
MARTINBOROUGH SQUARE MANAGEMENT PLAN

**A management plan prepared in accordance with the
requirements of the Reserves Act 1977**

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1. Introduction

Martinborough Square (known as The Square) is situated in the centre of Martinborough and provides a focal point for the town. The Square encompasses Ohio, Strasbourge, Cork, and Naples Streets and has significant historic, recreational and cultural values for the community and visitors. Memorial Square is the grassed and treed area in the centre and is a historic reserve.

The Square was designed by the town's founder John Martin in the late 19th Century. Memorial Square is the central hub of Martinborough's distinctive Union Jack road layout. It includes the town's official War Memorial and it provides an ideal central location for many of the events for which Martinborough is recognised.

Memorial Square is the central amenity hub for the town and is used on a daily basis by the local community. It is also the central point for large-scale events such as the Martinborough Fair, which extends beyond Memorial Square to the main streets of The Square. While these events bring large numbers of people to Martinborough and have a positive spin-off for the local economy, they can put pressure on The Square so it is important that they are carefully managed.

The South Wairarapa District Council has worked with key stakeholders and with the help of landscape architects Boffa Miskell has prepared a draft Management Plan and draft Development Plan that reflect the needs of the community and identify actions that can easily be translated into on-the-ground works.

Preparing a Management Plan hand-in-hand with a Development Plan is a new approach for the Council. It enables the Management Plan to identify the high level objectives and policies while providing clear guidance and support for the implementation of the detail in the Development Plan.

The Management Plan should be read in conjunction with the Development Plan which has a visual representation and a list of the proposed works. Together the two plans will help ensure ideas can be translated into actions.

The draft plans are now available for public consultation and feedback. In accordance with the Reserves Act, there is a 2-month consultation period.

Feedback will be considered and, where possible, incorporated into the final plans. The final Management Plan and Development Plan will be approved by the full Council. The Management Plan also needs to be approved by the Minister for Conservation.

Community support is integral to the successful management of The Square. The Council will continue to work in partnership with the community to achieve this.

1.1 Purpose of the Management Plan

The Martinborough Square Management Plan establishes a vision and provides a policy framework for the management of The Square. The objectives and policies help guide decisions about the management of The Square. The Management Plan will be implemented through the Development Plan and an annual programme of works.

1.2 Vision

The Square remains the central hub of Martinborough and residents and visitors recognise the cultural, heritage, amenity and recreational values it provides.

1.3 Overview of the Management Plan

This Management Plan covers the land that has been classified recreation, historic and local purpose under the Reserves Act (1977) (see Appendix 1). The streets and footpaths surrounding Memorial Square are an important element for the development and management of the area and so are also included in the Management Plan (see Appendix 2).

The overall objectives and policies are set out in section 2. Sections 3 and 4 have information and policies that relate to two specific aspects or themes – Street Furniture, Structures and Design; and Trees and Vegetation.

There is a brief history of Martinborough Square and its features in Appendix 3. More detailed information can be found in the 2002 Martinborough Square Reserve Management Plan. There is also a collection of books specifically about Martinborough's history at the Martinborough library.

The Management Plan has been prepared in consultation with the Martinborough community and in accordance with Section 41 of the Reserves Act (1977). It will be reviewed every five years in conjunction with a review of the Development Plan.

There is other legislation and controls that apply to land in the South Wairarapa district, for example the Treaty of Waitangi and the Wairarapa Combined District Plan. Further details of these are provided in Appendix 4.

2. Overall Objectives and Policies

The Objectives and Policies of the Management Plan reflect and support the implementation of the Development Plan. They will also help guide decision-making if a project or proposal comes up that was not anticipated by the Development Plan.

Experience has shown that more policy does not necessarily lead to better implementation or on the ground works. With this in mind the Council has worked to streamline the amount of policy in the Management Plan and have a clear focus on implementing that policy through a Development Plan prepared in conjunction with the Management Plan.

This section has general objectives and policies concerning the overall management area. Policies that relate to specific areas within the square are provided in separate subsequent sections.

2.1 Overall objectives

- 2.1.1. The community and visitors continue to enjoy the cultural, heritage, recreational, and amenity opportunities provided by Martinborough Square.
- 2.1.2. The distinctive character of Memorial Square is enhanced by maintaining its open space qualities and maintaining and enhancing the war memorials.
- 2.1.3. The formal Union Jack layout of Martinborough Square and associated vistas are strengthened. The Square is a focal point for and is well-integrated into the rest of the town.

