and industrial zones which often contain residential, day care and other such noise sensitive activities.	Referred to Marshall Day for advice. Specifically, there is an external sound insulation requirement for any new residential accommodation within industrial or commercial zones. This requirement is either $D_{tr,2m,nTw} + C_{tr} > 30$ (Commercial) or $D_{tr,2m,nTw} + C_{tr} > 35$ (Industrial). This level of sound insulation would be, in nearly all cases, much higher than what is required for mitigation against traffic noise. Therefore, although these rules are not specifically designed for traffic noise, the outcomes will align.
	Corporate	Supports the exemption from noise rules for the use of generators for emergency purposes by lifeline utilities.	Noted.
	Government	As currently drafted, the Plan includes permitted activity rule TEMP-R6 and NOISE-R11 for TMTA. This is an unnecessary duplication of rules. Also, under NOISE-R11, the various TMTA activities are fragmented which decreases the efficiency of plan interpretation.	Not a duplication – changing this rule will create a consistency issue with other rules. Should stay where it is so the NOISE standards are located within the NOISE chapter. Moving it could create an issue for TEMP-R2. If we put this issue in the TEMP chapter, this will create a consistency issue.
	Corporate	Exempt roading and roading infrastructure repair, maintenance and upgrade activities from the noise standards.	Roading and roading infrastructure repair, maintenance and upgrade activities are subject to NZS

			6803:1999 Acoustics Construction Noise which is already listed in the Noise chapter.
NOISE Standards	Individual	NOISE-S2(2)(a) – Retain	Noted.
	Individual	NOISE-S2(2)(b) – Amend Considering many rural properties near the Urban Zone are less than 4 ha, bird scaring devices are being placed near the boundary of neighbouring properties. A set back for the placement of in-situ audible devices would reduce adjacent noise pollution for areas outside of the property in which the device is located.	Referred to Marshall Day for advice. The proposed noise limit is adequate for limiting the noise effects, when combined with limiting the number of devices within 300 metres of a notional boundary of a dwelling. The noise limit applies to the device regardless of location. The limiting of devices within 300 metres is to reduce the frequency of events which generate the highest level of noise.
	Individual	NOISE-S2(2)(c) – Amend To be consistent with the daytime zone where noise is generated by activity within an Open Space Zone (Noise – S1 p292-296).	Referred to Marshall Day for advice. Birds are most active during daylight hours and therefore, these events would need to occur in the periods outside of 7pm to 7am.
	Individual	NOISE-S2(2)(d) – Amend It is unclear how the 300m applies to one device per 4ha of land. Suggested above in (2)(b) that no device be placed within 300m from the notional boundary (other than on the property in which the device is located).	Referred to Marshall Day for advice. Refer to item above which discusses how effects are limited in respect of the level and number of events.
	Individual	NOISE-S2(2)(e) – Amend 90 dB LAE is incredibly loud and inconsistent with (2)(b) above and the noise thresholds given in (Noise – S1 p292-296).	Referred to Marshall Day for advice. 90 dB LAE applies in public areas where noise sensitive activities (e.g. residential dwellings) do not occur. Therefore, a higher limit is acceptable in these areas.
	Individual	Addition of NOISE-S2(2)(f)	Referred to Marshall Day for advice. This provision exists for frost fans but there are specific set of circumstances when frost fans can operate. This is not the case for audible bird scaring devices. Unclear how such a provision could be practically implemented.

	Local Interest Group	Include from activities adjacent to a residential zone. Strengthen the requirements for Evening and Night-time noise from both within and adjacent to residential zones.	These standards are based on the New Zealand Noise Standards. No recommended change.
	Local Interest Group	Strengthen requirements for evening and Night-time noise from both within and adjacent to residential zones and for the mixed use within the Greytown Town Precinct. This should also include from activities adjacent to a Residential zone. The existing rules are already inadequate for commercial activities within a residential zone and these need to be enhanced. The Greytown Town Precinct includes many properties which are mixed use (and have always been from the original settlement) – this means that people are living on the commercially zoned properties – people living in these properties should be able to have as good a night's sleep as someone within a residential zone.	These standards are based on the New Zealand Noise Standards. NOISE-S3(3) requires additional insulation for a habitable room located in the Commercial and Mixed Use Zones. Commercial and Mixed Use zones neighbouring the Residential Zone must comply with the noise standards for the Residential Zone. No recommended change.
	Local Interest Group	Support NOISE-S3. These need to be requirements for any alterations and additions, or change of use.	Noted.
	Government	NOISE-S3 – Seeks an amendment to this rule to exclude educational facilities.	Referred to Marshall Day for advice. It is important to protect these facilities from excessive noise intrusion. No changes recommended.
	Individual	Support for NOISE-S1 to S4	Noted.
	Corporate	Support NOISE-S1 Maximum noise levels in Zones	Noted.
	Government	NOISE-S3 only refers to 'habitable rooms' whereas it should refer to 'noise sensitive activities' so as to not exclude places of worship, education facilities, health and cultural places.	Referred to Marshall Day for advice. This is a reasonable request. These should be consistent with the spaces the Rounding Authority provides for (refer to the New Zealand standard NZS 6806:2010). In addition to residential dwellings, this would include: <ul style="list-style-type: none"> - Marae - Spaces used for overnight patient medical care; - Education facilities (teaching areas and sleeping rooms). However, we note

			<p>that MoE would like this excluded.</p> <p>These changes could be incorporated by removing the word 'habitable rooms' and updating the definition of Noise Sensitive Activity.</p> <p><i>Noise Sensitive Activity Means:</i></p> <ul style="list-style-type: none"> a. <i>Any habitable room in residential building (including visitor accommodation and retirement accommodation).</i> b. <i>Any educational facility (teaching areas and sleeping rooms only).</i> c. <i>Any healthcare facility (spaces used for overnight patient medical care only).</i> <p><i>Any congregations within places of worship/marae.</i></p>
	Government	<p>Include a new standards NOISE-S5 specific to TMTA which lists all TMTA activities in one location, and Delete NOISE-S2.</p>	<p>NOISE-R11, NOISE-S1, and NOISE-S2 generally align with this request, using a different structure. Therefore, no changes are recommended.</p>

	National Interest Group	Specific rules should be included for activities that generate noise such as frost fans and audible bird scaring devices.	<p>Referred to Marshall Day for advice.</p> <p>Specific rules were included in the Draft Plan for activities that generate noise such as frost fans and audible bird scaring devices.</p> <p><u>Frost Protection Devices</u> The new noise limit (which is more liberal than other plans) was to provide some controls to frost fans, but not overly restrictive.</p> <p>Introducing a rule for sound insulation to new dwellings does not seem to be a balanced approach. If such a rule was introduced, it would be appropriate that additional noise rules are introduced to limit noise emissions from new frost fans. For example, by including a notional boundary noise limit.</p> <p><u>Bird Scaring Devices</u> The noise generated by this type of device is of very short duration. Although the sound level is relevant, the frequency of such events is an important consideration. The set back distance is used to help restrict the frequency of such events. This is carried over from the previous District Plan which has been implemented successfully.</p>
	Government	To ensure that an appropriate level of amenity is provided within buildings containing noise sensitive activities in proximity to the existing rail network, a model acoustic performance standard for development for activities sensitive to noise, within 100m of the railway corridor, be included in the Proposed Plan. This includes noise, vibration and mechanical ventilation requirements.	<p>Referred to Marshall Day for advice.</p> <p>The costs of the plan provisions are the imposition of costs on property owners and developers in meeting the noise insulation requirements and an acoustic certificate (and mechanical ventilation is required). Given the current low number of train movements, the noise levels are not significant. It would be more effective and efficient for these requirements to be included</p>

