

## South Wairarapa District Council

October 2002



**Clifford Square Reserve**  
*Including Memorial Square*

# Management Plan



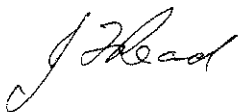
## Foreword

The Council approved the Clifford Square Reserve (including Memorial Square) Management Plan on 23 October 2002

The Reserve provides a variety of recreational and leisure opportunities for the Featherston community and visitors to the town. It has an international attraction - the only Fell Engine remaining in the world, as well as the Heritage Museum which has an important collection based on the former Featherston World War I military camp and its role as a Japanese Prisoner of War Camp in World War II. Other attractions include the Featherston Library and Information Centre, the commemorative Cherry Tree Garden and the children's playground. The Featherston War Memorial is located in Memorial Square approximately 100 metres further down the main highway.

Under the Reserves Act 1977 local authorities are required to prepare management plans for their reserves. The Clifford Square Reserve (including Memorial Square) Management Plan is an important document, which identifies the protection, management and development issues on the reserve and sets out the policies for managing these. The main issues relate to re-establishing the reserve as the focal point for the town, integrating the separate sections of the reserve into a single entity by improving the physical and visual links to better connect the different spaces, improving access between the different areas, and enhancing the amenity of the area generally.

One of the key means to achieving this balance once the policies are in place is through the implementation of the Clifford and Memorial Square Master Plans. The aim of the Master Plans is to ensure that development occurs incrementally and within the policy framework so that each area of development will ultimately contribute to a cohesive single entity. The development and improvements proposed in the Master Plan primarily arise from the earlier work of the Main Street Group as well as including the proposals for the Miniature Railway Complex and a Skatepark and Basketball Court. The Master Plans link in with the community's proposals for upgrading Fitzherbert Street.



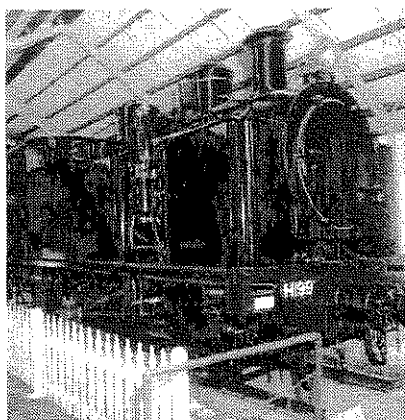
John Read  
Mayor  
20 November 2002



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## Introduction

The reserve area

Purpose of the plan

Preparation of the plan

Contents of the plan

District Plan provisions

Treaty of Waitangi

Links with other legislation, other council plans,  
and other agencies' plans

## The Reserve Area

Clifford Square Reserve (including Featherston War Memorial (Memorial Square)) is centrally located on Fitzherbert Street (SH2). The reserve comprises 1.3495 hectares and has some locally significant historic buildings, cultural facilities, the town's War Memorial and open space features that make it an attractive place for locals and visitors to the town. The reserve includes five distinct areas that need to be fully integrated for management and development purposes. These include:

1. Heritage Precinct – including the Featherston Library, Information Centre, Fell Locomotive Museum and Heritage Complex
2. Central Triangle Area – including the two garden areas and hardcourt area
3. Cherry Tree Garden
4. Playground and Village Green
5. Memorial Square

It also includes the footpaths and berms on the streets that are contained within Clifford Square and Memorial Square and some areas of unformed road. A map showing the location of the reserve is on the following page.

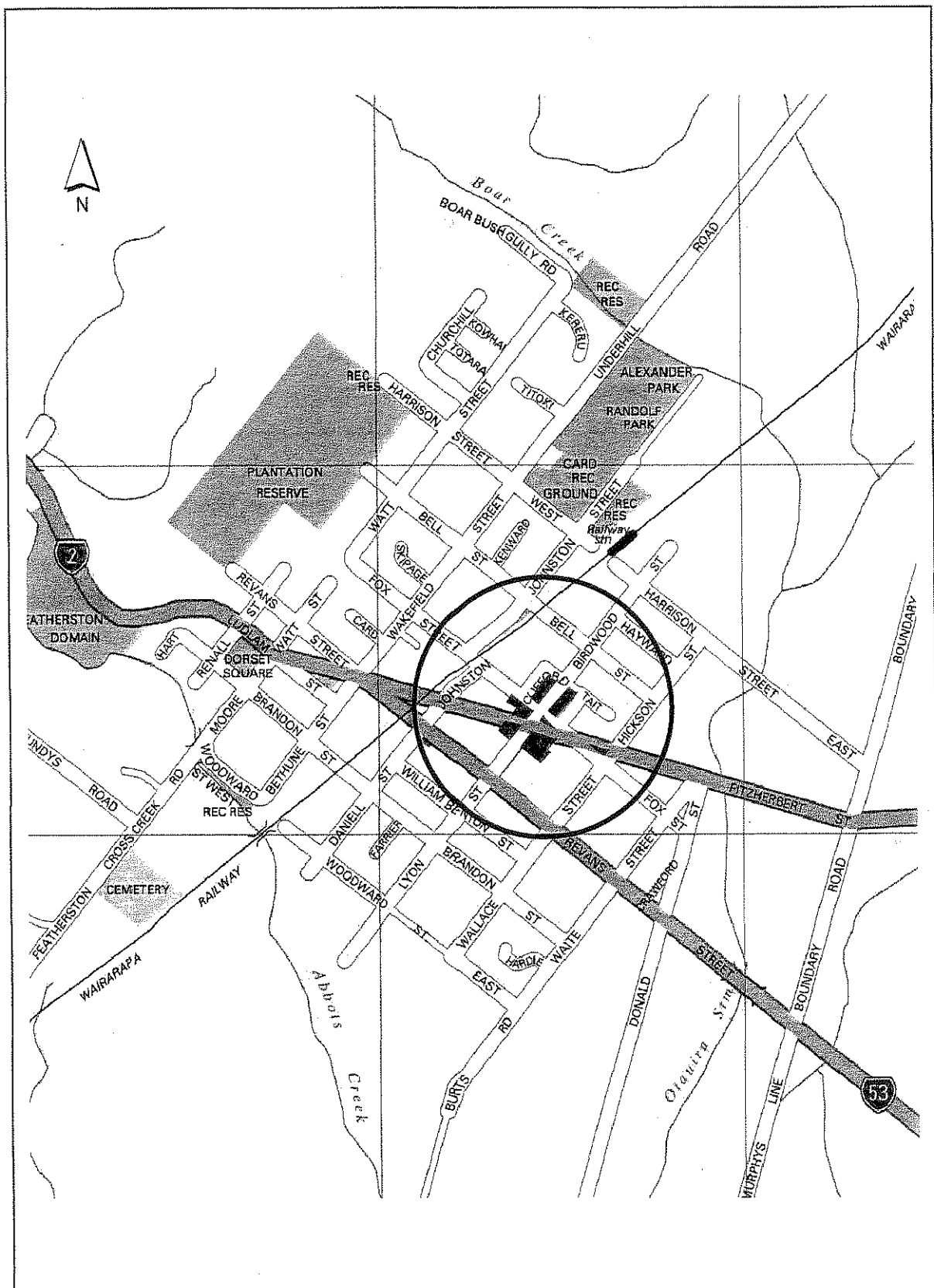
## Purpose of the Plan

The Clifford Square Reserve (including Memorial Square) Management Plan (the Management Plan) establishes a vision for the reserve and provides a policy framework for the protection, management and development of those parts of the reserve that have been classified recreation under the Reserves Act 1977 (the Act). The area of land surrounding the Featherston War Memorial but not including road reserve land within Memorial Square will be classified later.

The Management Plan has been prepared in accordance with Section 41 of the Act and provides the basis under which the Council must manage the reserves vested in it. Once approved the Management Plan will be fully reviewed at five-yearly intervals. Alterations and additions may be made from time to time to reflect changing circumstances with respect to reserve management and development and these will be publicly notified in accordance with the Act.



## Clifford Square Reserve Site Location Plan





## Preparation of the Plan

The information used in preparing the Management Plan was gleaned from a literature and photographic search and with the assistance of the Wairarapa Archive. The South Wairarapa District Council (the Council), the Reserves Management Working Party (RMWP) and representatives of the Featherston Community Board and Maori Standing Committee have also considered this plan. Following public notification of the Draft Plan the submissions received were taken into account in preparing the final document.

## Content of the Plan

The Management Plan is divided into six sections: Introduction; Vision; Administration; Reserve Resources; Development; and Management and Asset Maintenance. The issues identified have been addressed by the policies in the plan. To clarify some of the policies, an explanation is given in italics.

The Management Plan also includes the Clifford & Memorial Square Master Plans. These have been revised following the hearing on the Draft Management Plan.

The Clifford Square Master Plan is underpinned by the Clifford Square Development Concept Plan (Development Concept Plan). The Development Concept Plan is built on the ideas in the Featherston Town Centre Development Plan, which was prepared by the Featherston Main Street Group after a comprehensive community consultation process. The development needs of the wider reserve area including the proposals for the Skatepark and Mini Fell Railway were also taken into account in the Development Concept Plan.

A Schedule of Actions has been prepared which outlines further actions that are required to be undertaken to ensure the successful implementation of the policies in this plan (refer Appendix 1).

## District Plan Provisions

Under the South Wairarapa District Plan (District Plan), most of Clifford Square is zoned Open Space while Section 336 and Pt Section 247 are zoned Town Centre. The District Plan, which is prepared in accordance with the Resource Management Act 1991 (RMA), guides the activities that affect the use of the

District's reserves as well as the protection of the natural and physical resources on the reserves. Policy 5.10.2 in the District Plan also makes provision for the preparation of management plans for all of the reserves owned by the Council, or under its control, and encourages public participation in the development of management planning objectives and policies.

## Treaty of Waitangi

This plan aims to interpret and administer the Reserves Act 1977 giving 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 Maori Standing Committee, which includes representatives of local iwi and hapu.

## Links with Other Legislation, Other Council Plans and Other Agencies' Plans

A number of other Acts which provide for heritage protection and managing recreational opportunities may also affect how the Council plans and manages its reserves. Some of these Acts include the Conservation Act 1987, Historic Places Act 1993, Building Act 1991, Health and Safety in Employment Act 1992, and the Disabled Persons Community Welfare Act 1975. The objectives and policies associated with this plan are in accordance with these Acts.

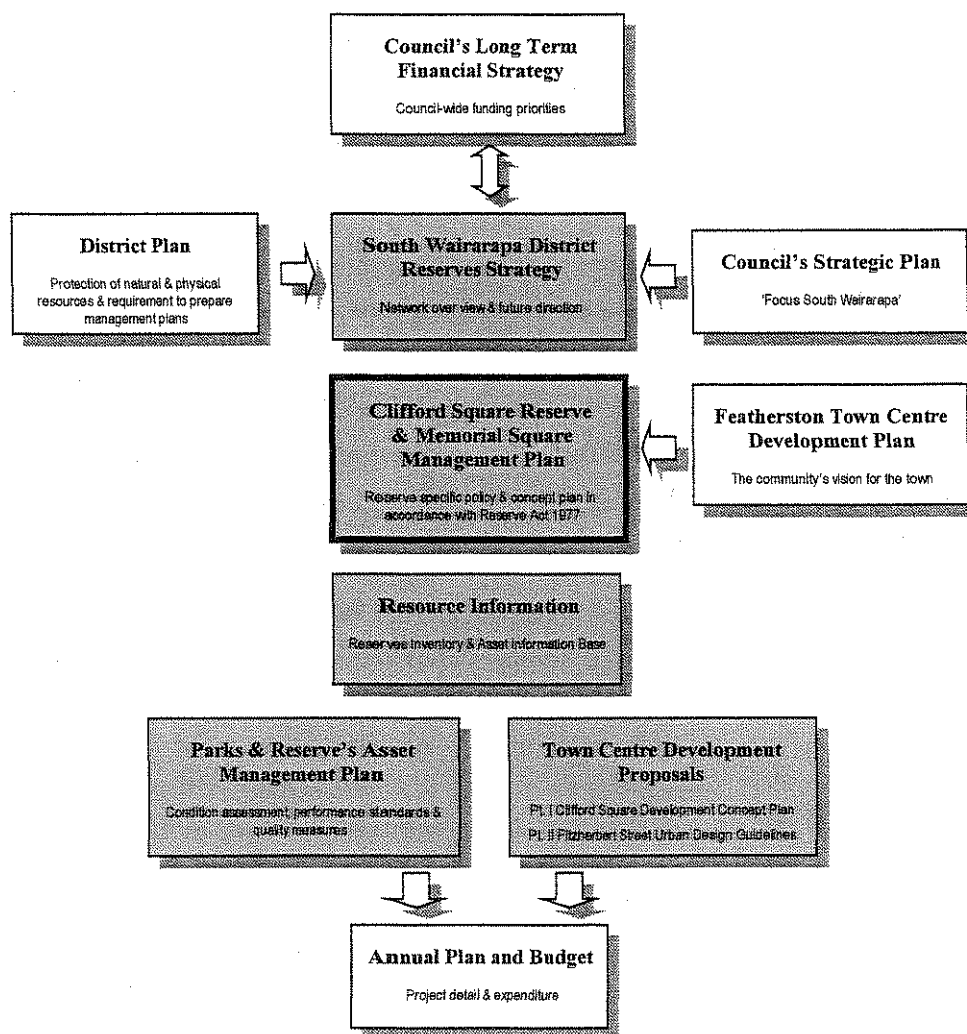
The objectives and policies in the Management Plan are also complementary to the Key Directions outlined in the South Wairarapa District Reserves Strategy (Reserves Strategy). The Reserves Strategy considers the overall reserve network from a strategic perspective and provides the Key Directions under which the Council will manage and develop its reserves portfolio, including its urban reserves, in the context of the District's natural and physical resources and the social and economic environment. The Key Directions which this plan fulfils are: Direction Three 'Enhanced Reserves Network that meets Changing Community Needs', in particular 3.1 Responding to Trends and 3.5 Development; and Direction Four 'Co-ordinated and Mutually agreed Outcomes with Other Providers, Tangata Whenua and the Community'.

