

12.1 ISSUE

- **Recognising and Protecting the Important Heritage Resources within the District.**

Section 7 of the Resource Management Act 1991 requires that in managing the use, development and protection of natural and physical resources, particular regard shall be given to the recognition and protection of the heritage values of sites, buildings, places or areas. Section 6 of the Act also requires that recognition and provision be made for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

In addition the Historic Places Act 1993, Conservation Act 1987 and Reserves Act 1977 contain provisions relating to the protection of heritage resources.

The Wellington Regional Policy Statement recognises that there are regionally significant cultural heritage values.

Heritage resources include buildings, sites, objects, places or areas of historical or cultural significance, notable trees, archaeological features and waahi tapu. These heritage resources add to the sense of community within Carterton District and provide for links with the past. The protection of heritage resources is important for the enjoyment of present and future generations. It is important to Carterton District that heritage resources are protected from the adverse effects of subdivision, use and development.

12.2 OBJECTIVE

12.2.1 Recognition and protection of the values of heritage resources.

12.3 POLICIES

12.3.1 Identify the heritage resources of value by developing and maintaining a list of these resources in Appendix 12A of the Plan.

Explanation:

Those heritage resources of importance to the District are listed in Appendix 12A in the

Plan. The list in Appendix 12A provides a means of highlighting those heritage resources which the community seeks to protect. Appendix 12A is a mechanism which signals different rules apply to heritage resources. As values change the list in Appendix 12A can be altered and added to.

12.3.2 To protect those heritage resources identified in Appendix 12 to the Plan by ensuring the values of the resource are not compromised.

Explanation:

Where the Plan identifies heritage resources in Appendix 12A, the Council will assess the effects of activities as part of a resource consent application in order to protect the significant values of the heritage resource. While activities are provided for the key aim is to conserve heritage resources. Consideration will be given to other means of protection including: voluntary protection, heritage protection orders and public acquisition.

12.3.3 Encourage an awareness of the need to protect heritage resources amongst the local community.

Explanation:

It is important that in developing private land, individuals consider the value of heritage resources and sites as a resource for the community. Voluntary means of protection will be encouraged. Increasing public awareness of potential additional heritage resources within the district which have not yet been evaluated is also important.

12.3.4 Identify and protect, in an appropriate way, heritage resources of importance to tangata whenua.

Explanation:

It may not be appropriate to publicly disclose the location of sites of importance to iwi. Protection of resources of importance to tangata whenua (for example, waahi tapu) is recognised as being important and consultation with tangata whenua will be undertaken to find the most appropriate means of protection. In addition consultation will be undertaken in respect of applications which may have heritage, cultural, or archaeological interest to tangata whenua.

12.4 METHODS

12.4.1 District Plan

- (a) Activities will generally be permitted within heritage buildings listed in Appendix 12A, provided certain base performance standards are met within each zone and there are no structural alterations.
- (b) Any external alteration, modification or demolition of any listed heritage resource will be a discretionary activity. Council's consideration of discretionary activities will be guided by the assessment criteria in the Plan.
- (c) Significant heritage resources are listed in Appendix 12A to the Plan.
- (d) Additional heritage resources which have been identified by the New Zealand Historic Places Trust as worthy of further evaluation are noted over the page for information only.

Reasons

The list in Appendix 12A of the Plan is effective in enabling the public to identify the significant heritage resources being protected and those resources where certain rules will apply. Additional heritage resources have been noted on the following page **for information only** to increase awareness of heritage resources within the district.

In order to assess the effects that are likely to occur through modification, alteration or demolition of listed heritage resources an assessment will be undertaken at the time the application is made. This process will enable consideration of the effects of each particular situation.

By allowing for activities within heritage buildings listed in Appendix 12A (subject to compliance with the performance standards in each zone), the viability and likelihood of the heritage resource being retained is increased. Protection of the heritage resource from adverse effects can be achieved.

Additional heritage resources identified by the New Zealand Historic Places Trust

These resources have been noted for information only and are not subject to the objectives, policies, and rules, of Chapter 12, Heritage.

Urban:	Carrington Lodge	High Street Nth, Carterton
	St Mary's Presbytery/ Carterton	463 High Street Sth,
	Zillwood Cottage	
	Oberg Cottage	9 Nobel Street, Carterton
	Old Masterton Courthouse	16 Hilton Road, Carterton
Wakelin's Mill		High Street Sth, Carterton
	Cottage	4 Nobel Street, Carterton
	Wairarapa Daily News Bldg	Belvedere Road
	Old Gaol	
	Old Courthouse	
	Buffaloes' Lodge Room	
	House	37 Wakelin Street
	Club Hotel	Belvedere Road
	Marquis Hotel	High Street Nth, Carterton
	Watson's Building (former)	High Street Nth
Rural:	Sayers' Slab Whare Carterton	Arcus Road, Dalefield,
	Grassmere (Pitarrow)	Hughes Line, Carterton
	Gladstone Church	Gladstone
	Taratahi Hotel	Taratahi
	Kourarau	Kourarau
	Kourarau Power Station/ Surge Towers	Kourarau
	Greig House	Matarawa
	Frew Cottage	Clareville
	Grange Farm	Hughes Line, Carterton
	Daysh House	Chester Road, Carterton
	Dairy Factory	Ahiaruhe
	Morris House C1876/1905	Clareville
Objects and Sites:		
	Waiohine Toll Gate	Railway Station, Carterton