			<p>in the future rather than imposing these costs now. Guidelines provide a guideline noise level to be used in any assessment, but not for vibration.</p>
<p>General/Mapping</p>	<p>Individual</p>	<p>All new activities within an area must comply with the underlying requirements for the area. For example, installing a large-scale solar industrial installation in a rural area should not be permitted to increase the noise level over the existing ambient. In the Wairarapa, the flat(ish) plane structure allows noise to travel a long way – and the proposed activity should be able to demonstrate how this may be achieved.</p>	<p>The noise limits in the Operative Plan and the Draft Plan seek to achieve a balance between enabling activities to generate a certain level of noise to operate effectively, while not creating excessive noise that diminishes the amenity of the specific environment. To amend the noise limits to existing ambient levels could unduly constrain generally accepted activities in different environments e.g. primary production activities in rural areas and industrial activities in industrial areas. Recommend no change.</p>
	<p>Government</p>	<p>Consider whether the noise chapter is the most appropriate place for reverse sensitivity matters relating to transport corridors. Support shifting these issues to within the transport chapter where they will be more obvious because the provisions are land use based not noise emissions based.</p>	<p>It is considered that the Noise Chapter is the most appropriate location for these provisions. In this chapter the standards sit alongside other standards for sensitive activities in commercial zones, for example. The inclusion of these standards in the Noise Chapter is consistent with other Proposed District Plans e.g. Central Hawke's Bay District Plan, New Plymouth District Plan.</p>



WAIRARAPA
COMBINED
DISTRICT PLAN
REVIEW

*Te Mahere
Rautaki
a-rohe o
Wairarapa*

Proposed Wairarapa Combined District Plan

Section 32 Evaluation Topic Report Network Utilities

OCTOBER 2023



Te Kaunihera-ā-Rohe o Taratahi
CARTERTON
DISTRICT COUNCIL



SOUTH WAIRARAPA
DISTRICT COUNCIL
Kia Reretahi Tātau

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Appendices

Appendix 1: Feedback on Draft District Plan

Executive summary

This Section 32 Evaluation Topic Report is focussed on Network Utilities. Network Utilities are critical for the efficient and ongoing functioning of the Wairarapa. They contribute significantly to the community's health and safety, as well as to its economic and social wellbeing. The benefits of network utilities to the efficient functioning of modern society are therefore substantial.

The Operative Wairarapa Combined District Plan (Operative District Plan) contains objectives, policies and rules relating to network utilities. The rules provide for a range of new network utility activities, particularly for linear infrastructure, as a permitted activity subject to standards. Small network utility structures in the road reserve are a controlled activity, and other network utility structures in the road reserve are restricted discretionary.

However, since the Operative District Plan was prepared there have been a number of changes in national and regional policy direction and the network utilities provisions have not been amended to give effect to the NPSET, NESETA or NESTF. The NPSET sets out the objective and policies for managing the electricity transmission network. The NESETA sets out which transmission activities are permitted, subject to conditions to control environmental effects. They apply only to existing high voltage electricity transmission lines. The NESTF provides national consistency in the rules surrounding the deployment of telecommunications infrastructure across New Zealand.

The key resource management issues for the Network Utilities topic are:

- Recognising the benefits of network utilities in enabling social, economic and cultural wellbeing.
- The development, use, operation, repair, maintenance, upgrade, relocation, and removal of network utilities can result in adverse effects on the environment.
- The efficient and effective use, operation, repair, maintenance, upgrade, relocation, and removal of network utilities can be constrained or compromised by other activities.
- Recognising the functional and operational needs of network utilities.

The Proposed Wairarapa Combined District Plan (Proposed District Plan) contains a Network Utilities chapter in Part 2: District Wide Matters, the purpose of which is to provide for network utilities and manage the adverse effects of network utilities. While network utilities generally have little long-term impact on the environment, some utilities

have the potential to have significant adverse effects on the environment. These effects may result from activities involved in establishing the facility, be generated by the facility itself, or be associated with the maintenance and operation of the facility. The Proposed District Plan provisions contain objectives, policies and rules. The key difference between the Operative District Plan and the Proposed District Plan are:

- The Operative District Plan contains a single objective on the management of network utilities whereas the Proposed District Plan has a set of four objectives.
- The Operative District Plan contains rules on the construction, maintenance and upgrading of network utilities subject to compliance with the relevant standards.
- The Proposed District Plan contains rules for additional activities such as, temporary network utilities, substations, navigational aids, sensing, and environmental monitoring equipment, overhead lines and associated support structures, communications kiosks or minor utility structures and cabinets, and electric vehicle charging stations, telecommunications or radiocommunication activities, water reservoirs and wastewater treatment plants.
- The Proposed District Plan also contains rules for the National Grid Yard. These rules apply to buildings, structures and activities and earthworks in the National Grid Yard.
- The Proposed District Plan standards include the maximum structure height (poles, towers, and telecommunications poles including combined height of pole and antenna) as 15m-30m depending on the structure and zone it is located in.

The Proposed District Plan will strike an appropriate balance between the protection of significant network utilities from the adverse effects of other activities, and enabling the efficient use of land.

1.0 Introduction

This section 32 evaluation report is focussed on the Network Utilities chapter. Network utilities are critical for the efficient and ongoing functioning of the Wairarapa. They contribute significantly to the community's health and safety, as well as to its economic and social wellbeing. The benefits of network utilities to the efficient functioning of modern society are therefore substantial.

The purpose of the Network Utilities chapter in the Proposed District Plan is to provide for network utilities and manage the adverse effects of network utilities. While network utilities generally have little long-term impact on the environment, some utilities have

the potential to have significant adverse effects on the environment. These effects may result from activities involved in establishing the facility, be generated by the facility itself, or be associated with the maintenance and operation of the facility.

In reviewing the Operative District Plan a single objective is included on the management of network utilities and this is achieved through district-wide rules. There have been a number of changes in national and regional policy direction since the Operative District Plan was prepared. This includes:

- The National Policy Statement on Electricity Transmission (NPSET), which came into force in 2008 and recognises the national significance of the electricity transmission network (being the National Grid owned and operated by Transpower).
- The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA), which sets out a rule framework for electricity transmission activities. These regulations only apply to the National Grid, and only to specific activities.
- The Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2016 (NESTF), which provides national standards for telecommunication facilities and their support structures located within the road reserve.

The Operative District Plan has not been substantially amended to give effect to the NPSET, NESETA or NESTF, other than to recognise that the rules and standards in the regulations must be applied.

This report should also be read in conjunction with the following s32 evaluation reports:

Report	How does this topic relate to the network utilities provisions
Section 32 Evaluation Topic Report - Transport	The Proposed District Plan contains a Transport chapter which is related to network utilities as transport related network utilities including road and rail are addressed in the Transport chapter.

2.0 Statutory and Policy Context

2.1 Resource Management Act

As set out in Part 1: Section 32 Evaluation Overview Report, an evaluation is required of how the proposal (Proposed District Plan) achieves the purpose and principles in Part 2 of the RMA. This evaluation requires consideration of sections 5 to 8 of the RMA.

Section 5 sets out the purpose of the RMA which is to promote sustainable management of natural and physical resources. This section and purpose is set out in more detail in Part 1: Section 32 Evaluation Overview Report.

Section 6 requires all persons exercising functions and powers under the RMA to recognise and provide for specified matters of national importance. There are no Section 6 matters of national importance that are directly relevant to the proposed Network Utilities provisions. However, the overlay topics (e.g. outstanding natural features and landscapes and indigenous biodiversity) address matters of national importance and apply to network utility provisions – reference should be made to the section 32 reports for those topics.