The Clifford and Memorial Square Master Plans also link with the Town Centre Development Proposals, which addresses urban design issues along Fitzherbert Street from Clifford and Memorial Squares to the town's boundaries (speed restriction signs) on the eastern and western entrances to Featherston. The Town Centre Development Proposals has two parts, Part I Fitzherbert Street Urban Design Guidelines and Part II the Clifford Square Development Concept Plan.

Figure 1 below identifies the links the Management Plan has with the Reserves Strategy and with other Council planning documents such as the Long Term Financial Strategy, the Asset Management Plan - Parks and Reserves (AMP) and the Featherston Town Centre Development Proposals.

### Relationship with other District Council Plans

Figure 1





## Vision

Introduction

Vision statement

Summary of site values

## Introduction

The vision statement and site values are the guiding principles for determining the management of the amenity, historic, cultural and recreational values of the reserve.

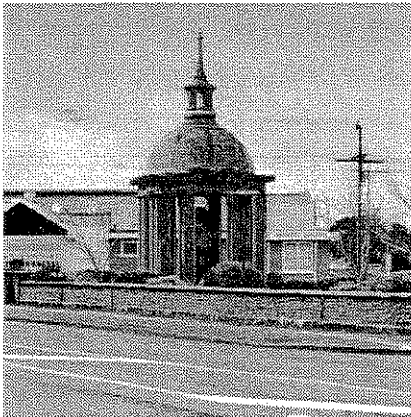
## Vision Statement

*A central public meeting place, information and cultural centre for Featherston, Gateway to the Wairarapa, with enhanced open space, historic and cultural features for recreation and leisure opportunities*

## Summary of Reserve Values

There are a range of amenity, historic, cultural and recreation values associated with the reserve including:

- Being the key, central open public space area for the town
- Providing information for exploring the Wairarapa
- Having two museums which provide important cultural and historical links with the opening up of the Wairarapa by road and rail and with the former Featherston Military Training Camp
- Having locally significant heritage buildings which provide important social and cultural facilities and information for the community and visitors to the district
- Providing a playground for young children
- Having a variety of large exotic trees which provide important shade and amenity plantings that enhance the reserve area
- Containing Featherston War Memorial which commemorates those from the District who died for their country during WWI and WWII
- Providing a central attraction for visitors and contributing to the economic health of local tourism and business



## Administration

Introduction

Land status

Community and organisational interest

## Introduction

The management of the reserve needs to comply with its classification status under the Reserves Act 1977 and other legislative requirements particularly the Resource Management Act 1991, along with taking into account the needs and aspirations of park users and community interest groups.

### 1. Land Status

#### History of Land Acquisition

Featherston stands on part of the Moroa and Tauwharenikau blocks. There was a pa situated near Featherston, which was occupied by Ngati Awa who were later defeated by Ngati Kahungunu.

The settlement of Featherston was surveyed in 1850-51. Located at the foot of the Rimutaka Hill it became the main entry point to the Wairarapa in 1857 with the opening of the road over the hill that followed early Maori tracks. The town also has a long association with New Zealand's military history with the Featherston Military Training Camp being constructed north of the town in 1915 following the outbreak of WWI. The crossroads pattern of development heightened by the arrival of the railway in 1878 is still evident today with the land comprising Clifford Square straddling the main highway.

Named after a Charles Clifford (1813-1893) a pastoralist, businessman and former Speaker of the House of Representatives, Clifford Square was laid out when the town was first surveyed in 1856. Originally a large open space in the centre of the town and used as a major gathering place for ceremonial occasions, rugby matches and as a playground by the town's young people the Old Town Hall, primary school and library were located around its perimeter. The current layout of the square dates to 1953. The triangular island between Fox and Fitzherbert Street and bisected by Birdwood Street was created about this time, as was a paper road (Clifford Square) running around the two northern sections as well as the connection between Lyon and Birdwood Streets.

The area contains historic buildings, two museums and an historic locomotive, and some historic trees that are an important part of the town's cultural heritage. The museums are operated by local community organisations and Tourism Wairarapa leases the information centre in the old courthouse from the Council. The Council generally maintains all the buildings.



The ownership and land status of the War Memorial land requires clarification.

### Classification

All of the land comprising Clifford Square Reserve (except one section) is classified Recreation under Section 17 of the Reserves Act 1977. Reserves that are classified as Recreation are managed primarily for the purpose of:

*providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment ... with emphasis on the retention of open spaces and on outdoor recreational activities ...*

Where recreation reserves contain historic features those features are required to be managed and protected to the extent compatible with the primary purpose of the reserve.

In addition Sections 53 and 54 of the Act provides the Council with specific powers in relation to Recreation Reserves. These powers enable the Council to protect and develop the reserve as necessary to effectively carry out its reserve management functions under the Act.

Table 1 below sets out a brief legal description of the reserve. An aerial photograph showing the legal description and classification of the different parcels of the reserve land is included in Appendix 2 and a full schedule of the property details is included in Appendix 3.

Legal Status of Land under the Reserves Act 1977

Table 1

Reserve Area	Legal Description	Classification
Library	Pt Sec 247 SO 10564	Recreation
Information Centre	Sec 337 SO 22791	Recreation
Fell Locomotive Museum	Sec 337 SO 22791	Recreation
Heritage Museum Complex	Pt Sec 247 SO 10564	Recreation
Cherry Tree Garden	Sec 336 SO 22791	Recreation
Central Triangle Area	Secs. 334 & 335 SO 22791	Recreation
	Lot 2 DP 80203	Recreation
Village Green	Sec 332 SO 22791	Recreation
Playground	Sec 333 SO 22791	Recreation

### Unclassified land

The land containing the Featherston War Memorial has never been officially surveyed off therefore it is still Crown land. It is proposed that this land be officially surveyed and vested in the Council as reserve as Local Purpose (Heritage and Amenity) under the Reserves Act. Table 2 below sets out a brief legal description of the land. An aerial photograph showing the full legal description, classification and proposed classification of this section is included in Appendix 2 and a full schedule of the property details is included in Appendix 3.

### Proposal for unclassified land

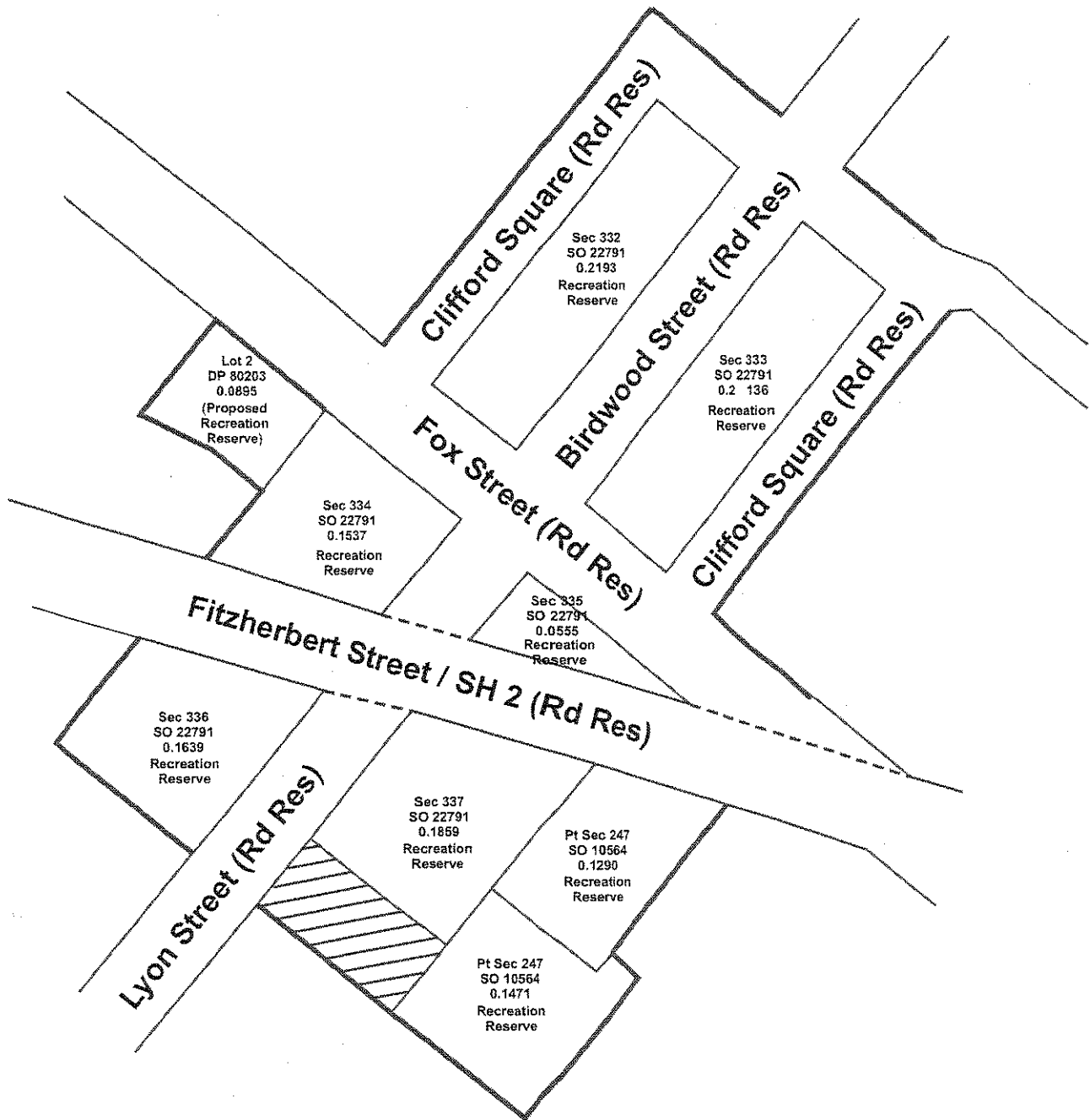
Table 2

Reserve Area	Legal Description	Classification
Memorial Square	Pt Town of Featherston SO 10564	Proposed Local Purpose (Heritage & Amenity)

### Unformed Roads

Over the years some reserve facilities and amenity plantings have been developed on parts of land adjacent to the reserve lands that are unformed roads. It is proposed to officially close the area on the southern boundary at the rear of the Heritage Precinct, which has part of the Fell Locomotive Museum built on it, and have the land vested in the Council as reserve for recreation purposes in accordance with the Reserves Act 1977. The remaining road reserves will be retained including the road around the perimeter of the Village Green between Fox and Birdwood Streets and the land on the eastern boundary between the public toilets and the RSA building, which is part of the Playground. However those areas that are grassed will be managed as part of the reserve and will come under the policies of this management plan. The area of road reserve to be closed is shown on the map on the following page.

## Clifford Square Reserve Road Closure Proposal



### Key



Clifford Square Reserve Boundary  
- includes road reserves inside boundary



Proposed Road Closure

## **1.1 OBJECTIVE**

- 1.1.1 To create a cohesive and integrated reserve environment that provides cultural and recreational facilities and amenities which contribute to the landscape character of the town centre environment and enable the community to enjoy the reserve's historical, cultural, recreational and amenity opportunities.

## **1.2 POLICIES**

### **1.2.1 District Plan (Planning Framework)**

- 1) Cherry Tree Garden (Sec 336 SO 22791), Featherston Library (Pt Section 247 SO 10564) and the Old Town Hall Site (Lot 2 DP 80203) which are currently zoned Town Centre in the District Plan will be changed to Open Space to bring them into alignment with their reserve status under the Reserves Act 1977.

### **1.2.2 Classification and Vesting of Land**

- 1) The Council will have the land surrounding the Featherston War Memorial surveyed with a view to having the land vested in the Council and classified Local Purpose (Heritage and Amenity) Reserve in accordance with the Reserves Act 1977.

### **1.2.3 Other Lands Coming Under This Plan**

- 1) The Council will close the road reserve on the southern boundary at the rear of the Heritage Precinct, which has part of the Fell Locomotive Museum built on it, and the land will be vested in the Council as reserve for recreation purposes in accordance with the Reserves Act 1977 (see map page 17).
- 2) The footpaths and berms on the streets that bisect Clifford Square, the road around the perimeter of the Village Green between Fox and Birdwood Streets and within Memorial Square around the Featherston War Memorial also come under the policies in this management plan.
- 3) The road reserve on the eastern boundary of the Playground south of the medical centre's vehicle entrance and between the public toilets

and RSA building also comes under the policies in this management plan.

#### 1.2.4 Amenity Areas

- 1) The reserve will have five amenity areas (including the adjacent footpaths and berms) that will guide and control the use and development of the different component parts of the reserve based on their primary use.

These areas are:

- the Heritage Precinct (use is primarily cultural and historic, visitor information)
- the Central Triangle Area (proposed hard court area, lookout tower or central feature, Skatepark and Mini-Fell complex)
- Cherry Tree Garden (commemorative garden and amenity)
- Playground and Village Green (children's play equipment, grassed open space and proposed Miniature Railway track)
- Memorial Square.

## 2. Community and Organisational Interest

There is a wide range of interest in the reserve from a number of different groups. These include:

- Featherston residents who enjoy the Square, its amenities and facilities on a regular basis
- The wider South Wairarapa community who use the area and enjoy the cultural, social and recreational opportunities it affords
- Visitors from outside the district who value the information provided through the museums and information centre and enjoy the general amenity of the area
- A range of interest groups involved in the management of the reserve and its facilities and amenities including: the Friends of the Fell, the Heritage

Complex Society, Tourism Wairarapa, the RSA and the volunteers that look after some of the gardens

- A range of groups interested in the future development of the reserve including: Featherston youth, Featherston Main Street Group and Featherston Miniature Fell Society Inc.
- Featherston businesses and the Featherston Promotional Group who see the potential to enhance the area for visitors
- NZHPT and DoC who are responsible for administering legislation that affects the reserve and other organisations with an interest in the place

The Featherston community has been extensively involved in development and management of the reserve and continued community support is essential if the reserve is going to be developed to its full potential. The Council, while having full responsibilities for its reserves, has limited resources that enable it to only provide basic services. As a consequence the Council needs to look creatively if it wishes to meet the wider needs and expectations of the community.