2.2 Overall policies

- 2.2.1. The Council will proactively manage the implementation of the Development Plan to increase the amenity values of the area and ensure there are well-designed facilities.
- 2.2.2. An annual works programme will be developed in consultation with the Martinborough Community Board to ensure the Development Plan is implemented in a cohesive way and as funds allow. The Community Board will engage with relevant community groups and individuals as part of that process.
- 2.2.3. Priority will be on implementing the Martinborough Square Development Plan. If a project is proposed that was not anticipated by the Development Plan, the Council will consult with the community and determine whether the project should proceed. In deciding whether to approve the proposal the Council will consider whether the proposal contributes to and is in keeping with the objectives and policies of the Management Plan and also the potential impact on the ongoing implementation of the Development Plan.

- 2.2.4. The use of Martinborough Square for events or activities will avoid significant adverse affects on Memorial Square and adjacent facilities.
- 2.2.5. Vehicles are not permitted on the grassed area of Memorial Square except under strictly controlled circumstances for events or in emergencies.
- 2.2.6. Entry to Memorial Square is free but charges may be made for commercial activities and concessions, rights of way and easements. Charges may be made for access to the museum and events in the town hall and for other special events.

3. Street Furniture, Structures and Design

Replacing and adding some street furniture within Martinborough Square can greatly enhance its amenity and use. Any new street furniture needs to be consistent with the historic character of Martinborough, fit for purpose and be durable and easily maintained.

There is the opportunity to add picnic tables within Memorial Square and to add seating within Memorial Square and along the main streets. The public toilets require replacement to better cater for public use and be of a design that reflects the character of The Square.

There is the potential to upgrade the Martinborough Town Hall. Work on the Town Hall provides an opportunity to ensure better linkages between this public building and the public space of Memorial Square and the town centre.

3.1 Street furniture, structures, and design policies

- 3.1.1. Structures and furniture will be of a design that is consistent with the existing character of Martinborough, will be cohesive throughout The Square, and will be designed and implemented to enhance the amenity and recreational values of the area.
- 3.1.2. Design elements such as tree grates and guards, interpretation, seating, lighting, and bollards, will be implemented as part of the implementation of the Development Plan.
- 3.1.3. The public toilets will be replaced in a design and location that is in general accordance with the Development Plan.
- 3.1.4. Alteration or redevelopment of the Town Hall and environs shall seek to better integrate it with other parts of The Square, especially Memorial Square
- 3.1.5. Signage will be kept to a minimum and its design will reflect the character of The Square.

4. Trees and Vegetation

The mature trees in Memorial Square have a long history. Many of them date back to 1920 or earlier. The species were supposedly selected as representative of the places that John Martin visited during his overseas tour. Despite the formal layout of Memorial Square, the trees in each of the four quadrants are randomly planted and comprise a range of species, some of which have flourished but others less so. The trees provide a shady canopy during the summer months.

Twenty four trees are scheduled Notable Trees in the Wairarapa Combined District Plan. These are listed in Appendix 4.

In addition to the trees in Memorial Square, there are trees planted around the edges of the road that surrounds Memorial Square and also on the berms of the "Union Jack" streets. This tree planting is relatively recent and together with the associated works such as kerb extensions and formation of tree pits, was carried out as a collaborative effort between Council and members of the community.

There is also some low shrub and annuals planting in Memorial Square in the vicinity of the Boer War Memorial and similar planting in some of the kerb extensions.

4.1 Trees and Vegetation Policies

- 4.1.1. In the first year of this plan, the Council will engage an arborist to advise on tree health and viability. The Council will implement the recommendations of the arborist report, including removal or pruning of trees where necessary.
- 4.1.2. Following the initial tree removal and maintenance work, the Council shall prepare a comprehensive planting strategy to guide ongoing maintenance and replacement of trees. That plan will ensure that changes relating to the trees are appropriate to the history and enhance the character of Martinborough Square.
- 4.1.3. An annual programme of tree maintenance will be included in the annual works programme prepared each year for the implementation of the Development Plan.
- 4.1.4. Tree planting shall extend along the streets identified in the development plan to enhance the amenity value of these streets and to integrate them with Memorial Square.
- 4.1.5. Tree planting shall recognise the building facades as a major determinant of the character of The Square and the species and planting location shall be selected accordingly.