Section 7 requires all persons exercising functions and powers under the RMA, in relation to managing the use, development, and protection of natural and physical resources, to have particular regard to a range of matters. The section 7 matters relevant to network utilities are:

Section	Relevant matter
Section 7(b)	<i>the efficient use and development of natural and physical resources</i> Network utilities including the operation, maintenance and repair, upgrade or removal should be undertaken in an efficient manner.
Section 7(c)	<i>the maintenance and enhancement of amenity values</i> Network utilities can have adverse effects on amenity values.
Section 7(f)	<i>maintenance and enhancement of the quality of the environment</i> Network utilities can adversely affect the quality of the environment by affecting amenity values as identified above; however, they can also contribute to the quality of the environment as they are critical to the efficient and ongoing function of the Wairarapa.

Section 8 requires local authorities to take into account the principles of the Treaty of Waitangi. Tangata whenua, through iwi authorities have been consulted as part of the review process. This feedback has informed the section 32 evaluation, and the obligation to make informed decisions based on that consultation is noted.

2.2 National Direction

2.2.1 National Policy Statements

The National Policy Statements relevant to this topic are:

NPS	Relevant Objectives / Policies
National Policy Statement on Electricity Transmission, 2008	The NPSET provides the following direction for the District Plan: <ul style="list-style-type: none"> Existing assets (e.g. transmission lines) should be able to be reasonably and effectively operated, maintained, upgraded and developed (Policies 2 and 5).

NPS	Relevant Objectives / Policies
	<ul style="list-style-type: none"> • Technical and operational constraints of the network should be recognised (Policy 3). • For new transmission lines or major upgrades, decision-makers must recognise and provide for the effective development of the network and consider how the route, site and method selection have avoided, remedied or mitigated adverse effects (Policies 2 and 4). • In urban environments, adverse effects on urban amenity should be minimised (i.e. reduced to the extent feasible), and adverse effects on town centres and on areas of high recreational value or amenity and existing sensitive areas should be avoided (Policy 7). • In rural environments, planning and development of the transmission system should seek to avoid adverse effects on outstanding natural landscapes, areas of high natural character, areas of high recreation value and amenity, and existing sensitive activities (i.e. avoided where possible) (Policy 8). • Policies 10 and 11 guide the management of activities undertaken by other parties, and the associated potential adverse effects on the transmission network. Policy 10 requires decision-makers to manage activities to ensure that the operation, maintenance, upgrading and development of the network is not compromised and avoid reverse sensitivity effects on the transmission network. Direct effects of activities, which may include physically obstructing maintenance access, earthworks that may undermine support structures or reduce safe clearance distances and activities creating electrical safety hazards, also have to be managed to give effect to Policy 10. • Identify the National Grid on the Planning Maps.

2.2.2 National Environmental Standards

The National Environmental Standards relevant to this topic are:

NES	Relevant regulations
National Environmental Standards on Electricity Transmission Activities, 2009	<p>The National Environmental Standards on Electricity Transmission Activities (NESETA) assists councils to implement some aspects of the NPSET policies relating to the existing high voltage transmission network. The NESETA sets out the regulations for the operation, maintenance, and upgrade of existing high voltage electricity transmission lines. Existing transmission lines are transmission lines that were operating, or able to be operated, at 14 January 2010. It specifies that electricity transmission activities are permitted, subject to terms and conditions. Activities that are permitted include:</p> <ul style="list-style-type: none"> • Operating existing transmission lines. • Maintaining conductors (wires) and adding a limited number of conductors provided limits on electric and magnetic fields are not exceeded. • Signs on transmission line support structures (within specified size limits).

NES	Relevant regulations
	<ul style="list-style-type: none"> Strengthening, upgrading and replacing support structures and foundations. <p>All other electricity transmission activities and any new transmission activities are to be considered and managed through the District Plan.</p>
National Environmental Standards for Telecommunication Facilities, 2016	<p>The National Environmental Standards for Telecommunications Facilities (NESTF) provides national standards for telecommunication facilities and their support structures located within the road reserve. The standards do not provide nationalised methods for facilities within residential, commercial, rural, or industrial zones, other than radio frequency limits and measures. Regional and district plans generally cannot provide alternative rules that are either more lenient or restrictive than a National Environmental Standard. The NESTF seeks to provide nation-wide consistency in regulations for the following activities:</p> <ul style="list-style-type: none"> Cabinets in the road reserve, outside the road reserve and on buildings. Antennas on existing poles in the road reserve. Replacement, upgrading and co-location of existing poles and antennas outside road reserve (with different conditions on residential and non-residential areas). New poles and antennas in rural areas. Antennas on buildings (above a permitted height in residential areas). Small-cell units on existing structures. Telecommunications lines (underground, on the ground, and overhead)

2.2.3 National Planning Standards

The National Planning Standards require that where network utilities are addressed, they must be included in the Energy, Infrastructure and Transport section in Part 2 – District Wide Matters of the District Plan.

The proposed network utility provisions also use the standardised definitions from the planning standard, including network utility operator, functional need, operational need and structure, among other applicable standardised definitions.

2.2.4 National Guidance Documents

The following national guidance documents are relevant to this topic:

Document	Author/Owner	Summary
National Policy Statement on Electricity Transmission: Implementation guidance for local authorities	Ministry for the Environment	<p>This document provides guidance on the NPSET by:</p> <ul style="list-style-type: none"> setting out how the National Policy Statement on NPSET can best be incorporated into regional and district planning instruments;

Document	Author/Owner	Summary
		<ul style="list-style-type: none"> • provides an analysis of the objectives and policies of the NPSET; and • gives examples of a range of regional policy statement and district plan provisions to give effect to the NPSET.
National Policy Statement on Electricity Transmission: Further guidance on risks of development near high-voltage transmission	Ministry for the Environment	This document provides further information on the risks of development and activities in relation to the transmission network, and how these could be regulated under the RMA.
National Environmental Standards for Electricity Transmission Activities: Introduction (2010)	Ministry for the Environment	This document provides guidance on: <ul style="list-style-type: none"> • assessing the resource consent requirements for the maintenance and upgrade of existing transmission lines and determining which activities are permitted; • understanding how the NES implements the National Policy Statement on Electricity Transmission (the NPS)
Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016: Users' guide.	Ministry for the Environment	This document provides guidance on: <ul style="list-style-type: none"> • understanding and applying the regulations, including the different types of telecommunication equipment, how to assess compliance with the NESTF 2016, baseline dates, and measurements; • types of facilities permitted under the regulations and specific scenarios and examples; • the radiofrequency field standards and requirements under the regulations; • areas with identified values where district plan rules may be more stringent than the regulations, and examples from district plans; • implementation of the regulations, including the requirements for local authorities.
NES for Electricity Transmission Activities: Inclusion in District and Regional Plans (2010)	Ministry for the Environment	This document provides guidance for local authorities on reviewing and amending district plans so the NES is fully incorporated in them. Several options are provided and illustrated

2.3 Regional Direction

2.3.1 Regional Policy Statement for the Wellington Region

The Wellington Regional Policy Statement (RPS) provides an overview of the resource management issues for the Wellington Region and sets out policies and methods to manage these issues. The table below identifies the relevant provisions and resource management topics for the network utilities contained in the RPS.

Objective/Policy	Relevant matters
3.3 Energy, infrastructure and waste	(b) Infrastructure Infrastructure enables communities to provide for their social, economic and cultural wellbeing. The management use and operation of infrastructure can be adversely affected when incompatible land uses occur under, over, or adjacent.
Objective 10	The social, economic, cultural and environmental, benefits of regionally significant infrastructure are recognised and protected.
Policy 8	Protecting regionally significant infrastructure - regional and district plans.

2.3.2 Natural Resources Plan

The table below identifies the relevant provisions for network utilities chapter contained in the NRP.