Karaka Trees
Coastal Dunes

Te Wharau
Flat Point

12.4.2 Annual Plan

- (a) Council will consider the use of incentives (e.g., rates relief) for landowners who protect those heritage resources listed in Appendix 12A.
- (b) Council will consider funding the public acquisition of those heritage resources in Appendix 12A of the Plan.

Reasons

Council will actively encourage the voluntary protection of heritage resources as the first step. Owners of listed heritage resources should be supported in order to achieve the protection of the resource. As a means of last resort consideration will be given to public acquisition.

12.4.3 Other Mechanisms

- (a) Liaison with iwi to discuss the appropriate means of protecting heritage resources.
- (b) Liase with iwi over applications which may affect any area defined as significant to iwi.
- (c) The use of voluntary mechanisms to protect a heritage resource (including covenants).
- (d) Heritage protection orders will be considered where other means have not been deemed to be appropriate.

Reasons

The aim is the protection of heritage resources through whatever means is the most appropriate in the circumstances. A number of options have been included which do not necessarily rely on district plan rules and are effective in achieving protection of the heritage resource.

The need of iwi to not publicly disclose heritage resources of significance needs to be recognised. In addition where an activity may effect features of significance to iwi, whether publicly recorded or not, the application will be brought to the attention of iwi.

Voluntary mechanisms are a means of achieving protection and are likely to be observed because the landowner is actively involved in achieving protection. If the means of protection is voluntary then there is a greater likelihood the resource will not be destroyed.

As a means available to Council heritage protection orders may be appropriate in circumstances where all other means have been exhausted.

12.5 ANTICIPATED ENVIRONMENTAL RESULTS

The implementation of the policies and methods is expected to result in the following outcome:

- (a) The protection of heritage resources.

12.6 DISTRICT RULES

The following requirements apply through all zones in the Plan -

12.6.1 PERMITTED ACTIVITIES

Any activity within a listed heritage building identified in Appendix 12A which falls within the general description of permitted activities within the relevant zone provisions in the Plan.

12.6.2 Conditions For Permitted Activities

12.6.2.1 Complies with the conditions for permitted activities in the relevant zone within the Plan.

12.6.2.2 Will not result in any external modification or alteration to any heritage building.

Explanation:

Where activities are utilising heritage buildings and not creating any adverse effects on the heritage building structure it is appropriate that the activity be permitted.

12.6.3 LIMITED DISCRETIONARY ACTIVITIES

Any activity within a listed building identified in Appendix 12A and, not resulting in any external modification or alteration to the building, which does not comply with the conditions for permitted activities in the relevant zone in the Plan.

12.6.4 Standards and Terms and Matters of Council Discretion

Discretion will be limited to those matters that do not meet the stated conditions for permitted activities.

Explanation:

In order to avoid, remedy or mitigate likely adverse effects on the heritage building the activity will be subject to the consent process.

12.6.5 DISCRETIONARY ACTIVITIES

- (a) The removal, demolition (partial or total) or destruction, external modification, alteration or addition to any heritage resource listed in the Appendix of Heritage Resources which includes heritage buildings; heritage archaeological and geological sites; areas of significance to tangata whenua; and notable trees.
- (b) Any activity occurring in any defined area of significance to tangata whenua identified in Appendix 12A.
- (c) Any subdivision which contains any of the heritage resources listed in Appendix 12A.

12.6.6 Council may have regard to the following matters:

- (a) **Information Requirements:** In addition to other information

requirements, when lodging an application for a discretionary activity Council shall require:

- A full description of the proposed activity and the type of work to be undertaken.
 - The effects of the development or change on the character of the item listed in Appendix 12A.
 - The outcome of any consultation with any relevant body or affected persons (including tangata whenua).
- (b) The effects of the development on the character of any heritage resource listed in Appendix 12A, including the architectural design of the appearance of any addition or alteration.
- (c) Any removal or significant pruning of notable trees will generally be discouraged.
- (d) In relation to notable trees the effects on size, contribution to amenity, life expectancy and general occurrence of the species in the District.
- (e) The written consent in order to deal with the matter on a non-notified basis, of any relevant heritage protection authority if the heritage resource is subject to a heritage protection order or the Historic Places Trust if the heritage resource is classified under the Historic Places Act 1993.

Explanation:

Where an activity is likely to create adverse effects on a heritage resource or will take place within an area defined by tangata whenua a full consideration of the effects needs to be made. This can occur through the resource consent process.

APPENDIX 12A

HERITAGE RESOURCES

Categories I or II is the classification system developed under the Historic Places Act 1993. For historic places Category I is defined as:

"Places of special or outstanding historical or cultural heritage significance or value".