Appendix 1 – Reserve status of land in Martinborough Square

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Table 1: Legal Status of the Land under the Reserves Act 1977

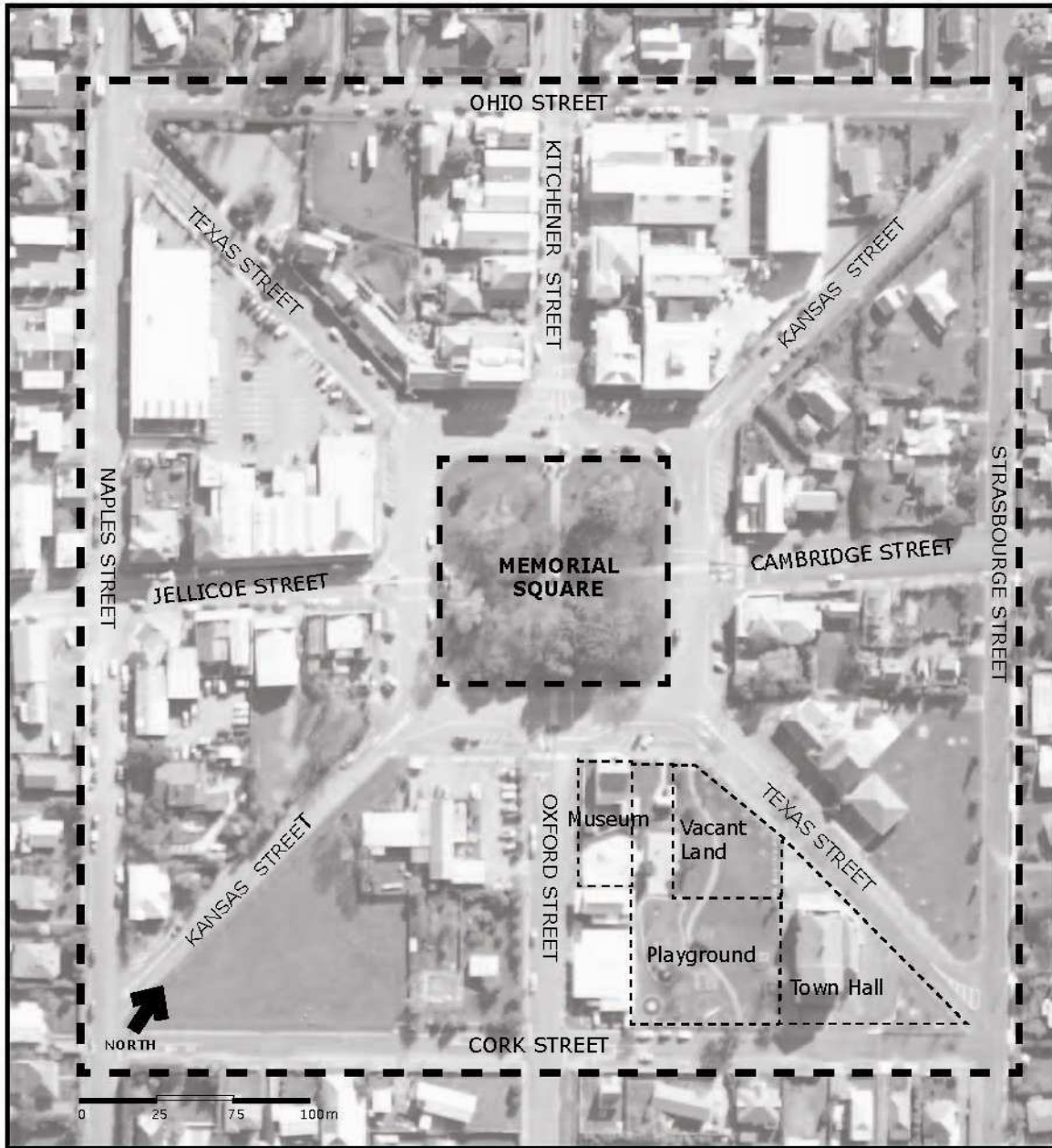
Reserve Area	Legal Description	Classification
Museum	Lot 259 DP 248	Recreation Reserve
Town Hall	Lot 251 DP 248	Local Purpose (Community Purpose) Reserve
Town Hall	Lot 252 DP 248	Local Purpose (Community Purpose) Reserve
Town Hall	Pt Lot 257 DP 248 & DP 2643	Local Purpose (Community Purpose) Reserve
Playground	Lots 253, 254 ,255 & 258 DP 248	Recreation Reserve
Vacant Land	Pt Lot 247 DP 248	Recreation Reserve
Memorial Square	Closed Road SO 17366 & SO 33331	Historic Reserve

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Appendix 2 – Extent of Martinborough Square Management Plan

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Figure 1: Martinborough Square



Appendix 3 – A brief history of Martinborough

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A brief history of Martinborough

Martinborough Township was established between 1881-1885 as a private land development by John Martin (1822-1892) on land purchased from George Waterhouse that had formed part of Huangarua Block. The township of Waihenga was renamed Martinborough and divided into 593 sections which were then sold.

The township was designed in the shape of the Union Jack, a symbol of New Zealand's historic ties with Britain. The streets radiated from the central square and were named after places Martin had visited overseas such as Oxford, Texas and New York.