Section	Relevant matters
Objective 9	The social, economic, cultural and environmental benefits of Regionally Significant Infrastructure, renewable energy generation activities and the utilisation of mineral resources are recognised.
Objective 10	Regionally Significant Infrastructure and renewable energy generation activities that meet the needs of present and future generations are enabled in appropriate places and ways.
Policy P11	This policy relates to the benefits of Regionally Significant Infrastructure and renewable electricity generation facilities.
Policy P13	This policy relates to providing for Regionally Significant Infrastructure and renewable electricity generation activities.
Policy P14	This policy relates to the National Grid and includes: <ul style="list-style-type: none"> • Recognising and provide for the benefits of the National Grid. • Enabling the operation, maintenance or upgrade of existing National Grid assets. • Where the National Grid has a functional need or operational requirement to locate in the coastal environment, lakes, rivers or wetlands, manage the adverse effects of its activities on natural character, natural features and natural landscapes, and indigenous biodiversity • Remedying or mitigating any adverse effects from the operation, maintenance, upgrade, major upgrade or development of the National Grid which cannot be avoided.

Section	Relevant matters
Policy P15	This policy relates to incompatible activities adjacent to Regionally Significant Infrastructure, renewable electricity generation activities and significant mineral resources.

2.4 Wairarapa Policies, Plans and Strategies

2.4.1 Iwi Management Plans

There are currently no iwi management plans relevant to the Wairarapa.

2.4.2 Statutory Acknowledgements

As outlined in the Section 32 Evaluation Overview and Strategic Directions Report and identified in Appendices APP1 and APP2 to the Proposed District Plan, there are several statutory acknowledgement areas within the Districts. In considering any application for a resource consent for a network utility within, adjacent to, or directly affecting a statutory acknowledgement area the consent authority must have regard to the statutory acknowledgement and provide notice to the relevant trustees.

2.4.3 Any other relevant local plans or strategies

The following plans or strategies are relevant to this topic:

Plan / Strategy	Organisation	Relevant Provisions
Carterton District Council Asset Management Plan 2018 - 2021 Introduction-to-Asset-Management-Plans-Part-A.pdf (cdc.govt.nz)	Carterton District Council	Asset management planning for all land and improvements owned by Council including: buildings and associated plant, roads, footpaths, bridges, pipes, pumps, water and waste storage and treatment facilities, swimming pools, playgrounds, public toilets and any other structure owned by Council.
Carterton District Council Infrastructure Strategy 2021 -2051 cdc-10-year-plan-2021-31-appendix-b-infrastructure.pdf	Carterton District Council	The infrastructure strategy outlines: <ul style="list-style-type: none"> the key wastewater, water supply, stormwater and land transport infrastructural issues the Carterton District community must address over the next 30 years; the options under the most likely scenario for dealing with those issues; the cost and service delivery implications for residents and businesses of those options; and the Council's current preferred scenario for infrastructure provision.

Plan / Strategy	Organisation	Relevant Provisions
Masterton District Council Asset Management Plans	Masterton District Council	Sets out a 10-year programme for the management of specific groups of assets.
South Wairarapa Assessment Management Plans	South Wairarapa District Council	Asset Management Plans provide a framework for the efficient stewardship of the Council's infrastructural assets.
South Wairarapa Infrastructure Strategy 2012 - 2051 Infrastructure-Strategy-stand-alone-for-web.pdf (swdc.govt.nz)	South Wairarapa District Council	Identifies the keys issues, options and implications of them over a period of at least 30 years for the Council's core activities of Roading and Footpaths, Stormwater Drainage, Wastewater Collection and Treatment and Water Supply.

2.5 Other legislation or regulations

The following additional legislative / regulatory requirements are also relevant to this topic:

Legislation / Regulation	Relevant Provisions
Telecommunications Act 2001	Regulates the supply of telecommunications services.
Radiocommunications Act 1989	The primary legislation for managing radio spectrum usage in New Zealand
Electricity Act 1992	Provides for the regulation, supply and use of electricity in New Zealand, including the health and safety of members of the public, prevention of damage to property.
Local Government 2002	Defines the purpose, roles and responsibilities of local government. Sets out the responsibilities of territorial authorities in relation to land transport matters, including responsibility for local roads, footpaths and street lighting as well as local planning, road-safety works and parking services.
Gas Act 1992	Provides for the regulation, supply and use of gas in New Zealand, and regulates the gas industry, protects the health and safety of members of the public, and promotes the prevention of damage to property in connection with the supply and use of gas.
New Zealand Electrical Code of Practice for Electrical Safe Distances 2001	Sets minimum safe electrical distance requirements for overhead electric line installations and other works associated with the supply of electricity from generating stations to end users. The minimum safe distances have been set primarily to protect persons, property, vehicles and mobile plant from harm or damage from electrical hazards
Utilities Access Act 2010	Requires utility operators and corridor managers to comply with a national code of practice that regulates access to transport corridors and provides for the making and administration of that code.
National Code of Practice for Utility Operators' Access to Transport Corridors 2019	Sets out the processes and procedures for: <ul style="list-style-type: none"> Utility operators to exercise right of access to the road corridor for the placement, maintenance, improvement and removal of utility structures; Corridor Managers to exercise their right to apply reasonable conditions on working in the corridor; and

	Managers of railway and motorway corridors to exercise their discretion to grant rights of access to utility operators
Electricity (Hazards from Trees) Regulations 2003	The purpose of these regulations is to protect the security of the supply of electricity, and the safety of the public, including by prescribing distances from electrical conductors within which trees must not encroach.

3.0 Issues Analysis

3.1 Background

The Wairarapa relies on a network of utilities, including energy distribution, radio-communications, telecommunications, meteorological facilities and water and wastewater reticulation. A network utility operator, as defined by the Act, or other operators may provide these utilities.

Network utilities are critical for the efficient and ongoing functioning of the Wairarapa. They contribute significantly to the community's health and safety, as well as to its economic and social wellbeing. The benefits of network utilities to the efficient functioning of modern society are therefore substantial.

While network utilities generally have little long-term impact on the environment, some utilities have the potential to have significant adverse effects on the environment. These effects may result from activities involved in establishing the facility, be generated by the facility itself, or be associated with the maintenance and operation of the facility.

Potential adverse effects can include:

- The visual impacts of structures, particularly large/tall utilitarian facilities (for example, masts on ridgelines);
- Risks to public health and safety (for example, the effects of exposure to levels of radio frequency fields exceeding those contained in the relevant accepted national standard); and
- Noise and odour (for example, that emanating from reticulated sewage pumping stations).

In general, the effects of network utilities can be managed through development and performance standards, whether through Codes of Practice or regulatory controls.

3.2 Evidence base

The Councils have reviewed the Operative District Plan, identified associated issues with current provisions, reviewed recent resource consents, reviewed approaches taken in other district plans, and considered community feedback to assist with setting the plan framework. This work has been used to inform the identification and assessment of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions. The following sections outline this evidence.

3.2.1 Analysis of Operative District Plan provisions

3.2.1.1 Overview of ODP provisions

Chapter 16 of the Operative District Plan contains objectives, policies and rules relating to network utilities, which have remained in place since the District Plan was made operative in 2011.

The single specific objective for network utilities is:

Objective NUE1 – Management of Network Utilities To enable the efficient development, maintenance, and operation of network utilities while avoiding, remedying, or mitigating adverse effects on the environment.

The objective is achieved through a primarily regulatory approach with district-wide rules and standards for network utilities. The rules provide for a range of new network utility activities, particularly for linear infrastructure, as a permitted activity subject to standards. Small network utility structures in the road reserve are a controlled activity, and other network utility structures in the road reserve are restricted discretionary. The rules also provide for maintenance, repair, minor upgrading and removal of network utilities as a permitted activity.

3.2.1.2 State of the environment monitoring

In terms of electricity distribution, Transpower owns and operates National Grid assets in South Wairarapa, Carterton and Masterton Districts as follows:

- Masterton – Upper Hutt A (MST-UHT-A) 110kV overhead transmission line;
- Mangamaire – Masterton A (MGM-MST-A) 110kV overhead transmission line;
- Greytown Substation; and
- Masterton Substation

Powerco owns and operates the local electricity distribution network in the Wairarapa. This electricity distribution network extends throughout the urban and rural areas, including to remote coastal areas.