Category II is defined as:

"Places of historic or cultural significance or value".

For any item identified in Appendix 12A Council may without further formality remove from this list any item which has been demolished by natural hazard or unavoidable accident.

Buildings:

Heritage Building Number	District Plan Map Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)
B1	Urban 3	St Mary's Church (Catholic)	1 Howard St and King St. CARTERTON [Lots 1-5 DP 65079]	II
B2	Urban 3	Westpac Building	124 High St. NTH CARTERTON [Lot 1 DP 16978]	II

Heritage Building Number	District Plan Map Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)
B3	Urban 3	Salvation Army Citadel	204 High St. STH CARTERTON [Pt Sec 209 Taratahi Plain Blk]	II
B4	Urban 3	Wairarapa Power Board Building	90-96 High St. NTH CARTERTON [Lot 21 Pt Lot 20 Deeds Plan 414]	II
B5	Rural 6	Carrington House	High St (SH 2). CARTERTON [Lots 1, 3 DP 64863 Blk XI Tiffin SD]	II
B6	Urban 3	St Mark's Anglican Church	High St. STH CARTERTON [Pt Sec 8 Town of Carterton]	II
B7	Urban 3	Public Library	Holloway St. CARTERTON [Pt subdvn 5 of Sec 3 Sec 160 Carterton Township]	II

Heritage Building Number	District Plan Map Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)
B8	Urban 3	War Memorial	Memorial Square and Park Rd. CARTERTON [Lot 22 Deeds Plan 414]	II
B9	Rural 6	Dan Jensen's Cottage	SH 2. CARTERTON [Pt Sec 144 Taratahi Dist Blks VII XI Tiffin SD] Valuation No 1816/49	II
B10	Rural 6	King's Cottage	SH 2. CARTERTON [Pt Sec 144 Taratahi Dist Blks VII XI Tiffin SD] Valuation No 1816/50	II
B11	Urban 3	Band Rotunda	Carrington Park. High St. NTH CARTERTON [Lot 1 DP 59134 Pt Secs 4, 5 Pt Lot 2 DP 1024 Carterton	II

Heritage Building Number	District Plan Map Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)
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Heritage Building Number	District Plan Map Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)
B12	Rural 6	Mayfield Station. Woolshed/ Shed/ Stables.	Bristol Road. RD 7. MASTERTON [Lot 2 DP 12391 Blks VIII XII Tiffin SD]	II
B13	Rural 6	Fairburn Station. Stables	East Taratahi Rd/Hughes Line RD 7. MASTERTON [Lot 1 DP 16365 Secs 161 Pt Secs 156, 157 Taratahi Blks 7, 8, 11]	II
B14	Rural 8	Glendower House	Ponatahi Rd. RD 2. CARTERTON [Pt Lot 2 DP 8750 Pukengaki Nos 7A2	II

Heritage Building Number	District Plan Map Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)
			8/10, 11 Pts 12,14,15 etc.]	

Heritage Building Number	District Plan Map Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)
B15	Rural 8	Glendower Woolshed	Ponatahi Rd. RD 2. CARTERTON [Pt Lot 2 DP 8750 Pukengaki Nos 7A2 8/10, 11 Pts 12,14,15 etc.]	II
B16	Urban 1	Carterton Railway Station Building	Railway Station Yard	
B17	Rural 6	Ahiaruhe Homestead	Ahiaruhe Lot 1 DP 71504	
B18	Urban 2	Ridgeways House/ Bakery	281 High St. STH CARTERTON Pt Section 15 Carterton Township	

Heritage Building Number	District Plan Map Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)
B19	Rural 6	Carter Home	Moreton Road Lot 17 DP 3680	
B20	Rural 6	Springbank House	Gladstone Road Pt Lot 40 DP 32 Section 5 Pt 14 Ahiaruhe District	

Heritage Building Number	District Plan Map Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)
B21	Rural 7	Crewe Homestead	Gladstone Pt Lot 29 DP 32	
B22	Rural 6	Francis House	Hughes Line Lot 1 DP 27897	

Archaeological and Geological Sites:

Heritage Archaeological and Geological	District Plan Number	Name	Location and Legal Description
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Sites			
A1	Rural 5	Waiohine Faulted Terraces	Mouth of the Waiohine Gorge, c.4 km NW of Greytown (B SO 36627 + ROW - Scientific Reserves Act 1977)

Areas of Significance to Tangata Whenua:

Areas of Significance to Tangata Whenua	District Plan Map Number	Name	Location and Legal Description (where known)
TW1	Rural 13	Ancient stone walls of Maori gardens and large Pa site.	The area as shown on the planning maps north of the Waikekeno Stream and west of Glenburn Road.

Notable Trees:

Notable Trees	District Plan Map Number	Name	Location and Legal Description (where known)
T1	Urban 3	Pin Oak	10 Armstrong Avenue
T2	Rural 4	Oak Trees	Norman Ave