In facilitating community involvement the Council has to meet a wide range of responsibilities required by a raft of legislation that controls how it does its business. The various Acts are described in the Administration Section of this plan. Along with good planning and ensuring the wider needs of the community are met, the Council has to ensure projects affecting public areas meet appropriate standards. These include such matters as:

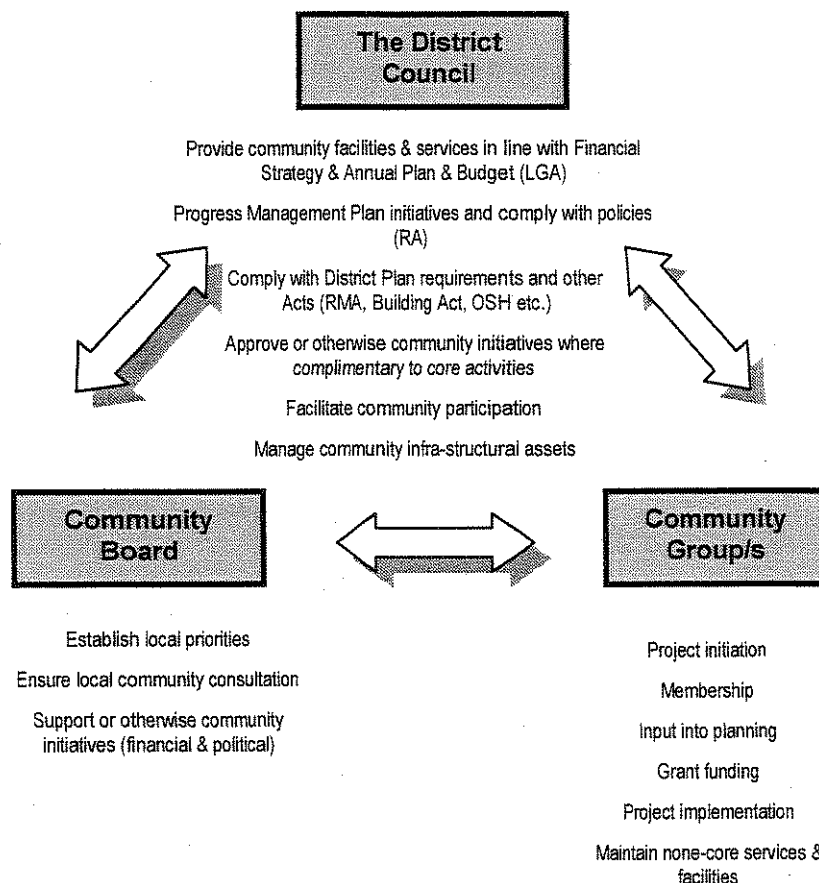
- Ensuring facility design is functional and aesthetically pleasing, able to withstand the pressures arising from public use and meets public safety standards;
- Meeting legal requirements affecting building and environmental matters;
- Ensuring technical expertise is applied that takes into account maintenance needs and associated downstream costs, and ongoing management requirements.

The Council also needs to take into account its responsibilities under the various Acts when considering how the community might become involved in the development and management of the reserve. As the development and upgrading of the reserve will take time, there is a need to develop formal relationships with community groups that are interested in being involved in the

development and management of the reserve. The organisational relationships are demonstrated in the chart below.

Organisational Relationships Chart

Figure. 2



## 2.1 OBJECTIVE

2.1.1 To manage the reserve through a co-operative approach between the Council, Community Board, tangata whenua, the community and users of the reserve.

## 2.2 POLICIES

### 2.2.1 The Community

- 1) The Council will encourage community participation in the planning, development, management and maintenance of the reserve.



- 2) Community Groups or individuals wishing to undertake projects on the reserves will liaise with the Community Board in the first instance.
- 3) The roles and relationships between the Council, the Community Board, and Community Groups involved in ongoing management and development of the reserve will be clearly defined to ensure matters such as financial accountability and management responsibilities for development projects are fully understood.
- 4) A Memorandum of Agreement between the Council, Community Board and community groups will be developed prior to any project commencing on the reserve.

*Explanation:*

*A Memorandum of Agreement might cover:*

- *The definition of the project including its aims and duration*
- *The different parties' roles and responsibilities and contacts*
- *Identification of documents affecting the project e.g. reserve management plans*
- *Appropriate protection mechanisms for a community group especially where they are involved in works that affect the wider public*
- *Future management including likely management costs*
- *Channels of communication including a process for resolving any disagreement or conflict*

- 5) A Council liaison person will be appointed to work with the Council, Community Board and the community group to ensure that any proposal for development of the reserve meets the legal and administrative requirements of the Council, the Council's financial strategy and annual planning processes and to support the successful implementation of the project.
- 6) Community Groups will be encouraged to access funding and other support from sources outside of the Council.
- 7) Where there is direct expenditure of public funds on the reserve by community groups (including grants acquired by that group) the nature and legal entity of that group will need to be addressed and the expenditure of funds formalised prior to any expenditure occurring.

### **2.2.2 Tangata Whenua, Iwi and Hapu**

- 1) The Council will consult with tangata whenua, iwi and hapu on managing the reserve.

### **2.2.3 Other Agencies and Organisations**

- 1) The Council will liaise with government and non-government organisations (such as Transit NZ, the Police, Safer Community Council, etc.) and interest groups (Youth Groups, Rotary etc.) over the management and development of the reserve.





## **Reserve Resources**

Introduction

Open space and natural features

Cultural heritage resources

Recreation resources

## Introduction

This section describes the reserve's open space and natural features, and cultural and recreational resources and sets out the objectives and policies for how these features and resources are to be protected, enhanced and managed.

### 3. Open Space and Natural Features

#### DESCRIPTION

Clifford Square is bisected by four streets, including Fitzherbert Street/SH 2, resulting in an area that is fragmented and difficult to access. The width and barrenness of the roads mean there is a lack of visual connection between the sections of the Square and the remainder of the town. The separated sites each have their own character and distinguishing features and do not present a cohesive image.

- **Heritage Precinct** includes the Featherston Library, Information Centre, Fell Locomotive Museum, and the Heritage Complex and is located in the south-eastern corner of the reserve. There are some small garden areas with a variety of native bedding plants, and two significant large oak trees in front of the Fell Locomotive Museum and a more traditional cottage garden around the Library and Information Centre. There is a large undeveloped area at the rear of the Library and Heritage Complex.
- **Central Triangle Area** is defined by Fox and Fitzherbert Streets and bisected by Birdwood Street. It comprises two gardens with a mixture of trees, shrubs and bedding plants and an undeveloped piece of land that was formerly part of the Old Town Hall site. These gardens were developed by the former Featherston Borough Council in 1981 as part of a 'Town Beautification Project' and are in need of major upgrading. Two Monterey Pines dating planted in the 1890s dominate the area on the western side of Birdwood Street. An area of hardstand creating an unofficial accessway separates the western garden area from the Old Town Hall site that has a large oak tree on it. Several development proposals have been identified by the community for this area and are included in the Master Plan (refer Development Section).

- **Cherry Tree Garden** is in the south-western corner of the reserve is primarily in lawn with a number of cherry trees planted in a checkerboard pattern on either side of a path running diagonally through it. There are some small garden plots with bedding plants including roses. An Edwardian band rotunda also sits in this area.
- **Playground and Village Green Area** is located in the northern section of the reserve and is enclosed by Clifford Square and Fox Street and bisected by Birdwood Street. The Village Green area has a lawn and a selection of oak, plane and redwood trees that were planted in the 1990s. The area is used for market days, the Christmas parade etc. Directly to the east of this area is the children's play ground with an assortment of playground equipment, a public toilet block and a variety of trees.
- **Memorial Square** includes the Featherston War Memorial that is on a triangular piece of land bisected by three roads slightly to the east of the Square on Fitzherbert Street. Constructed from local river stones the memorial is a prominent feature in the town. It is surrounded by a low stonewall and is planted with a variety of annuals and perennials. Members of the local community look after the garden.

### 3.1 OBJECTIVES

- 3.1.1 To establish the reserve as the civic centre for the town providing a unique public open space area that enhances the amenity of the site and reflects the town's history.
- 3.1.2 To integrate the five amenity areas including the Heritage Precinct, Central Triangle Area, Cherry Tree Garden, Playground and Village Green, and Memorial Square, and to present them in a complimentary and cohesive manner.
- 3.1.3 To enhance the individual amenity areas in the context of their primary use and amenity and historic features.
- 3.1.4 To provide ongoing long-term protection for the existing mature trees to ensure their health, longevity, importance, aesthetic quality, historical and botanical significance are preserved.

## 3.2 POLICIES

### 3.2.1 Landscape Features

- 1) The amenity of the reserve will be enhanced to give better definition and to create physical and visual links between the amenity areas.
- 2) The establishment of facilities will take into account the reserve's open space qualities and historic and cultural features.
- 3) The open character of the lawn area on the western side of the Information Centre and in front of the Fell Locomotive Museum will be maintained. Where there is a need for additional paving or a request for the installation of any sculptures on the lawn area these matters will be discussed with the Friends of the Fell Society.

*Explanation:*

*As the Fell Locomotive is an internationally important heritage item and attraction and it is important the profile of the museum is retained.*

- 4) Detailed Landscape Plans will be developed for the Heritage Precinct, Central Triangle, Cherry Tree Garden and Memorial Square and will be guided by the criteria established within the Clifford and Memorial Square Master Plans (refer Development Section).

### 3.2.2 Amenity Planting

- 1) The earlier exotic trees including the oaks, pines and cherries will be maintained as the primary tier in the tree infrastructure for the reserve. Natives, such as kowhai and cabbage trees, which can survive in an open environment, will be introduced as a secondary tier.

*Explanation*

*A variety of largely exotic trees have been planted on the reserve over the years. These include: the English pedunculate oaks of which there are four large specimens in the Heritage Precinct and the Central Triangle Area; the commemorative cherry trees on Section 336, the Monterey pines, the commemorative cherry and the Atlas cedar in the Central Triangle Area.*

*It is important to maintain the present infrastructure of exotic trees as they reflect the colonial history of the town and provide scale, shade and in the case of the oaks and cherries seasonal colour.*

*Some members of the community are keen to plant native trees, which are indigenous to the Lake Wairarapa area, in particular cabbage trees and kowhai, on the reserve as the primary trees to re-*



*establish the character of Featherston's earlier indigenous flora. Given the difficulty in establishing native specimens in an open environment it is more appropriate that indigenous trees be introduced as part of the mix of secondary tier trees. A variety of native species will be used as well as cabbage trees.*

*Collectively the mix of exotic and indigenous trees will provide greater variety and interest.*

- 2) The two Monterey pines will be retained and remedial repair work will be undertaken.

*Explanation*

*The two Monterey pines on Section 334 were planted in the early 1890s and were the first trees in what was an otherwise barren/denuded landscape. Other pines planted at this time have since been removed. The two pines have been assessed by an arborist for their amenity value and to evaluate their health and longevity. The trees were found to have high amenity value based on the Royal Institute of Horticulture tree evaluation method and that this will increase if the remedial work suggested in the report is carried out.*

- 3) The commemorative cherry trees will be retained in Cherry Tree Garden, as they are an important feature of this area of the reserve.

*Explanation*

*It is more effective to retain the flowering cherries in one area rather than dissipate their presence by spreading them through the reserve.*

- 4) The two Monterey pines, the oak (*Quercus robur*) outside the Fell Locomotive Museum, the totara (*Podocarpus totara*) behind the library, and the commemorative cherry trees (*Prunus*) in Cherry Tree Garden will be registered on the District Plan.
- 5) Those trees identified in the Clifford Square Tree Survey with a Total STEM Score of over 100 (refer Appendix 4 – Clifford Square Tree Survey and Location Plan) will be retained except in exceptional circumstances and if removal is considered necessary public notice will be given.

*Explanation:*

*The STEM (Standard Tree Evaluation Method) assessment does not take into account overall design issues. On very rare occasions a significant tree may be badly located and inhibit improvement of the area. In this instance the merits of the tree will need to be weighed against the merits of enhancing the use and enjoyment of the area arising from its re-design. An example of this is the cedar, *Cedrus atlantica*, that is relatively young and will grow significantly over the next 20-30 years. It occupies a very prominent area that could be used for other purposes such as a lookout tower or water*

*feature. At the time of finalising the detailed design of this area its future will need to be assessed.*

- 6) Those trees identified in the Clifford Square Tree Survey with a Total STEM Score under 100 may be moved as part of the redevelopment of the reserve (refer Appendix 4 – Clifford Square Tree Survey and Location Plan and Clifford Square Master Plan in Development Section).
- 7) Any trees that are removed and are worthy of being replanted may be relocated in other areas of the reserve or on other Council reserves.
- 8) An arboreal assessment of those trees needing further attention as identified in the survey will be carried out and remedial work will be programmed into reserve maintenance
- 9) Amenity planting will be detailed in the Landscape Plans for the Heritage Precinct, Central Triangle, Cherry Tree Garden and Featherston War Memorial. Planting Plans will establish planting themes appropriate to the character and purpose of the area, define planting areas, specify species locations and species type, and create attractive plant groupings. Only plants identified in the Planting Plans shall be planted on the reserve.
- 10) No trees or plantings shall take place on the reserve without the permission of the Council and must be in line with the Management Plan.

## 4. Cultural Heritage Resources

### DESCRIPTION

The reserve contains historic buildings, museums, the town's War Memorial and historic trees that are an important part of the town's cultural heritage. Further information is required on any direct Maori links with the reserve area.

The cultural heritage resources include:

- **Featherston Library** built in 1896 as the Featherston Literary Institute and officially opened by Alfred Matthews in 1896 with 83 subscribers. The library is now administered by the SWDC. The building is registered under

the Historic Places Act 1993 as Category II and is scheduled on the South Wairarapa District Plan.