Telecommunications are provided across the Districts by Chorus, Spark and Vodafone.

Network utilities also include Council's three waters networks. It is noted that Carterton District Council holds resource consent for the Carterton wastewater treatment plant upgrade. There are also planned upgrades to Featherston and Martinborough Wastewater Treatment and Disposal Plants.

A review of the National Monitoring Data from 2014/15 – 2020/21 from the Ministry for the Environment indicates that there was a small number (0-2) of consents issued each year for infrastructure or network utility activities, including installation of telecommunications facilities such as 4G towers, across the three Wairarapa districts.

Most network utility and infrastructure providers are requiring authorities and designations may apply to land where their facilities are located. Therefore, some infrastructure and network utilities work is able to be undertaken in accordance with designations, rather than requiring resource consent.

3.2.1.2.1 Case Study: Resource Consent for Telecommunication Facility, Pembroke Street Carterton

Copies of recent resource consent applications have been provided by Carterton District Council and these included consent for a new pole and telecommunications facility.

Resource consent was required under the NESTF and the Operative District Plan. The consent trigger under the Operative District Plan was that the pole height exceeded the maximum of 10m as the pole was 11.5m high and as such was a restricted discretionary activity.

This situation is an example of the effectiveness of the Operative District Plan and the rules currently restrict new structures over 10m in height.

3.2.1.3 Effectiveness of the Operative District Plan approach

The following issues have been identified with the effectiveness of the Operative District Plan:

Issue	Comment
Issue 1: The provisions need to be aligned to give effect to the NPSET, NESETA or the NESTF.	There has been new national policy direction and new national standards since the Operative District Plan was prepared. The network utilities provisions have not been amended to give effect to the NPSET, NESETA or NESTF, other than to recognise that the rules and standards in the regulations must be applied.
Issue 2: There is currently no explicit rule or requirement that electricity and telecommunications must be supplied to new lots.	This creates some ambiguity, and provisions should specifically state whether connections are required to each lot.

<p>Issue 3: New technology may involve structures and components of different scale and nature, which the current rules and standards may unduly restrict</p>	<p>An example of this issue are the new 5G telecommunication networks that require the installation of approximately 15m high towers across various zones in the Districts. The current rules do not provide for these towers as a permitted activity in all zones (e.g. the residential zone allows towers up to 10m). The status quo would require that consents are sought for many new towers in particular zones; alternatively, the plan could be amended to provide for specific network utility structures, such as 5G towers, as a permitted activity. Any new provisions should be consistent with the NESTF.</p>
<p>Issue 4: Reverse sensitivity is not addressed for network utilities.</p>	<p>The Operative District Plan does not contain provisions which address reverse sensitivity for network utilities.</p>

3.2.2 Analysis of other District Plan provisions relevant to this topic

Current practice has been considered in respect of this topic, with a review undertaken of the following District Plans:

Plan	Description of approach
Proposed New Plymouth District Plan	<p>This plan has been prepared in accordance with the National Planning Standards.</p> <p>The plan includes a single network utilities chapter within the Energy, Infrastructure and Transport section, along with Energy and Transport chapters. The chapter incorporates provisions for general and three waters infrastructure, amateur radio, and protecting strategic infrastructure (the National Grid and gas transmission pipelines). Generally, the chapter largely follows the infrastructure group draft National Planning Standard for network utilities. Additional rules for infrastructure are included in the Overlay chapters.</p> <p>Three objectives relate to:</p> <ul style="list-style-type: none"> • the benefits provided by network utilities; • the adverse effects of network utilities; and • reverse sensitivity effects on network utilities. <p>Eight policies relate to:</p> <ul style="list-style-type: none"> • recognising the benefits of network utilities; • integrating network utilities and land use; • new technologies; • managing the adverse effects of network utilities; • recognising the functional need or operational needs of network utilities; • activities within the National Grid Yard and National Grid Corridor; • setbacks from gas transmission pipelines; • minimising reverse sensitivity effects on network utilities <p>Rules are divided into:</p> <ul style="list-style-type: none"> • General • Three waters • Amateur radio • Protecting National Grid • Protecting gas transmission pipelines <p>Each rule contains detailed standards specific to the activity, where relevant. Generally, where permitted activity standards are not complied with these activities become restricted discretionary activities. The general 'effects standards' address:</p> <ul style="list-style-type: none"> • maximum heights of structures (including poles, towers, antenna on poles); • parking and access; • radio frequency; • electric and magnetic fields; • outdoor lighting; and • noise

<p>Porirua Proposed District Plan</p>	<p>This Plan has been prepared in accordance with the National Planning Standards. The plan includes an infrastructure chapter within the Energy, Infrastructure and Transport section. The chapter incorporates provisions for three waters, transport and communications infrastructure. Meteorological devices are also managed in this chapter.</p> <p>Three objectives relate to:</p> <ul style="list-style-type: none"> • the benefits of regionally significant infrastructure • the protection of regionally significant infrastructure • the availability of infrastructure to meet existing and planned needs • the transport network • providing for infrastructure. <p>26 policies relating to:</p> <ul style="list-style-type: none"> • benefits and adverse effects of regionally significant infrastructure • National Grid • Operational and functional need • Electric and magnetic fields and radiofrequency • Transport network • Roads • Infrastructure and heritage • Infrastructure in overlays • Gas transmission • Signs <p>Each rule contains detailed standards specific to the activity, where relevant. Generally, where permitted activity standards are not complied with these activities become restricted discretionary activities.</p>
<p>Operative Kāpiti District Plan</p>	<p>This Plan has been prepared in accordance with the National Planning Standards. The plan includes an infrastructure chapter within the Energy, Infrastructure and Transport section.</p> <p>The chapter contains policies and associated rules in relation to:</p> <ul style="list-style-type: none"> • General infrastructure • Providing network utilities <p>Managing effects on network utilities</p>

These plans were selected because:

- They have been subject to recent plan changes/ reviews that have addressed similar issues relating to this topic.
- The councils are of a similar scale to the Wairarapa districts and are confronting similar issues relating to this topic.
- Some of the councils are located within the Greater Wellington Region.

A summary of the key findings follows:

- All of the plans contain a Network Utilities or Infrastructure chapter within the Energy, Infrastructure and Transport section of Part 2 - District Wide Matters

- All of the plans analysed implement national direction and recognise both the effects of, and effects on, network utilities.
- Objectives and policies generally address similar matters, including providing for infrastructure; recognising the national, regional and local benefits of infrastructure; managing adverse effects; managing reverse sensitivity issues; and technical and operational constraints, but do this to varying degrees and with differences in style.
- The New Plymouth District plan addresses infrastructure in Overlays within the relevant Overlays chapters, while the Porirua City and Kāpiti Coast District plans address these within the network utilities chapter.
- A permissive approach is generally applied to underground infrastructure, with above ground infrastructure managed in terms of its height, size, location in sensitive or less sensitive environments and potential health and safety effects;

3.2.3 Advice received from Iwi

No specific advice has been received from Rangitāne o Wairarapa or Ngāti Kahungunu ki Wairarapa regarding this topic and the proposed provisions evaluated within this report.