Memorial Square

John Martin first laid out the Square in 1879 as part of the survey for the whole town. Originally the main roads heading North-South and East-West ran through the centre of what is now Memorial Square. The open space was administered by a trust especially set up for the purpose.

Following construction of the Boer War Memorial in c.1906 the four corners were fenced off to prevent stock grazing and the first plantings carried out. The crossroads remained open to through traffic until 1921 when the Council officially closed them. Following the road closure, the whole of Memorial Square was fenced off and dedicated as the town's official war memorial.

Originally named after John Martin, Martin Square was changed to Memorial Square at this time to reflect its commemorative status following the construction of the World War I commemorative gates and flagpole at the Kitchener Street entrance. The Governor General, Viscount Bledisloe, officially opened it in November 1921.

Boer War Memorial

In c.1906 a memorial was erected by the residents of Greytown and Martinborough districts to commemorate the local troopers from both towns who died for the British Empire during the Boer War, 1899-1902. The memorial was placed in the centre of the crossroads forming the square. The glass lamp at the top of the light pole has long since been removed; however, the stone base, memorial plaque and light pole still remain.

World War I Gates

The gates, which were erected in 1921, stand at the entrance to the Square from Kitchener Street. They were designed by WA Burton and consist of four concrete pillars, the centre two carrying plaques which bear the names of 50 Martinborough and Greytown residents who died in the 1914-1918 war. There is a wrought iron arch linking the two centre pillars. There were originally iron gates between each of the sets of pillars, however only the two central gates remain.

World War II Memorial Gates

The white concrete gates at the Jellicoe Street entrance to Memorial Square commemorate the 25 local people who died during World War II. The names are inscribed on a red granite tablet in the middle of the entranceway. The memorial was unveiled on Anzac Day, 25 April 1952.

Memorial to those who served in Korea, Malaya, Borneo & Vietnam

A memorial rock in Memorial Square has a brass plaque commemorating those who served in the Korean and Vietnam Wars and the Malayan Emergency and Confrontation with Indonesia.

Museum

The former Martinborough Town Board purchased the first block of land containing the Martinborough Colonial Museum in 1908. John Martin O'Conner, Frederick Evans, Andrew Considine and George Pain, the original owners of the land, had constructed a library on the site. The building retained its original function until 1978 when it closed and the following year the Museum was opened. The Museum is now run by a local volunteer group and maintained by Council. The museum has a plaque in memory of George Mitchell, editor of the *Martinborough Star* for nearly 20 years and heavily involved in the establishment of the Museum. It is registered as a category II building under the Historic Places Act, 1993.

Town Hall and Playground

In 1912 the Council purchased a further three sections for the purposes of constructing a town hall (foundation stone 1912). While the Town Hall is maintained by the Council, the Friends of Martinborough Town Hall are involved with its ongoing management.

In 2001 the Council bought the adjacent piece of land fronting Texas Street. In 1947 the Town Board bought the playground land and has subsequently installed a variety of playground equipment. The only piece of land in this block not owned by the Council is the Lions Club land on the corner of Cork and Oxford St.

Appendix 4 – Links with other Plans and Legislation

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District Plan Provisions

Under the Combined Wairarapa District Plan, Martinborough Square Reserve is zoned commercial. The area also falls within the Martinborough Town Centre Historic Heritage Precinct. The Bank of New Zealand, Old Post Office, Colonial Museum (former library), ANZ bank, Old bookshop, Martinborough Town Hall, and the Boer War Memorial are designated as heritage items in the District Plan.

The Inner Memorial Square contains several Notable Trees. These comprise *Quercus ilex* (2), *Quercus rubra* (6), *Mespilus germanica*, *Ulmus procera* (5), *Grivillea robusta*, *Quercus robur* (5), *Eucalyptus ficifolia*, *Eucalyptus sideroxylon*, *Trachycarpus fortunei*, *Eucalyptus leucoxylon* Rosea.

The Wairarapa Combined District Plan (policy 10.3.1) seeks to protect important historic heritage of the Wairarapa.

Treaty of Waitangi

The Management Plan aims to interpret and administer the Reserves Act 1977 to give effect to the principles of the Treaty of Waitangi in the formulation and implementation of the Council's reserves management policy as required under Section 4 of the Conservation Act 1987. The Council is committed to effective ongoing consultation with iwi and hapu. All policies pertaining to the reserves are reviewed by the South Wairarapa District Council Maori Standing Committee, which includes representatives of local iwi and marae.

Other Plans and Legislation

A number of other Acts which provide for heritage protection and the management of recreational opportunities may also affect how the Council plans and manages its reserves. Some of these Acts include the Conservation Act (1987), the Historic Places Act (1993), The Building Act (1991) and the Health and Safety in Employment Act (1992).