- **Featherston Information Centre** formerly the town's courthouse. The first known court sitting in the Wairarapa was held in Featherston in 1860. The courthouse was originally located further along Fitzherbert Street and was built in the latter part of the 19th century. The last court sitting was held on 6 September 1979 and the building was shifted to its present location in 1981. Following restoration work the building opened in 1989 as the Featherston Information Centre. It is open seven days a week and is staffed by volunteers on behalf of Tourism Wairarapa. The building is registered under the Historic Places Act 1993 as Category II and is scheduled on the South Wairarapa District Plan.
- **Cherry Tree Garden** was established in 1937 on Section 336 in Clifford Square to commemorate the coronation of King George VI and Queen Elizabeth. The cherry trees were given to the Council by Mrs D. H. S. Riddiford the Girl Guide Commissioner at the time. A commemorative plaque dated May 12 1937 records the date of the coronation. Some of the earlier trees have died but these have been replaced. In the early 1990s the band rotunda from the Harrison St Reserve (part of Featherston Domain) was moved onto the reserve.
- **Fell Locomotive Museum** houses the only remaining locomotive - the H.199 - in the world that ran on three rails. It climbed 869ft (265m) up the Wairarapa side of the Rimutaka Incline. The locomotive was presented to the Mayor of the former Featherston Borough Council for the people of Featherston on 3 November 1955 as a memorial to those who had worked on the Incline. Also on display is a newly restored Fell Brake Van. The Friends of the Fell Society Inc. administer the museum. The Fell Locomotive has international significance and is scheduled in the District Plan as being of historic significance.
- **Featherston Heritage Complex** is housed in the re-sited and extended Waiorongomai School Hall. The hall was built c.1915, became a school in 1916, closed as a school in 1938 and became the district hall until moved to its present location beside the Fell Locomotive Museum. It has displays and collections reflecting life in the District from the 1850s, the former Featherston Military Camp (World War One), the Japanese Prisoner of War Camp (1942-46) and exhibits from Messines, Belgium, Featherston's 'twin

town'. The Fire Engine Museum houses a working 1932 Model AA fire engine and other exhibits. The Waiorongomai School Hall is to be listed as a historic building in the District Plan. Outside the Complex is the town's first water hydrant.

- **Featherston District War Memorial** stands on the intersection of Fitzherbert, Fox and Wallace Streets. It consists of a raised domed cupola that bears the names Gallipoli, Mesopotamia, France, Belgium, Palestine and Egypt and is made from stones from the Tauherenikau River. The stones symbolised 'the first fatigue of new recruits at the Featherston camp picking up stones'. The memorial was unveiled on Anzac Day 1927 and has the names of those local men who died in WW I engraved on four-sided granite blocks of greystone. The Anzac Club funded the memorial with funds left over from the Anzac Hall project. The names of those who died during WW II were added on Anzac Day 1950. The memorial is registered under the Historic Places Act 1993 as Category II and is scheduled on the South Wairarapa District Plan.
- **Twin Monterey Pines** in the centre of the square were probably planted in the late 1890s as early photographs show pine trees planted in front of the Old Town Hall which stood on part of this site in 1897. Having cleared the land of any native vegetation, pines were planted around Featherston township by the early European settlers for windbreaks, shade and shelter as well as for their greenery (refer Amenity Planting Policy 3.3.2 2) for more detail about the pines).

#### 4.1 OBJECTIVES

- 4.1.1 To conserve the Library and Information Centre buildings, War Memorial and the Monterey pines, to maintain their heritage significance and availability for public enjoyment and education.
- 4.1.2 To record, promote and display the history of the reserve for interpretation, education and ongoing management and development.

#### 4.2 POLICIES

##### 4.2.1 Conservation of historic buildings, War Memorial and trees

- 1) A conservation and maintenance plan will be required for Featherston Library, the Information Centre and the War Memorial in accordance with the ICOMOS New Zealand Charter prior to any major

development or maintenance work being undertaken (refer Appendix 5).

*Explanation:*

*The ICOMOS New Zealand Charter sets out principles to guide the conservation of places of cultural heritage value in New Zealand. It is intended as a frame of reference for all those who, as owners, territorial authorities, tradespersons or professionals, are involved in the different aspects of such work. It aims to provide guidelines for community leaders, organisations and individuals concerned with conservation issues. It is a statement of professional practice for members of ICOMOS New Zealand. The preparation of conservation and maintenance plans for these resources will guide any future maintenance and development work that may be required such as any redevelopment of the library or information centre.*

- 2) Siting of any new facilities, or extensions to existing facilities, for cultural and leisure purposes benefiting the wider community may be permitted where there are no adverse effects on the heritage buildings and must be consistent with the Design Guidelines in the District Plan and any requirements of the conservation and maintenance plan. Such buildings and structures will require a resource consent.

*Explanation:*

*The Library may require extending in the future to improve capacity. Any extension needs to be in keeping with the historic and architectural significance of the building.*

- 3) Further research will be undertaken on the historic and cultural significance of the reserve for conservation, interpretation, management, promotion and education purposes as resources and opportunity allow.
- 4) The Council will consult with tangata whenua, iwi and hapu on identifying and protecting any places of cultural significance on the reserve.
- 5) Trees identified as having significant cultural heritage will be registered as protected trees under the District Plan (refer Amenity Planting Policy 3.2.2).

## 5. Recreation Resources

### DESCRIPTION

The reserve is the civic centre of the town with each of the amenity areas providing a range of different recreation and leisure activities. The Playground provides a variety of apparatus including a flying fox. The Village Green provides important green open space for kicking a ball around while also catering for community events. The Central Triangle Area is currently used as a stop-off picnic area because of the shade from the trees. The Heritage Precinct provides important cultural facilities and leisure opportunities afforded by the Library, Information Centre and the museums for the community and visitors to the town. There is also a public toilet block fronting Fox Street adjacent to the Playground.

Access to the different amenity areas is generally unsafe due to the extensive roading network and there is no clear system of pathways connecting the different areas. The corners of Fox and Birdwood Streets where these connect with Fitzherbert Street (SH2) have the highest accident rate in Featherston. These areas are intimately linked with Clifford Square.

The current layout, roading and plantings effectively separate off the different amenity areas creating a series of unlinked spaces. Developing the Central Triangle Area will not only provide a focal point for the town but will also act as the central linking point to the wider reserve area.

There is a proliferation of signs and information about the various cultural facilities in the Heritage Precinct on the reserve that can be confusing for visitors. Rationalising the number of signs and designing consistent signage and information boards will alleviate the current situation.

### 5.1 OBJECTIVES

- 5.1.1 To promote a mix of complementary recreation and leisure opportunities including encouraging community events that maximise use and enjoyment of the amenity and historic features of the reserve.
- 5.1.2 To ensure use is appropriate to the amenity and historic features.
- 5.1.3 To provide information on the reserve's facilities and amenity.

## 5.2 POLICIES

### 5.2.1 Activities/Facilities

- 1) The Council will promote and encourage a range of cultural, recreation and leisure activities, including community events, within the reserve where these do not have an adverse affect on the reserve or other users in, or adjacent to, the area (refer Policy 7.2.4 – Events).

*Explanation:*

*The reserve provides for passive recreational and cultural activities and visitor information services. It is important to maintain and enhance this function and manage it to prevent damage to the amenity and historic features of the reserve and to ensure its enjoyment by visitors.*

*Events, such as village fairs, are excellent ways of promoting Featherston and local community initiatives are encouraged.*

- 2) Facilities catering for the range of cultural, recreational and leisure opportunities will be provided where these are appropriate to the purpose and setting of the reserve.
- 3) A development and landscape plan will be required for new facilities and major additions to existing facilities prior to any construction work and will include an assessment of the effects on the reserve where such facilities or additions are not anticipated in this plan (refer also Policy 4.2.1 - Conservation of historic buildings, War Memorial and trees).
- 4) Detailed development plans will be publicly notified and local communities and interest groups consulted in their preparation.
- 5) Where any additional facilities are required these must be developed in context of the character/values of the reserve.

### 5.2.2 Access - Pedestrian and vehicle

- 1) Safety of pedestrian access between the different amenity areas will be given priority (refer Master Plans).
- 2) A hierarchy of pedestrian access will be developed to promote a seamless movement between the different amenity areas.



- 3) Vehicles are not permitted on the reserve outside the carpark areas except for servicing requirements, disabled access, events when permitted, and emergencies.
- 4) Access to the reserve and its facilities, (including road crossings, reserve surfaces and seating) will meet the requirements of the disabled and elderly.
- 5) Car and bus parking will be provided to encourage safe and logical traffic movement within the reserve area. Cycle access will also be taken into consideration.
- 6) Prior to modifying the southern section of Birdwood Street a study of options for heavy goods vehicle routes to the Featherston industrial and storage area will be undertaken to establish if there is a suitable alternative to the present route (refer Policy 1.2.3 – Other Lands Coming Under This Plan).
- 7) Birdwood Street, between Fox and Fitzherbert Streets, will remain open and alternative design measures will be investigated to improve pedestrian safety and linkages to the different areas of the reserve.

*Explanation:*

*Matters pertaining to pedestrian and vehicle access affecting the reserve were reviewed in The Featherston Town Square Redevelopment – Stage One Report, prepared by the Traffic Design Group. These were initially addressed in the Clifford Square Master Plan for the whole reserve and options for improving pedestrian access between the different amenity areas were identified. These included closing off part of Birdwood Street, the inclusion of new street crossings and kerb extensions to create safer access and better pedestrian links between the different areas of the reserve. However the closure of Birdwood Street will not proceed at this stage and alternative design measures will be investigated to improve pedestrian safety and linkages to the different areas of the reserve. Stage Two of the Traffic Report for the Featherston Town Square Redevelopment will address issues such as alternative traffic routes to cater for traffic, including heavy traffic to establish the degree to which this section of Birdwood Street can be modified.*

*Provision has also been made for parking including separate bus parking outside the Fell Locomotive Museum and the development of separate off-street carparking areas.*

### 5.2.3 Information and Promotion

- 1) An information base of the reserve's significant features and facilities will be developed and maintained.

- 2) Promotional material on the reserve's historic and cultural features and recreational and leisure opportunities will be developed in conjunction with other interested agencies and the community to increase the profile and importance of the reserve.
- 3) On-site interpretation of historic features of the reserve will be put in place as priorities and resources allow.

#### 5.2.4 Signs

- 1) The use of signs on the reserve will be kept to a minimum but will be consistent with the need to provide visitor information and interpretation about facilities and features on the reserve and to help promote enjoyment of the reserve.
- 2) Reserve signs will be of consistent design and be kept to a practicable and appropriate size.
- 3) Reserve signs will comply with the Design Guidelines to be established for the reserve and with the requirements under Section 6.3 – Control of Advertising, in the District Plan.

#### 5.2.5 Park Furniture

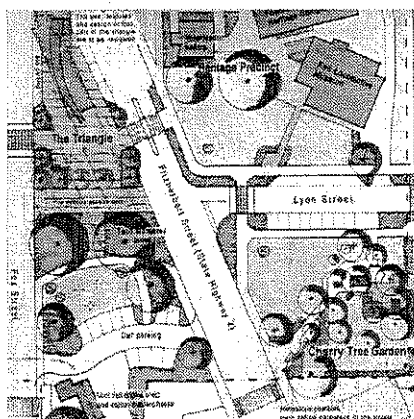
- 1) Park furniture, including seating and amenity pedestrian lighting, will form an integrated suite that reflects the character of the town and its railway heritage. Park furniture design elements will also integrate with the main street furniture where appropriate.
- 2) Priority will be given to the provision of lighting of the reserve as part of an overall park furniture plan.

##### *Explanation:*

*The design of street furniture for the remainder of the town should reflect that used in the reserve to emphasise the role Clifford Square has as the main urban space on the central spine of Fitzherbert Street.*

- 3) Structures and furniture will conform to best practice building standards for public spaces.
- 4) Priority will be given to establishing a children's shelter area which in the first instance will be considered as part of the skatepark proposal and that failing appropriate solutions being found for the skatepark, alternative sites in the reserve will be considered.

- 5) Existing furniture (e.g. seating, picnic tables, shelters, signs and information boards will be upgraded to meet new guidelines as necessary and as resources allow.
- 6) Additional facilities may be provided where there is a recognised demand.



## Development

### Introduction

### Clifford Square & Memorial Square Master Plans

## Introduction

This section is about the development of Clifford Square & Memorial Square. The Master Plans develop the reserve areas integrating the five amenity areas: the Heritage Precinct, the Central Triangle Area, Cherry Tree Garden, the Playground and Village Green, and the Featherston War Memorial area. The Master Plans and Design Criteria are included on the following pages.

The Master Plans are guided by the policies in the Reserve Resources Section of the Management Plan. They seek to establish a single cohesive landscape entity while protecting and enhancing the reserves' natural and cultural resources and recreational and leisure opportunities.

The Master Plans also reflect the special purpose and use of the different amenity areas. They provide a blueprint for the development of new facilities and enhancing of existing facilities over a period of time and can be implemented through a range of mechanisms as opportunities and resources allow. While there is no requirement on the Council or the community groups concerned to implement the plans they enable them to look to the future and to assess priorities for the development of the reserve areas.

The development and improvements proposed in the Master Plans primarily arise from the earlier work of the Main Street Group. The Clifford Square Master Plan also includes the proposed Miniature Railway Complex (which already has a resource consent – refer Appendix 6) as well as the Skatepark and Basketball Court proposal should a resource consent be gained for this. Consultation was carried out with the interest groups at the time of establishing the proposals.

A further level of detail for the Clifford Square area is contained in the Clifford Square Development Concept Plan (refer Administration Section – Content of Plan for details). The Clifford Square Development Concept Plan has been through a process of public consultation and is not part of this document.

## 6. Clifford Square & Memorial Square Master Plans

### Clifford Square Master Plan

Clifford Square was first laid out when the town was surveyed in the 1850s. Over the last century and a half a number of modifications have been made and the large open space which was once a feature of the reserve has become more cluttered by roads, buildings and plantings.