3.2.4 Consultation

The following is a summary of the primary consultation undertaken in respect of this topic:

Who	What	When	Relevant Issues Raised
Infrastructure providers	Feedback on effectiveness of Operational District Plan provisions	Jan-Apr 2022	Comments received on the Operative District Plan provisions, supporting some existing provisions as well as seeking changes. Providers supplied 'model' provisions they sought for inclusion in the draft plan.
Infrastructure providers	Feedback on Working Draft District Plan provisions	Apr-Jul 2022	Detailed comments on all parts of the Working Draft chapter infrastructure providers including: <ul style="list-style-type: none"> • Chorus, Spark and Vodafone; • Powerco; • KiwiRail; • Wellington Water • Transpower
Feedback on Draft Plan	Feedback on Draft Plan, through submissions	Oct-Dec 2022	<ul style="list-style-type: none"> • Feedback received from 16 individuals or organisations

Who	What	When	Relevant Issues Raised
	and targeted discussions		<ul style="list-style-type: none"> Feedback related to the introduction, objectives, policies and rules.

A summary of specific feedback on this topic received during consultation on the Draft Plan is contained in Appendix 2, including how it has been responded to in the Proposed Plan.

3.3 Summary of issues

As outlined in Section 6.3.2 of the Section 32 Evaluation Overview and Strategic Directions Report the scope of review for this topic was identified as a "partial review", in order to give effect to National Policy Statements.

Based on the research, analysis and consultation outlined above the following issues have been identified with respect to the effectiveness of the Operative District Plan:

- Issue 1: The Operative District Plan does not give effect to new national or regional policy direction;
- Issue 2: There is currently no explicit rule or requirement that electricity and telecommunications must be supplied to new lots.
- Issue 3: New technology may involve structures and components of different scale and nature, which the current rules and standards may unduly restrict.
- Issue 4: Reverse sensitivity is not addressed for network utilities.

The following resource management issues have been identified:

Issue	Comment
Issue 1: Recognising the benefits of network utilities in enabling social, economic and cultural wellbeing.	<ul style="list-style-type: none"> Network utilities are critical for the efficient and ongoing functioning of the Wairarapa. They contribute significantly to the community's health and safety, as well as to its economic and social wellbeing. The benefits of network utilities to the efficient functioning of modern society are therefore substantial.
Issue 2: The development, use, operation, repair, maintenance, upgrade, relocation, and removal of network utilities can result in adverse effects on the environment.	<ul style="list-style-type: none"> Network utilities can have adverse effects on the environment. These effects may result from activities involved in establishing the facility, be generated by the facility itself, or be associated with the maintenance and operation of the facility. Effects of above ground network utilities on amenity values is a particular concern.
Issue 3: The efficient and effective use, operation, repair, maintenance, upgrade, relocation, and removal	<ul style="list-style-type: none"> Inappropriate subdivision, use and development, including intensification of activities, in the vicinity of network utilities can have reverse sensitivity effects which may result in constraints on their operation and use. This may result in adverse effects on the effective and efficient operation of

Issue	Comment
of network utilities can be constrained or compromised by other activities.	<ul style="list-style-type: none"> the network utilities, and consequently the local, regional and national benefits derived from them.
Issue 4: Recognising the functional and operational needs of network utilities.	<ul style="list-style-type: none"> Different types of network utilities have differing functional and operational needs, which need to be recognised and provided for through the PDP provisions.

4.0 Scale and significance

4.1 Evaluation of scale and significance

Under s32(1)(c) of the RMA, this evaluation report needs to contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

This section assesses the scale and significance of the signs provisions to determine the level of analysis required.

	Low	Medium	High
Degree of change from the Operative District Plan		✓	
Effects on matters of national importance	✓		
Scale of effects - geographically		✓	
Scale of effects on people e.g. landowners, neighbourhoods, future generations		✓	
Scale of effects on those with specific interests e.g. tangata whenua		✓	
Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice?	✓		
Likelihood of increased costs or restrictions on individuals, communities or businesses	✓		

In summary:

- The degree of change from the Operative District Plan is medium given that the Proposed District Plan approach aligns to give effect to the NPSET, NESETA or the NESTF.
- There are no relevant matters of national importance, although RMA s7(b), (c), and (f) are relevant.
- The provisions apply across the Districts and all people and communities rely to some degree of services provided by network utilities.
- The Proposed District Plan provisions are consistent with the NPSET, NESETA and the NESTF.

- The scale of effects on special interest groups is medium as network utility operators will be required to comply with the Proposed District Plan provisions.

Overall, it is considered that the scale and significance of the proposal is low-medium.

4.2 Quantification of Benefits and Costs

Section 32(2)(b) of the RMA requires that, where practicable, the benefits and costs of a proposal are to be quantified.

Specific quantification of all benefits and costs associated with the Proposed District Plan is considered neither practicable nor readily available. In general, a qualitative assessment of costs and benefits associated with Proposed District Plan is considered sufficient, and this is provided for in the assessment of policies, rules and other methods contained in section 7.0 of this report. However, where practicable and considered appropriate to supporting the evaluation, some of the benefits or costs associated with Proposed District Plan have been quantified. The identification of costs and benefits has been informed by the body of evidence outlined in section 3 of this report.

5.0 Proposed provisions

5.1 Strategic Directions

The following goals and objectives from the Strategic Direction chapter of the Proposed District Plan are relevant to the network utilities topic:

UFD-O4	Infrastructure capacity
Urban growth and development is integrated with the efficient provision, including the timing and funding, of infrastructure, schools, and open spaces.	

This objective is relevant as the efficient provision of network utilities is required for urban growth and development.

INF-O1	Infrastructure
The benefits of infrastructure are recognised, while ensuring its adverse effects are well managed, and infrastructure is protected from incompatible land use, subdivision and development, including reverse sensitivity effects.	

This objective is directly related to the provision of network utilities and managing the effects of, and on, network utilities.

The Strategic Direction objectives are evaluated in the Part 1 Overview Section 32 Evaluation Report.

5.2 Overview of proposed provisions

The proposed provisions relevant to this topic are set out in detail in the Proposed District Plan and should be referenced in conjunction with this evaluation report.

In summary, the proposed provisions are contained in the Network Utilities chapters in Part 2: District Plan Matters and include:

- Definitions for the following terms:
 - Antenna
 - Cabinet
 - Customer connection line
 - Functional need
 - National Grid
 - National Grid subdivision corridor
 - National Grid support structure
 - National Grid yard
 - Network utility
 - Network utility operator
 - Operational need
 - Pole
 - Sensitive activities
 - Upgrade
- Four objectives that address:
 - Benefits of network utilities
 - Adverse effects of network utilities
 - Adverse effects on network utilities
 - National Grid
- Six policies that address:
 - The benefits of network utilities
 - Network utilities, land use, subdivision, development, and urban growth
 - Technological advances
 - Management of adverse effects of network utilities
 - Consideration of adverse effects of network utilities
 - National Grid
- A rule framework that manages network utilities as follows:
 - Permits the operation, maintenance and development of most network utilities subject to compliance with standards.

- Provides for network utilities which do not comply with standards or higher order planning documents as either controlled or restricted discretionary activities (unless potential effects are significantly adverse, in which case non-complying activity status is used);
- Provides restricted discretionary or discretionary activity status where it is considered that effects from certain network utilities need to be assessed on a case by case basis.

5.3 Other methods

Other methods of key relevance to network utilities are:

- The NPSET which sets out the objective and policies for managing the electricity transmission network.
- The NESETA which sets out which transmission activities are permitted, subject to conditions to control environmental effects..
- The NESTF which provides national consistency in the rules surrounding the deployment of telecommunications infrastructure across New Zealand.

6.0 Evaluation of the proposed objectives

Section 32(1)(a) of the RMA requires an evaluation to examine the extent to which the objectives proposed are the most appropriate way to achieve the purpose of the RMA. The level of detail must correspond to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal.

This section of the report evaluates the objectives proposed for the network utilities topic.

An examination of the proposed objectives along with reasonable alternatives is included below, with the relative extent of their appropriateness based on an assessment against the following criteria:

1. Relevance (i.e. Is the objective related to addressing resource management issues and will it achieve one or more aspects of the purpose and principles of the RMA?)
2. Usefulness (i.e. Will the objective guide decision-making? Does it meet sound principles for writing objectives (i.e. does it clearly state the anticipated outcome?)