The Master Plan broadly:

- Establishes the general nature and use of the area
- Addresses landscape matters within the reserve providing a cohesive and integrated whole
- Defines and strengthens the different amenity areas
- Addresses pedestrian and vehicle safety matters
- Determines the layout of new trees and amenity plantings
- Redefines the Central Triangle Area as the focal point for the reserve and the town including the need for a feature at the eastern apex of the triangle
- Provides for a new Skatepark and hardcourt area should it gain resource consent
- Defines the location for the Miniature Fell Railway Station and the track on the Village Green

### Memorial Square Master Plan

The Memorial Square Master Plan addresses the Featherston War Memorial and Eastern Commercial Area. The proposals enhance the area around Featherston War Memorial, improving its setting and accessibility in keeping with its central role in the main street of Featherston. They emphasise its importance as a historical, emotional and spiritual reference point for the community and make the Memorial Square a key public space in the town of Featherston. The Master Plan broadly:

- Creates an improved setting and sense of transition on entering the square.

- Improves circulation at junctions.
- Provides for interest and detail in road and paving surfaces integrating with Clifford Square.
- Introduces avenue tree planting to improve the setting of the memorial, provides pedestrian scale, and improves visual and environmental amenity.
- Introduces local themes related to the military history of the area
- Introduces co-ordinated amenity lighting and street furniture with the town design themes.

## **6.1 OBJECTIVES**

- 6.1.1 To create a unique central open space that becomes the heart of Featherston's townscape.
- 6.1.2 To establish a cohesive and unified central reserve area that improves the town's environment and reflects its local history.
- 6.1.3 To strengthen and enhance the settings of the different amenity areas appropriate to their use and character
- 6.1.4 To provide safe pedestrian access and link the five different amenity areas in the reserve.
- 6.1.5 To provide attractive cultural facilities, recreational opportunities and landscape amenities for local people and visitors to the town.
- 6.1.6 To protect the heritage trees on the reserve and to maintain the heritage significance of the Library, Information Centre and War Memorial.
- 6.1.7 To promote co-operative management of the reserve areas by the Council, the Community Board, key interest groups, tangata whenua and the local community.
- 6.1.8 To ensure the area functions well and is easy to maintain.

## 6.2 POLICIES

### 6.2.1 Implementing the Clifford Square & Memorial Square Master Plans

- 1) The Master Plans will be the basis on which future development and improvements to Clifford Square and Memorial Square will occur.
- 2) Development will focus on the five existing amenity areas using the design criteria as the basis for further detailed landscape works (refer Master Plan and Development Design Criteria for details).
- 3) Detailed Landscape Plans will be prepared as part of the ongoing development programme and must be completed before any activity occurs that affects development of the amenity areas. Plans will be prepared for the Heritage Precinct, Central Triangle, Cherry Tree Garden and the Featherston War Memorial area.
- 4) Detailed plans for pedestrian and vehicle access and parking will be prepared in consultation with Transit NZ (refer Policy 5.2.2. 6) Access – Pedestrian & Vehicle).
- 5) Design details will be prepared for paving and fixed park furniture including seats, amenity and pedestrian lighting, and signs (refer also policy 5.2.5 Park Furniture).

*Explanation:*

*It is important there is a consistency and continuity of design for paving and park furniture. The design in the Clifford Square area should continue the themes used in any Fitzherbert Street urban development.*

- 6) Development of the eastern half of the Central Triangle on the eastern side of Birdwood Street will be reviewed. Development of the western half of the Central Triangle will need to take into account the proposed skatepark.

*Explanation:*

*Should a resource consent be gained for the skatepark proposal the skatepark facilities will need to be integrated into the western half of the triangle ensuring the development is done aesthetically, appropriate to the high profile and central nature of the site.*

*Also needed to be taken into account is creating an effective transition between the active recreation arising from the skatepark and the more passive recreation opportunity arising from the shade and amenity afforded by the historic pine trees.*

*The Western half of the triangle will need to be designed as part of the skatepark proposals. Should the skatepark not gain a resource*



*consent the proposals should fall back to the proposals shown in the Clifford Square Development Concept Plan (refer Links with Other Legislation, Other Council Plans and Other Agencies' Plans page 9).*

- 7) As part of the development of the Central Triangle area, alternative design measures will be investigated for that part of Birdwood Street between Fitzherbert and Fox Streets to improve pedestrian access and safety along with strengthening linkages between the different areas of the Central Triangle.
- 8) The location of the Skatepark and Hard Court on Section 334 will be subject to the site proving to be the best option and the proposal gaining a resource consent.
- 9) Detailed plans for the Miniature Railway Complex shall be submitted to the Council for approval prior to any works proceeding in accordance with the resource consent (refer Appendix 6).

*Explanation*

*The Miniature Fell Society has a resource consent from the Council to establish a Miniature Railway Complex on part of the reserve (Section 332 Town of Featherston and Lot 2 DP 80203 (Lot 1 DP 42454)). The original consent was approved on 8 June 1999 and was extended for a further two years on 14 May 2001. Part of the railway complex will also impact on Section 334.*

*Under the special conditions attached to the resource consent the Society is required to liaise with the Council in particular the following conditions: 'that the development is carried out generally in accordance with the application...', the final engineering plans and specifications shall be submitted for approval of the Manager of Works and Services before works commence...' and 'the Council may review any or all conditions of this Resource Consent ...'*

*This is a long-term project with a high capital cost. The Society is currently looking at staged options for implementing the project and there is a need to ensure any new options do not have any adverse impacts on the reserve and are consistent with the policies in this management plan.*

- 10) Provision for the Miniature Railway Complex on Clifford Square will be reviewed by the Community Board and the Council at the time the resource consent expires if it seems likely that the project will not be completed.

*Explanation:*

*If the construction of the Miniature Railway Complex has not commenced by the expiry date of the resource consent the use of this land for a miniature railway should be reassessed to take into*

*account any other recreational uses that may be made on this part of the reserve.*

#### **6.2.2 Variations to the Clifford Square & Memorial Square Master Plans**

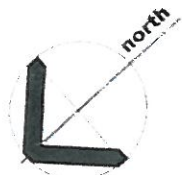
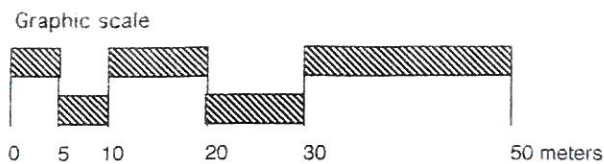
- 1) Any variations to the Master Plans will be processed in the first instance through the Featherston Community Board and where it is agreed such a variation should occur the matter will be formally approved by the Council.
- 2) Variations shall be discussed with all Clifford Square interest groups.
- 3) The Community Board and RMWP shall decide if consultation with the wider community is necessary.
- 4) Variations to the plans that do not comply with the policies of this Management Plan shall be publicly notified within the requirements of the Reserves Act.

#### **6.2.3 Managing the Implementation of the Clifford Square & Memorial Square Master Plans**

- 1) A formal relationship between the Council, Community Board and any interest group wishing to carry out development work may be established through a Memorandum of Understanding in accordance with Figure 2 on page 20 to ensure the successful implementation of the Master Plans and ongoing maintenance of the reserve (refer Policy 2.2.1 – The Community).



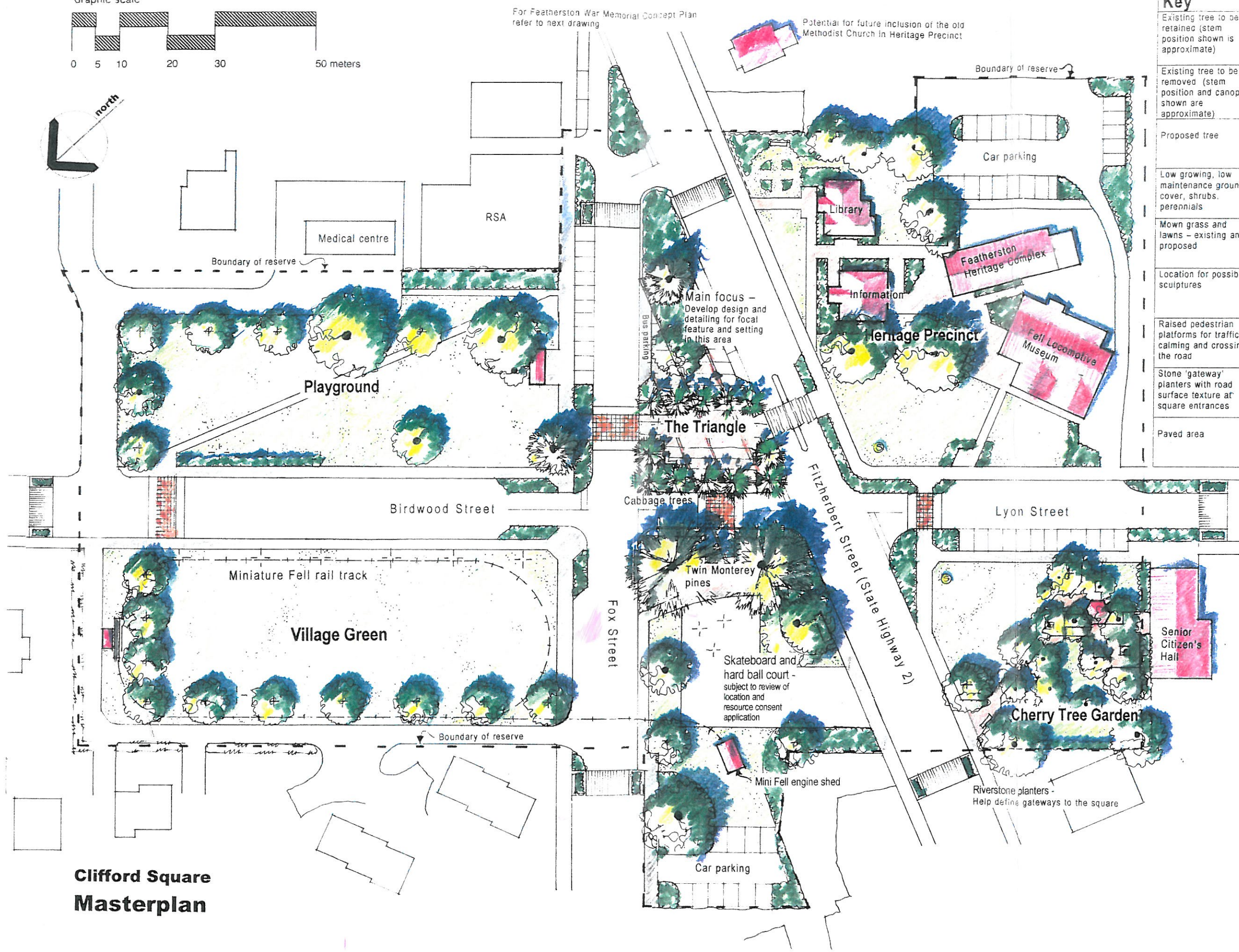




For Featherston War Memorial Concept Plan refer to next drawing

Potential for future inclusion of the old Methodist Church in Heritage Precinct

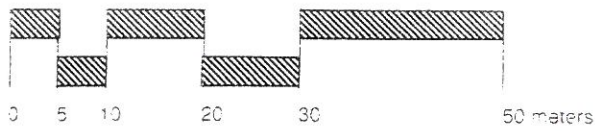
Key	
Existing tree to be retained (stem position shown is approximate)	
Existing tree to be removed (stem position and canopy shown are approximate)	
Proposed tree	
Low growing, low maintenance ground cover, shrubs, perennials	
Mown grass and lawns - existing and proposed	
Location for possible sculptures	
Raised pedestrian platforms for traffic calming and crossing the road	
Stone 'gateway' planters with road surface texture at square entrances	
Paved area	



**Clifford Square Masterplan**



Graphic scale



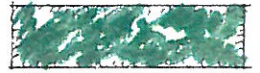
north

Key

Proposed tree



Low growing low maintenance ground cover, shrubs, perennials



Textured road surface



Paved area



Note on street trees

Tree planting around the Featherston War Memorial gardens will consist of small avenue trees to provide an attractive and open setting for the memorial itself. Views of the memorial building from the surrounding streets will be retained and framed by the planting.

Tree species will be selected for their aesthetic and technical suitability for street planting in an urban location.

Small tree and low planting in kerb extensions

Featherston War Memorial

Extend existing paving

Retain existing gardens

Seats

Pedestrian amenity lighting/flagpoles

Possible site for main flagpole

Site for sculptural element/feature

One Way

Memorial Square Masterplan

# **Clifford Square Reserve**

**(Including Memorial Square)**

## **Development Design Criteria**

## Overall Reserve

- Introduce high quality design features whilst maintaining economy of maintenance and respecting local character and existing patterns of use.
- Develop strong design themes that will characterise the reserve and connect it with its history and its local urban context.
- Ensure connectivity in design themes between Clifford Square and the Fitzherbert Street Urban Design Guidelines.
- Conserve the reserve's existing landscape assets and introduce new features to diversify and increase its use.
- Retain significant trees as identified by a landscape and arboreal assessment and establish a primary and secondary tree infrastructure to strengthen existing trees and establish a secure framework for the future.
- Retain successful existing shrub and perennial planting idioms and develop locally distinctive planting themes to strengthen the reserve's visual identity.
- Improve linkages between the different amenity areas of Clifford Square, both for pedestrian movement and in landscape character.

## Heritage Precinct

- Integrate the various buildings and landscape elements whilst respecting their different functions and periods of architecture.
- Strengthen the visual presence of the attractions and buildings.
- Improve way-finding, circulation and amenity for locals and visitors.
- Provide conveniently located car and bus parking for the museums that is off the state highway.
- Maintain existing landscape assets, including the existing trees.
- Develop and extend the existing successful landscape character of cottage gardens and spacious lawns within the precinct.

### **Notes from public consultation process:**

*The existing narrow approach from Lyon Street to the Fell Locomotive Museum (on the Development/Improvement Plan) does not reflect the scale and importance of the museum complex, however, the Fell Locomotive Museum Society wishes to retain the grassed open front. If use patterns change sufficiently in the future the width of the path should be reviewed.*

*The proposed sculpture on the corner of Fitzherbert and Lyon Streets is subject to further discussions with the Friends of the Fell and the Heritage Complex Society at a time proposals come forward from the community.*

## Central Triangle

- Create a central, focal node for Clifford Square to act as a landmark for the reserve and for the town of Featherston.
- Reflect in the design elements the rectangular grid pattern of the surrounding streets with the contrasting angular feature of Fitzherbert Street. The tensions between the apex of the two triangles created by the intersecting of Fox and Fitzherbert Streets should be a key design feature.
- Include a special feature (e.g. water feature, wind sculpture) that reflects the character of Featherston, its history and its future.
- Provide a high quality, pedestrian environment including appropriate landscape furniture, interpretation and information about the reserve and the town.
- Use high quality, hard and soft landscape elements and establish a design idiom that reflects the character of the local area. Planting to reflect the indigenous character of the Lake Wairarapa area.
- Investigate alternative design measures to improve pedestrian safety on Birdwood Street and linkages to the different areas of the reserve.
- Ensure, subject to the proposed skatepark and basketball court gaining a resource consent, that the facilities are designed and integrated into the overall reserve area in line with the principles and intentions of this plan.
- Improve ease and pleasantness of pedestrian movement across Fox Street and Fitzherbert Street.
- Create an integrated reserve landscape across the whole of the triangle.
- Create features of existing mature and historic trees.

## Cherry Tree Garden

- Maintain emphasis on the cherry trees highlighting spring blossom whilst introducing flowering plants for other seasons.
- Emphasise and facilitate enjoyment of the attractive spatial and visual qualities of the area by introducing small paved areas and seating.
- Make access more inviting and generally improve paving quality especially around the band rotunda.
- Improve and integrate Senior Citizens Hall and garden area by providing a courtyard type space immediately adjacent and directly accessible from the Senior Citizens Hall.
- Ensure there is provision for appropriate community events and activities to take place in the area.

### **Notes from public consultation process:**

*Parking proposals will be staged. Priorities for developing the rear carpark behind the Heritage Complex and angle parking on Lyon Street will be reviewed. (The fence on the western boundary of the Cherry Tree Garden Area and Cleal and Christian (private land) will be retained).*



## Playground and Village Green

- Retain the Village Green as a predominantly open space for large-scale activities and events and for informal games requiring a large free space.
- Improve the visual connection of these areas with other parts of the reserve.
- Improve pedestrian amenity and safety, especially for children who wish to cross between the Playground and the Village Green and to and from the Central Triangle.
- Maintain and improve the quality of the play environment including the pleasant, sheltered, smaller-scale landscape setting of the playground appropriate to child use.
- Integrate the Mini Fell Railway Station and track into the Village Green area ensuring minimal interruption to the open space character and recreation opportunity.

**Note:** The Mini Fell Station should be located so as to retain the open space of the Village Green area while still allowing it to function as a railway station. The northern end of the Village Green is the better location for the station as it avoids cluttering the open space while providing a more appropriate landscape setting for the station. However, if for technical reasons the final positioning of the station needs to be reviewed then this will be addressed as per policy 6.2.2, Variations to the Clifford Square Master Plan.

## Memorial Square

- Provide a setting that emphasises the importance of the memorial as an historical, emotional and spiritual reference point for the community.
- Improve the sense of transition by:
  - reducing the road width.
  - creating improved circulation at junctions.
  - investigating the potential for a textured road surface to sections of Fox and Wallace Streets to create a village feel.
  - Improving footpath-paving quality.
- Reflect in the design elements of the rectangular grid pattern of the surrounding streets with the contrasting angular feature of Fitzherbert Street. The tensions between the apex of the two triangles created by the intersecting of Fox and Fitzherbert streets should be a key design feature.
- Introduce local themes related to the military history in the design of the War Memorial Precinct.
- Establish clear links between Memorial and Clifford Squares through introducing co-ordinated amenity lighting, paving and street furniture with the town design themes.
- Introduce avenue tree planting using small trees to create a worthy setting for the memorial and to give pedestrian scale, and visual and environmental amenity. Tree planting to frame views of the memorial.



# Management and Asset Maintenance

Introduction

Management

Asset maintenance

## Introduction

This section sets out the administrative and operational objectives and policies, which guide the day to day management of the reserve. It is linked with the legislative and administrative requirements of the Reserves Act, the South Wairarapa District Plan, the Council's Asset Management Plan and the Council's financial planning process including the Annual Plan and the Long-Term Financial Strategy.

## 7. Management

### 7.1 OBJECTIVE

7.1.1 To ensure the reserve is managed and maintained to a standard that reflects its status as a flagship reserve in the District.

### 7.2 POLICIES

#### 7.2.1 Maintaining Reserve Boundaries

- 1) The boundaries of the reserve will be maintained and no encroachments will be permitted.

#### 7.2.2 Bylaws

- 1) The following bylaws will be applied in the management of the reserve:
  - The New Zealand Standard 9201: Model General Bylaws 1999: Part 2: Public Spaces (refer Appendix 7)
  - The South Wairarapa District Council Control of Dogs Bylaws 1997
- 2) The Council will apply the standard set of bylaws for its own purposes and modify these as, and when necessary.

#### *Explanation:*

*Bylaws are considered necessary to provide controls over visitor activity and behaviour and to ensure visitor safety and the protection of reserve resources. The Council is empowered to prepare and enforce bylaws under the terms of the Reserves Act 1977. The Local Government Act 1974 sets out the process for the adoption and*

*consultation of bylaws that are to be followed at the time of establishing the bylaws (refer Policy 7.2.10 – Dogs).*

### 7.2.3 Resource Consents

- 1) New buildings and structures and additions to existing buildings that are outside those proposed in the Master Plan and are for cultural, recreational and leisure purposes benefiting the wider community may be permitted on the reserve. Such buildings and structures will require a resource consent to address the wider impacts and allow full public consultation.

### 7.2.4 Funding

- 1) Funding for maintenance programmes, ongoing protection, development and enhancement programmes will be identified in the Long-Term Financial Strategy and the Annual Plan.
- 2) All programmes will be prioritised and funded when opportunity allows.
- 3) Alternative sources of funding (other than rates) and other means of implementing programmes will also be considered.

#### *Explanation:*

*The types of alternative sources of funding that could be explored to implement development and conservation projects include:*

- grants (New Zealand Lottery Grants Board, Eastern and Central Community Trust and other trusts)*
- funds arising from bequests*
- work schemes*
- community fundraising*
- sponsorship*
- sale of surplus assets*
- donations*

### 7.2.5 Events

- 1) Events and activities that comply with the Management Plan and do not extend beyond the area of the reserve will be considered normal use of the area in terms of this Management Plan.
- 2) An event for leisure and recreation purposes that involves exclusive use of the reserve, sale of goods, and other matters not covered in the

Management Plan will require the approval of the Manager, Corporate Policy.

- 3) Guidelines will be established for major events that impact beyond the reserve area and affect traffic movement, parking,, and public health and safety, and may cause inconvenience to residents and local retailers.
- 4) A major event may be trialled with the approval of Council officers provided that it comes within the standard guidelines provided by the Council. If the major event falls outside the guidelines a resource consent will be required.
- 5) A single resource consent may be given for a major event that occurs on a regular basis at specified times for a defined period and may be carried over a number of years if the event for which the resource consent is obtained does not change significantly.
- 6) A refundable bond may be required from organisers of a major/high impact event on the reserve where this is required under the guidelines or for resource consent purposes to cover potential damage.

*Explanation:*

*The reserve has the potential to be used for community events that could attract significant numbers of visitors. These events could include art days, craft fairs, garden days etc. In order to protect the garden and associated amenity values while at the same time ensuring these events are successful it is important to make the process as easy as possible for events organisers. The Council will therefore develop Events Guidelines to help control any adverse effects from events as well as addressing visitor health and safety issues. A resource consent may be required for large events where traffic, noise and other impacts affect the wider community and the amenity and historic values of the reserve.*

#### **7.2.6 Concessions - Leases, Licenses and Permits**

- 1) All the groups operating facilities on the reserve will require a lease from the Council that take into account the policies in this management plan.

*Explanation:*

*The groups that operate the two museums and the Information Centre should have lease agreements with the Council. These should clearly set out the responsibilities of both the Council and the groups for the ownership, maintenance and use of the land and facilities on the reserve. If the Miniature Railway Complex proceeds the Miniature Fell Society should also have a lease*

*agreement with the Council for use of the land that the Complex will occupy.*

*The reserve provides for passive recreational and cultural activities and visitor information services. It is important to maintain and enhance this function and manage it to prevent damage to the amenity and historic features of the reserve and to ensure its enjoyment by visitors.*

- 2) Recreation groups and community organisations requiring exclusive use of the reserve or part of the reserve for one off occasions must apply to the Council and may be required to have an agreement.
- 3) A licence is required for any commercial activities.
- 4) A lease, licence or permit is required for the occupation of reserve land by a public utility.
- 5) Any commercial activities or other activities that may restrict open public access to the reserve for a limited time and benefit the use and enjoyment of the reserve, such as its use as a film location, may be approved provided that they do not conflict with the objectives of this Management Plan.

*Explanation:*

*Generally the reserve is accessible to the public at all times. However, from time to time, the Council may grant leases and licences for commercial activities, recreation events, and other purposes as set out in the Reserves Act 1977 in which case public access may be restricted. The First Schedule of the Act sets out the basic provisions applicable to leases or licences for Recreation Reserves.*

*Leases and licences are contractual agreements made between the Council and groups using facilities or land on a Council reserve. The responsibilities of both the Council and the lessee or licensee should be clearly stated in the lease or licence agreement. A clear statement of responsibilities ensures that the lessee or licensee knows exactly what the Council considers to be acceptable use of and behaviour on the land or facilities. The Council will develop guidelines for leases, licences or permits.*

- 6) The organising group hiring the reserve will be responsible for ensuring the reserve is left in the state it was in prior to using the site.

## 7.2.7 Access

- 1) Foot access to the reserve will be allowed at all times except for management purposes such as weed spraying operations, and special events where a notice is displayed to say otherwise. This is in accordance with the Reserves Act.

- 2) Vehicles are only permitted in reserve car parks, and to service the Library, Information Centre and Museums, management purposes, events or emergencies (refer Policy 5.2.2 Access - Pedestrian and Vehicle).

#### 7.2.8 User Charges

- 1) Entry to the reserve is generally free.
- 2) Charges will be made for the following:
  - Commercial recreation operations and concessions
  - Use of the reserves for commercial activities (e.g. filming)
  - Rights of way, other easements, utilities and communication stations
- 3) Charges may be made for the following:
  - Special events
  - Access to reserve facilities such as the Museums
  - Bookings for club and group activities
- 4) The Council will set its charges for use of the reserve and facilities for events and functions and other activities in the reserve through the Annual Plan and Budget, where issues of fairness and equity are given full consideration.

#### *Explanation:*

*The reserve is accessible to the community at most times. However, there may be times when it is required for other purposes such as an event. The Council should charge for the use of the reserve as a contribution towards reserve management costs for activities other than day-to-day public recreational activities.*

- 5) The respective museum groups will set the entrance charges to the museums.

#### 7.2.9 Utilities (Rights of Way, Other Easements and Communication Stations)

- 1) All new utilities or replacement of existing utilities shall only be located on the reserve where there is no alternative location on any other site.

- 2) Where it is necessary to have services located above ground, the design and location should be sympathetic to the open space and natural features of the reserve and its cultural resources and not impact on the area available for recreational use.
- 3) Applications for the construction of public utilities on the reserve must be accompanied by an assessment of the effects of the utility on the reserve and must take into account: alternative sites; the selected location; timing and duration of the work etc.; any impact on historic features, trees and amenity, turf and paving, and how these are to be protected; any amelioration work required; where unavoidable damage might occur; and must be publicly notified for comment under this plan.
- 4) Any approval given for a public utility on the reserve shall be conditional upon the Council being empowered to:
  - enter, inspect, require maintenance or upgrading
  - approve designs and colour schemes for all structures
  - require the restoration of sites after the completion of work
  - require sites be cleaned up, cared for and superfluous material removed

*Explanation:*

*From time to time, where there is no other reasonable alternative, it may be necessary for rights of way, other easements or communication stations to be placed on, over or through the reserve. In such circumstances, they will be placed in as unobtrusive a manner as possible so that there is minimal impact on the functioning and amenity values of the reserve.*

*Sections 166-186 of the RMA enable a designating authority or network utility operator to place designations on parts of a reserve to enable construction of a network utility. The RMA defines the types of utilities and sets out the requirements for public notification of the proposed work if this is required, consideration of alternative sites, assessment of impacts on the site and measures to mitigate adverse impacts.*

- 5) Access to existing underground services shall be maintained for maintenance purposes and provision for future stormwater control including underground piping will be provided.



*Explanation:*

*It is important to note there is a sewer main running through the road reserve area adjacent to the RSA building (refer Land Title Plan Appendix 2) and there are significant stormwater problems in the area that need to be addressed in the near future.*

**7.2.10 Dogs**

- 1) Dogs must be on a leash and under control on all parts of the reserve at all times.

*Explanation:*

*The South Wairarapa District Council Control of Dogs Bylaw 1997 will be amended to ensure only dogs on leashes and under control are permitted in all areas of the reserve at all times.*

- 2) Dog litter must be removed from the reserve by dog owners.

**7.2.11 Recreation Monitoring**

- 1) The impact of public use of the reserve will be assessed from time to time to ensure there are no adverse effects on the reserve.
- 2) The Council may modify or stop activities that cause damage to the reserve or significant modification or cause a nuisance, including nuisance to adjoining properties.
- 3) The Council may appoint rangers to manage recreational activities and monitor any impacts on the reserve. The rangers will be officially recognised, formerly appointed, given training and acknowledged for their work.

*Explanation:*

*The Council may, under Section 8(9) of the Reserves Act, appoint rangers to assist in ensuring public enjoyment of its parks and reserves while monitoring any impact on the environment and facilities and services. They also have the power to implement policies and by-laws and issue offence notices etc. as set out in Sections 93-105 of the Reserves Act.*

## 8. Asset Maintenance

### 8.1 OBJECTIVES

- 8.1.1 To ensure public health and safety standards are met.
- 8.1.2 To ensure the reserve area functions effectively and is maintained in an appropriate manner.