3. Reasonableness (i.e. What is the extent of the regulatory impact imposed on individuals, businesses or the wider community? Is it consistent with identified tangata whenua and community outcomes?)
4. Achievability (i.e. Can the objective be achieved with tools and resources available, or likely to be available, to the Councils?)

While not specifically required under s32 of the RMA, in some instances alternative objectives are also considered to ensure that the proposed objective(s) are the most appropriate to achieve the purpose of the RMA.

Proposed Objectives	
<p>NU-O1 Benefits of network utilities The benefits of effective, efficient, resilient, and safe network utilities are recognised and provided for.</p> <p>NU-O2 Adverse effects of network utilities The adverse effects of network utilities on the environment are avoided, remedied, or mitigated, while recognising:</p> <ol style="list-style-type: none"> a) the functional need and operational need of network utilities; and b) that positive effects of network utilities may be realised locally, regionally, or nationally. <p>NU-O3 Adverse effects on network utilities The safe function and operation of network utilities is protected from the adverse effects, including reverse sensitivity effects, of incompatible subdivision, use, and development.</p> <p>NU-O4 National Grid Subdivision, use, and development is managed to avoid reverse sensitivity effects on the National Grid and ensure that the operation, maintenance, repair, upgrading, and development of the National Grid is not compromised.</p>	
Alternatives considered	
<p>Status quo: Objective NUE1 – Management of Network Utilities To enable the efficient development, maintenance and operation of network utilities, while avoiding, remedying or mitigating adverse effects on the environment.</p>	
Appropriateness to achieve the purpose of the Act	
<p>Appropriateness of Proposed Objectives (relevance, usefulness, reasonableness, achievability)</p>	<ul style="list-style-type: none"> • The proposed objectives address the identified resource management issues in that they recognise the benefits of network utilities, manage adverse effects and recognise and provide for the National Grid; • The proposed objectives clearly articulate the outcomes sought and provide direction to guide decision making. The objectives recognise the benefits to the community provided by network utilities, while avoiding, remedying or mitigating adverse effects of network utilities on the environment; • The proposed objectives assist the Councils to undertake their functions in RMA s31(1)(a); • The proposed objectives do not duplicate or overlap with regional council functions; • The proposed objectives do not create costs on the community. Overall, the objective will have a positive long-term benefit in providing for network utilities which support the community.

	<ul style="list-style-type: none"> The objectives are achievable and are not a significant departure from the existing network utilities objective and are generally consistent with other district plans.
Appropriateness of Status Quo (relevance, usefulness, reasonableness, achievability)	<ul style="list-style-type: none"> The objective partly addresses the resource management issues. The objective does not address recognise the benefits of network utilities, or the functional or operational needs of network utilities. In addition, the objective does not seek to manage reverse sensitivity effects or incompatible activities with network utilities. The objective provides direction to guide decision making but it is less clear in articulating the outcomes sought. The objective does not create costs on the community. The objective is achievable.
Preferred option and reasons	
The proposed objectives are the most appropriate means of achieving the purpose of the Act because they are the most appropriate of the options, particularly in relation to relevancy and usefulness. They reflect clear statements of intent regarding the ongoing use and development of network utilities, and give effect to the national and regional policy direction.	

7.0 Evaluation of proposed provisions

Section 32(1)(b) of the RMA requires an evaluation of whether the proposed provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions. The assessment must identify and assess the benefits and costs of environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

7.1 Evaluation

For each potential approach an evaluation has been undertaken relating to the costs, benefits and the certainty and sufficiency of information (as informed by section 5 of this report) in order to determine the effectiveness and efficiency of the approach, and whether it is the most appropriate way to achieve the relevant objective(s).

7.1.1 Provisions to achieve objectives relating to Network Utilities

Under s32(1)(b)(ii) of the RMA, reasonably practicable options to achieve the objective(s) associated with this proposal need to be identified and examined.

The other options considered reasonably practicable for achieving the objectives of the PDP in relation to Network Utilities are:

- The proposed provisions
- Retaining the status quo – Operative District Plan objective, policies, rules
- Non-regulatory approach

<p>Objective/s:</p> <p>NU-O1 Benefits of network utilities The benefits of effective, efficient, resilient, and safe network utilities are recognised and provided for.</p> <p>NU-O2 Adverse effects of network utilities The adverse effects of network utilities on the environment are avoided, remedied, or mitigated, while recognising: a) the functional need and operational need of network utilities; and b) that positive effects of network utilities may be realised locally, regionally, or nationally.</p> <p>NU-O3 Adverse effects on network utilities The safe function and operation of network utilities is protected from the adverse effects, including reverse sensitivity effects, of incompatible subdivision, use, and development.</p> <p>NU-O4 National Grid Subdivision, use, and development is managed to avoid reverse sensitivity effects on the National Grid and ensure that the operation, maintenance, repair, upgrading, and development of the National Grid is not compromised.</p>		
<p>Option 1: Proposed approach (recommended)</p>	<p>Costs</p>	<p>Benefits</p>
<p>Network utilities chapter containing objectives, policies, and rules.</p>	<p>Environmental</p> <ul style="list-style-type: none"> • Changes to the quality of the environment from new and upgraded network utilities. <p>Economic</p>	<p>Environmental</p> <ul style="list-style-type: none"> • Manages the effects on the environment to levels anticipated by the community.

<p>Rules and standards to manage earthworks, buildings, structures, sensitive activities, and subdivision within National Grid Corridor. Identify National Grid Corridor on Planning Maps.</p>	<ul style="list-style-type: none"> • Increased costs for landowners with restrictions on use of land and reduced development potential and flexibility within the National Grid corridor. • Increased costs for landowners of applying for resource consents for activities within the National Grid corridor and network utility operators being involved in resource consents. • Increased costs for developers, subdividers and landowners in providing connections to telecommunications and electricity. • Not all sites are easily accessible and there are some sites which are not economically viable to be serviced (e.g. remote rural sites). <p>Social</p> <ul style="list-style-type: none"> • Increased costs for landowners with restrictions on use of land and reduced development potential and flexibility within the National Grid corridor. <p>Cultural</p> <ul style="list-style-type: none"> • No cultural costs identified. 	<ul style="list-style-type: none"> • Protection of significant network utilities (National Grid) from activities which have the potential to compromise the efficient operation and maintenance of the utility, or increase potential exposure to health and safety risks. • Ability to determine the appropriateness of activities on a case by case basis through the resource consent process. <p>Economic</p> <ul style="list-style-type: none"> • Appropriate management of network utilities can contribute to the efficient use of land by making it available for safe use with consequent economic benefits. • Certainty to network utility operators and the community that maintenance, operation, upgrading and new utilities are enabled to service the community. • Enables economic growth through ensuring each site created has adequate access to telecommunications and electricity, including alternative solutions to wire connections (e.g. wireless). <p>Social</p> <ul style="list-style-type: none"> • Certainty to network utility operators that potential reverse sensitivity effects will be managed or assessed through the resource consent process. • Minimises risk to health and safety. <p>Cultural</p> <ul style="list-style-type: none"> • No cultural benefits identified.
<p>Effectiveness and efficiency</p>	<p>This approach is considered to be efficient and effective as it provides clear direction and tailored provisions to manage potential reverse sensitivity effects on significant network utilities to address the resource management issues. Only those activities which have potential to compromise the network utility are managed.</p> <p>It will ensure the ongoing efficient use, operation, maintenance of significant network utilities and manage potential health and safety effects on the community.</p>	

Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions	<p>It is considered that there is certain and sufficient information on which to base the proposed policies and methods as:</p> <ul style="list-style-type: none"> • There is national policy direction on the National Grid approach, which is common practice in other second-generation District Plans. • The proposed provisions do not represent a significant change from the status quo and there is no evidence that the status quo is placing high costs on the community or failing to sustainably manage resources. 	
Overall evaluation	<p>Overall, it is considered that the proposed approach is the most appropriate approach to achieve the objectives. It strikes an appropriate balance between the protection of significant network utilities from adverse effects of other activities, and enabling the efficient use of land.</p>	
Option 2: Status Quo	Costs	Benefits
<p>Network Utility objective and policies in Chapter 16 of the ODP District-wide rules to manage network utilities</p>	<p>Environmental</p> <ul style="list-style-type: none"> • The significant network utilities are not sufficiently protected from activities which have the potential to compromise their efficient operation and maintenance. <p>Economic</p> <ul style="list-style-type: none"> • Increased costs to network utility operators and the community in the event of outages and/or inability to access the networks for maintenance, repair or upgrade. • Potentially increased costs to network utility operators and the community associated with less permissive rules and costs, time and uncertainty associated with resource consents for some activities. <p>Social</p> <ul style="list-style-type: none"> • Potentially less efficient operation, maintenance or upgrade of network utilities. <p>Cultural</p> <ul style="list-style-type: none"> • No cultural costs identified. 	<p>Environmental</p> <ul style="list-style-type: none"> • The environmental benefits associated with this option are anticipated to be similar in nature to Option 1. However, the protection of the National Grid from activities is not achieved. <p>Economic</p> <ul style="list-style-type: none"> • The economic benefits associated with this option are anticipated to be similar in nature to Option 1. However, there is less certainty for connections for telecommunications and electricity to each site. • Increased flexibility to use and develop land in proximity to the National Grid. <p>Social</p> <ul style="list-style-type: none"> • The social benefits associated with this option are anticipated to be similar in nature to Option 1. • Increased flexibility to use and develop land in proximity to the National Grid. <p>Cultural</p> <ul style="list-style-type: none"> • No cultural benefits identified.
Effectiveness and efficiency	<p>This approach is not considered to be the most efficient or effective as it will not address the resource management issues or achieve the objectives. The approach is also not consistent with the NPSET.</p>	
Risk of Acting / Not Acting if there is	<p>It is considered that there is certain and sufficient information on which to base the proposed policies and methods as:</p>	

<p>uncertain or insufficient information about the subject matter of the provisions</p>	<ul style="list-style-type: none"> The current policy framework would not give effect to the NPSET, and current issues would continue and could incrementally result in land-use activities, development, and subdivision adversely affecting the effective operation, maintenance, and upgrading of the National Grid. 	
<p>Overall evaluation</p>	<p>Overall, this option is not the most appropriate option as it does not effectively protect significant network utilities from incompatible activities that may compromise their effective or safe operation and maintenance.</p>	
<p>Option 3: Reliance on non-regulatory methods</p>	<p>Costs</p>	<p>Benefits</p>
<p>Rely on methods outside of the District Plan to manage network utilities</p>	<p>Environmental</p> <ul style="list-style-type: none"> Potential for degradation of the quality of the environment due to the adverse effects of network utilities not being avoided, remedied or mitigated. Significant network utilities (National Grid) are not sufficiently protected from activities which have the potential to compromise its efficient operation and maintenance. Increased potential for reverse sensitivity effects, and associated health and safety risks <p>Economic</p> <ul style="list-style-type: none"> Increased costs to network utility operators and the community in the event of outages and/or inability to access the networks for maintenance, repair or upgrade. <p>Social</p> <ul style="list-style-type: none"> Inefficient operation, maintenance or upgrade of network utilities <p>Cultural</p> <ul style="list-style-type: none"> No cultural costs identified. 	<p>Environmental</p> <ul style="list-style-type: none"> No environmental benefits identified. <p>Economic</p> <ul style="list-style-type: none"> Increased certainty and flexibility for network utility operators, and reduced consenting and compliance costs. <p>Social</p> <ul style="list-style-type: none"> Maximum flexibility for landowners to locate activities in close proximity to network utilities, enabling an efficient use of land. <p>Cultural</p> <ul style="list-style-type: none"> No cultural benefits identified.
<p>Effectiveness and efficiency</p>	<p>Reliance on methods outside the District Plan would enable activities to occur in proximity to network utilities subject to compliance with other regulations. This approach has the potential to result in significant adverse effects on the efficient operation and maintenance of network utilities including health and safety effects on the community. This</p>	

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	approach would not address the resource management issues or achieve the objectives, and would not be effective or efficient.
Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions	It is considered that there is certain and sufficient information on which to base the proposed policies and methods as: <ul style="list-style-type: none">• Councils may not be carrying out their duty/requirements under the RMA with this approach and would fail to give effect to the NPSET. This approach may result in adverse effects on the efficient operation, maintenance or upgrade of network utilities.
Overall evaluation	Overall, this option is not the most appropriate option as, the approach may result in adverse effects on the efficient operation, maintenance or upgrade of network utilities and does not give effect to the NPSET.

8.0 Conclusion

This evaluation has been undertaken in accordance with section 32 of the RMA in order to identify the need, benefits and costs and the appropriateness of the proposal having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the RMA. The evaluation demonstrates that this proposal is the most appropriate option as:

- The objectives and policies provide direction and certainty to plan users on the outcomes expected for network utilities, including recognition of the functional, locational and operational needs of network utilities and the management of adverse effects. The clear decision-making framework will lead to consistent outcomes.
- The provisions provide for the effective operation, maintenance, upgrading, and removal of network utilities, while managing adverse effects, and protect significant network utilities (the National Grid) from adverse reverse sensitivity effects of incompatible activities.
- Rules provide certainty to network utility operators and the community about the type and scale of activities that can occur as permitted activities, and provide increased flexibility to network utility operators to use emerging technologies.
- Activities requiring resource consent are limited to those that have potential for adverse effects on the environment, which enables a case by case assessment.
- The objective and policies give effect to the NPSET, are consistent with NESET and NESTF, and are aligned with best practice in other second generation plans throughout New Zealand.

Appendix 1: Feedback on Draft District Plan

Appendix 1: Summary of feedback on Network Utilities

Section/Topic	Submitter	Feedback	Analysis
Introduction	Corporate	Amendment to the chapter introduction text to confirm when and how the network utilities chapter applies.	Amendments made to the introduction to clarify when the chapter applies
Relationship with other regulations	Corporate	Support references to the additional regulatory requirements in the NESETA, the NZECP34: 2001 and the Electricity Hazards from Trees Regulations 2003.	Minor amendments to clarify wording.
NU Objectives	Corporate	General support for the objectives with some minor wording amendments	No changes.
NU Policies	Corporate	General support for the policies with some minor wording amendments	Minor amendment to Policy NU-P1 in order to give effect to Policy 5 of the NPSET
Rule NU R-1 and NU-R2	Corporate	Amendments to NU-R1 and NU-R2 to remove permitted activity standards that require network utilities to be removed within two years of being replaced or becoming redundant.	The removal of underground structures could result in additional disturbance and adverse effects. If the structure was causing a discharge, it would require consent from the Regional Council but if no issues it should be able to stay in place. NU-R1(b) is deleted. NU-R1(a) is retained as above ground structures that are no longer required should be removed. Council doesn't want old structures to be retained – visual effects etc.
Rule NU-R6	Corporate	Re-wording as 'battery energy storage system' is recommended, as this is the most commonly used term in the industry when referring to energy storage.	Amended
Rule (misc)	Corporate	Amendments to reflect the NPSET	Amended to reflect NPSET
Network Utility Definitions	Corporate	Support network utility operator definition and additional definitions requested.	Include RMA definition of network utility operator.
Standards	Corporate	General support for the standards	No amendments