### 8.2 POLICIES

#### 8.2.1 General

- 1) The reserve will be given high priority by the Council in its maintenance programme in recognition of the reserve's flagship status.
- 2) The Council will review the current levels of service in the Asset Management Plan (the AMP) to ensure the appropriate maintenance standards for services and facilities are provided on the reserve.
- 3) The AMP and the Council's Reserves Maintenance Contract Agreement will be reviewed to ensure that they are in accordance with the Management Plan.
- 4) The Council will identify any maintenance and other activities extending beyond the basic service levels provided by the Council that can be carried out by the community.
- 5) Any maintenance work carried out by the community will be done within an agreed framework and within the Council's financial planning and budgetary framework (refer Policy 2.2.1 2) – The Community).

#### *Explanation:*

*The Management Plan provides policies on management, development and planning for reserves and the AMP provides the operational details and should be in accordance with this Management Plan. The AMP is a requirement on Council of the Local Government Act 1974 and provides for general maintenance standards. It requires ongoing development and improvement to take into account new assets, revision of existing assets and priorities in asset management and standards of service.*

### 8.2.2 Toilets

- 1) Existing toilets will be maintained to a high standard.
- 2) Organisers of events may be required to provide portable toilet facilities.

### 8.2.3 Rubbish

- 1) Rubbish bins will be kept to a minimum and priority will be placed on removal of litter from the reserve.
- 2) The standards of litter management will be monitored to ensure the reserve remains clean and tidy.
- 3) Events' organisers will be responsible for rubbish during events.

#### *Explanation:*

*Use of the reserve varies from general, nominal day-to-day use to heavier use in the weekends and public holidays. While rubbish bins are a necessity especially when the reserve is heavily used they can detract from the amenity of the reserve. Rubbish bins will therefore be located at strategic points as identified to avoid impact on the amenity of the reserve and to reduce establishment and maintenance costs.*

### 8.2.4 Public Safety

#### 1) Hazards

The Council will identify hazards affecting the reserve and take appropriate precautions to minimise risks through the provision of information.

#### 2) Pesticides

The Council will provide for the safe use of pesticides and other chemicals used in its management operations.

#### 3) Commercial Use

Leases, licences or permits for commercial activities on the reserve will make it clear that the holder is responsible for public safety relating to their activities.

### **8.2.5 Tree Maintenance**

- 1) Following an initial maintenance upgrade the trees in the reserve will be assessed from time to time (and following storm damage) by an arborist for their health and longevity, and remedial work will be programmed into reserve maintenance.

### **8.2.6 Damage to, or Removal of, Plant Material**

- 1) Unauthorised damage to, or removal of, plant material is prohibited.



## GLOSSARY OF TERMS

**Amenity values:** those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes (Resource Management Act 1991).

**Archaeological site:** any place, [including shipwrecks], which was associated with human activity that occurred before 1900 AD, and which through investigation by archaeological techniques may provide scientific, cultural, or historical evidence 'on' (or 'about') the exploration, occupation, settlement, or development of New Zealand. (Historic Places Act 1993).

**Master Plan:** establishes a clear vision for the reserve, and is the basis on which future improvements to the reserve can occur. Any significant changes to the plan, i.e. those that are going to affect the use and enjoyment of the reserve and where outside the development parameters set by the Master Plan require further public consultation.

**Cultural heritage resources:** include archaeological sites; traditional sites; wahi tapu sites; historic buildings, sites, and objects; historic trees and areas.

**Development Concept Plan:** Further details the Master Plan defining the design characteristics for the landscape elements of the reserve. Consultation may take place on some aspects of the plan if deemed necessary by the Council.

**Events:** include recreation and leisure activities involving enjoyment and appreciation of an area involving a group of people. A 'major' event is an organised activity that requires exclusive use of the reserve and impacts on the surrounding area and affects wider use of the area generally.

**Events Guidelines:** provide for the siting of stalls, vehicle access, emergency services, traffic control and parking, rubbish and toilets, and resource consent requirements during events on the reserve to minimise any impacts on the amenity and historic significance of the reserve.

**Hapu:** sub-tribe. (Waitangi Tribunal Report [Wai27] 1991)

**Iwi:** tribe, people. (Waitangi Tribunal Report [Wai27] 1991)

**Landscape features:** include clearly distinct physical features that are a component part of a reserve e.g. open space, trees, layout, etc.

**Landscape Plan:** addresses in detail the issues of aesthetics and design particularly relating to facilities and structures and plantings on a reserve.

**Natural features:** include features on a reserve that are part of nature and may include individual plant or tree specimens and ecosystems that by their nature require special care and attention for their preservation.

**Planting Plan:** broadly defines planting areas, establishes planting themes appropriate to the character and purpose of a reserve, uses a mixture of native and exotic plantings, specifies species locations and species type, and creates attractive plant groupings.

**Planting programmes:** define the area, species of plants, planting techniques and timing for revegetation or improving the amenity of an area.



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## Appendices

1. Schedule Of Actions Arising From Management Plan
2. Clifford Square Reserve and Memorial Square Land Title Plans
3. Schedule of Clifford Square and Memorial Square Property Details
4. Clifford Square Tree Survey and Location Plan
5. ICOMOS New Zealand – Charter for the Conservation of Places of Cultural Heritage Value
6. Miniature Fell Society Inc. – Resource Consent
7. The New Zealand Standard 9201: Model General Bylaws 1999: *Part 2: Public Places*



# **Appendix 1**

Schedule Of Actions Arising From Management  
Plan



## Schedule Of Actions Arising From Clifford Square Reserve Management Plan

Administration	Management/Asset Maintenance/Improvement	Development
<b>Land Status</b>	<b>Open Space &amp; Natural Features</b>	<b>Recreation Resources</b>
1.2.1 Change zoning of land from Town Centre to Open Space in District Plan	3.2.2 Carry out tree assessment and associated remedial work Prepare Planting Plans	5.2.2 Give priority to improving pedestrian safety and linkages between the different areas of the reserve and provide car and bus parking in Clifford Square as per the Master Plan
1.2.2 Survey Featherston War Memorial Land and vest land in Council under RA 1977	<b>Cultural Heritage Resources</b>	Carry out stage two of the traffic report including assessing alternative routes for heavy goods vehicles prior to modifying Birdwood Street (6.2.1)
1.2.3 Close road at rear of Heritage Precinct and vest land in Council for reserve purposes	4.2.1 Prepare conservation and maintenance plans for Library, Information Centre & War Memorial prior to any major development or maintenance work	5.2.3 Put in place on site interpretation as resources allow
<b>Community &amp; Organisational Interest</b>	<b>Recreation Resources</b>	5.2.4 Develop design guidelines for reserve signs
2.2.1 Develop a memorandum of agreement with the community group responsible for furthering the development of Clifford Square Reserve (& 6.2.3)	5.2.3 Develop and maintain information base on the reserve's significant features and facilities	5.2.5 Give priority to improving reserve lighting, provide children's shelter area
Appoint a Council liaison person to coordinate reserve development (& 4.2.1)	<b>Management</b>	Upgrade existing furniture as necessary and resources allow
2.2.2 Consult with iwi and hapu on management & cultural matters affecting the reserve	7.2.11 Monitor recreational impacts on reserve	<b>Development</b>
2.2.3 Liaise with other agencies & organisations & interest groups over management & development of reserve	<b>Asset Maintenance</b>	6.2.1 Prepare Detailed Landscape Plans for the Heritage Precinct, Central Triangle, Cherry Tree Garden and Featherston War Memorial prior to any development work commencing guided by criteria in Master Plan (& 3.2.1, 3.2.2, 5.2.1)
<b>Open Space &amp; Natural Features</b>	Review AMP and the Council's Reserves Contract Agreement to align with Management Plan	Prepare detailed plans for pedestrian & vehicle access & parking in consultation with Transit NZ (& 5.2.2)
3.2.2 Register twin pines, oaks & commemorative cherry trees in District Plan (& 4.2.1)	Identify maintenance activities that can be carried out by user groups and members of the community	Prepare design details for paving and fixed park furniture

<p><b>Cultural Heritage Resources</b></p> <p>4.2.1 Undertake further research on history of reserve for conservation, interpretation purposes as resources and opportunity allow</p> <p><b>Recreation Resources</b></p> <p>5.2.3 Develop promotional material in conjunction with other agencies and the community</p> <p><b>Development</b></p> <p>6.2.1 Review &amp; approve detailed plans and location of Miniature Fell Railway Station and track on Section 332 before development commences</p> <p>Review Miniature Railway Complex at time resource consent expires</p> <p><b>Management</b></p> <p>7.2.5 Develop guidelines for events</p> <p>7.2.6 Ensure all groups occupying reserve have a lease. Prepare guidelines for leases, licences &amp; permits</p> <p>7.2.8 Establish and review user charges for reserves through the Annual Plan and Budget process</p> <p>7.2.10 Review Dog Bylaw</p>	<p>8.2.3 Ensure adequate provision of rubbish bins and monitor litter</p> <p>8.2.5 Assess trees from time to time for remedial work etc.</p>	<p>Review development of eastern half of triangle before commencing any work in this area.</p> <p>Consider development of western half of triangle in light of skatepark proposals</p>
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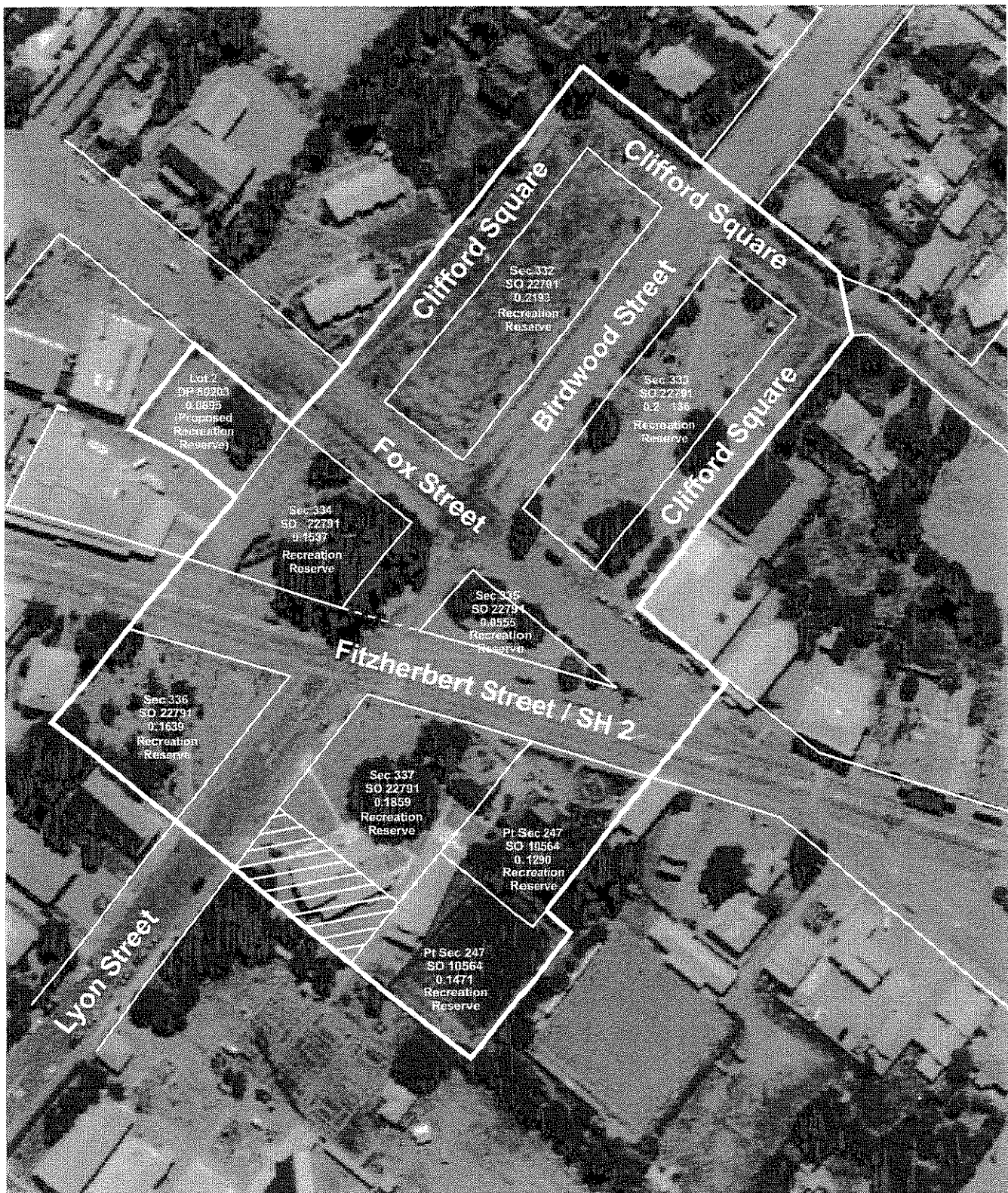
## **Appendix 2**

Clifford Square Reserve and Memorial Square  
Land Title Plans








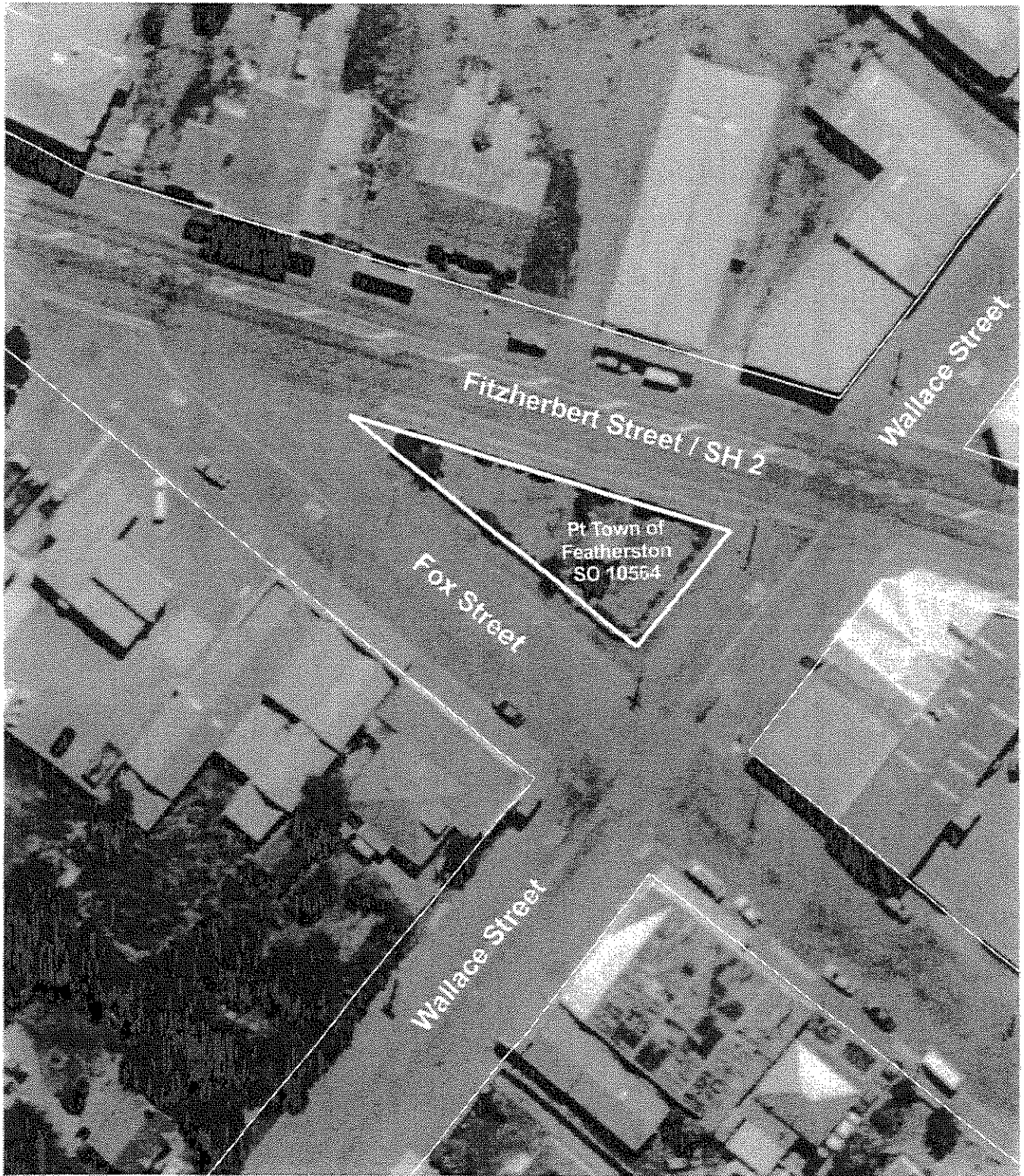
# Clifford Square Reserve Land Title Plan



## Key

-  Clifford Square Reserve Boundary  
- includes road reserve inside boundary
-  Recreation Reserve Land Parcels
-  Proposed Road Closure

# Memorial Square Land Title Plan



Key



Land Proposed to be  
Vested in the Council

## **Appendix 3**

Schedule of Clifford Square Reserve and Memorial  
Square Property Details



# **SCHEDULE OF CLIFFORD SQUARE RESERVE AND MEMORIAL SQUARE PROPERTY DETAILS**

Identification Area/Name	Legal Description (CT, Lot, DP)	Ownership - Vested/Crown Fee Simple Other	Reserve Status under Reserves Act 1977	Type of Reserve Primary Purpose	Size (ha)	Heritage Sign. HPA 1993 & DP	District Plan Designation	Valuation
Pt Heritage Precinct Central Triangle Cherry Tree Garden Village Green Playground	Sect. 332-337 SO 22791 CT 596/136	CT 596/136 SWDC- Fee simple and pt recreation purpose; CT 13D/625 SWDC fee simple	Recreation NZ Gazette 1/11/2001 No. 149 p.3712	Cultural Historic Amenity Recreation Commemorative Information	0.9919	Info Centre (former Courthouse) and hitching rail registered Category II HPA 1993 and scheduled in DP Fell Engine scheduled in DP	Secs. 332, 333, 334, 335, 337 Open Space; Sec 336 Town Centre	18440/538
Pt Heritage Precinct (Featherston Museum Complex)	Pt Sec 247 SO 10564 CT 545/136	CT 545/136 SWDC fee simple for recreation purposes 1911	Recreation NZ Gazette 1/11/2001 No. 149 p.3712	Cultural Historic	0.1471		Open Space	
Pt Heritage Precinct (Featherston Library)	Pt Sec 247 SO 10564 CT 81/260	CT 81/260 SWDC fee simple for public library 1896	Recreation NZ Gazette 1/11/2001 No. 149 p.3712	Cultural Historic Public Library	0.1290	Registered Category II HPA 1993 and listed Class II Heritage Building in DP	Town Centre	18450/89
Part Old Town Hall Site	Lot 2 DP 80203 adjacent to Sec. 334	SWDC fee simple	Proposed Recreation	Recreation	0.0895		Town Centre	
Featherston War Memorial Cnr SH2/Hickson St/Fox St	Pt Town of Featherston SO 10564	Untitled Crown Land	Proposed Local Purpose (Heritage & Amenity)	Commemorative Historic	0.046	Registered Category II HPA 1993 Scheduled Class II Heritage Building in DP	Open Space	18450/144/1

## **Appendix 4**

Clifford Square Tree Survey and Location Plan

# Clifford Square Reserve, Featherston

## Tree survey\*

*Carried out by Nick Robinson 27 February 2002*

Refer to the tree schedule and location plan over.

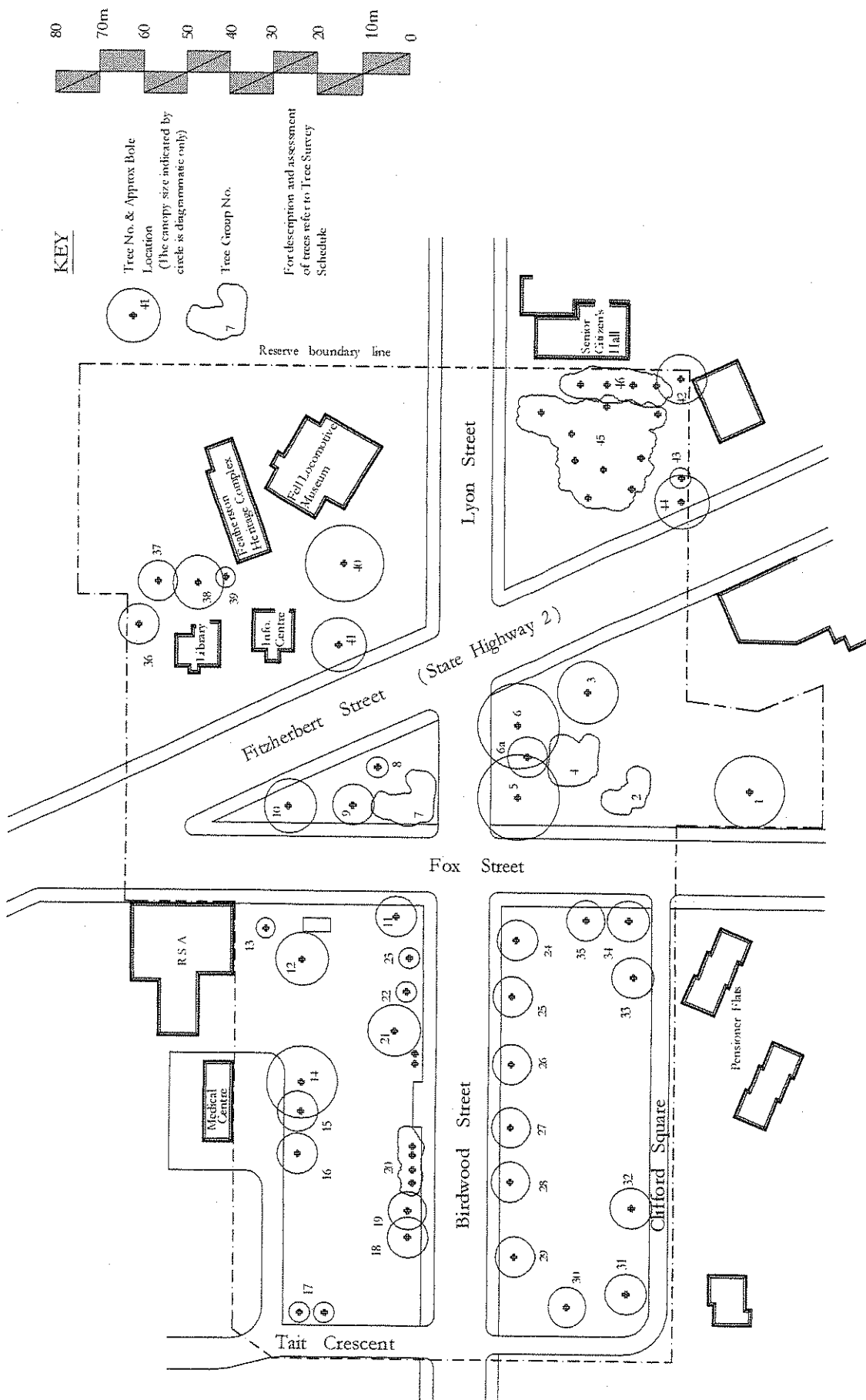
The point scoring system is based on the RNZIH 'STEM' (Standard Tree Evaluation Method) process of assessing trees. The present survey uses only the criteria from this method that are relevant to the present site.

In addition, a simple letter grading system has been employed which represents an overall professional judgement of the horticultural and amenity value of the tree and takes into account any observed arboricultural problems.

The following is an explanation of the grades used:

Definition of grades	Grade
Retention of the tree is a high priority due to the tree's unusually high quality or other special factors.	A
Retention of the tree is desirable due to its present value and/or future potential.	B
Tree of limited value. There is no reason to remove it that is intrinsic to the tree and it could be reasonably easily replaced.	C
Tree in poor condition and needs attention if to be retained.	D
Remove tree because dead, severely diseased or unsafe and cannot be effectively treated.	R

\*Note that the present survey is not a safety check. A safety check is required for the larger trees.



## Tree Survey - Location of trees

Clifford Square Reserve, Featherston

South Wairarapa District Council

Drawn: nake: nuddph	DESIGNER: Nick Robinson	DATE: March 2012	SCALE: 1:1250	NORTH
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# CLIFFORD SQUARE RESERVE TREE SURVEY FEBRUARY 2002

Based on the STEM method, figures represent point scores unless stated otherwise

Tree no.	Identity (for young trees height is given in brackets)	Girth (m) @1.2m	Form	Occur- rence	Vitality & vigour	Role	Age	Stature	Proximity	Historic	Comments	Grade	Total STEM Score
1	<i>Quercus robur</i>	2.55	15	9	9	21	15	15	27		Some dieback in crown, sooty mold, rotten spur at 3.5 m., more vigorous in lower half. Would benefit from arboreal work.	B	111
2	Group incl. 1 <i>Prunus</i> (cherry), 1 <i>Prunus</i> (plum), 3 <i>Koeleruteria paniculata</i> (3 - 5 m.), 2 <i>Fraxinus excelsior</i> , 2 <i>Cercis</i> ( <i>siliquastrum</i> ?) various shrubs	1.00 (cherry)	15	21	21	9	9	3	15		Retain <i>Koeleruteria</i> and <i>Cercis</i>	B (part)	93
3	<i>Quercus robur</i>	2.53	15	9	9	15	15	9	21		Minor damage to lower limbs, dieback from old spurs	B	93
4	Group incl. <i>Pittosporum tenuifolium</i> variegated cv., <i>Lophomyrtus</i> x <i>raiphi</i> , <i>Myoporum laetum</i> , <i>Prunus</i> (cherry)	0.7	9	9	21	9	9	3	9		Provides valuable shelter.	C	69
5	<i>Pinus radiata</i>	5m +	21	9	15	27	21	15	21	24	Historic tree c.1890, largest on reserve	A	153
6	<i>Pinus radiata</i>	5m +	21	9	15	27	21	15	21	24	Historic tree c.1890	A	153
6a	<i>Cupressus</i> sp. (4 m)	0.4	21	3	21	3	0	3	15		Suppressed under canopy of 5 and 6	C	66
7	Group incl. <i>Dodonea viscosa</i> , 4 <i>Pittosporum tenuifolium</i> (5 - 6 m), 2 <i>Chamaecyparis</i> blue foliage cv., <i>Lophomyrtus</i> x <i>raiphi</i>	multi stem 0.6	9	9	21	9	9	3	15		Provides shelter	B	75
8	<i>Prunus</i> (weeping cv.)	0.75	3	3	3	3	9	3	21		Severe disorder, extensive dieback, remove	R	45
9	<i>Prunus</i> (cherry, 4.5 m)	multi stem 6 x 0.75	21	3	15	15	9	9	27		Unusually broad canopy	C/B	99
10	<i>Cedrus atlantica</i> 'Glauca' (8 m)	1.25	21	15	21	21	9	3	27		Branching to ground level	B	117
11	<i>Chamaecyparis lawsoniana</i>	2.55	15	15	9	21	15	9	27		Split leader at 5 m	B	111
12	<i>Quercus robur</i>	multi stem 2 x 2m.	21	9	21	21	15	9	27		Very good tree, note heavy limb at 3 m. large bole cavity, would benefit from arboreal work.	B	123
13	<i>Liquidambar styraciflua</i> (3m)		15	21	9	9	3	0	21	3	Planted 1989 to commemorate former councillors and mayors who served district prior to amalgamation	C	81

Tree no.	Identity (for young trees height is given in brackets)	Girth (m) @ 1.2m	Form	Occurrence	Vitality & vigour	Role	Age	Stature	Proximity	Historic	Comments	Grade	Total STEM Score
14	<i>Tilia</i> sp. (1.5m)		9	9	9	9		0	27		Rather stunted	D	63
15	<i>Quercus robur</i>	2.2	21	9	15	21	15	15	27		A very good specimen tree	B	123
16	<i>Tilia x europaeus/platyphyllus</i>		9	9	27	15		3	27		Has been broken off but vigorous regrowth	B	90
17	Group of 2 <i>Betula pendula</i> (3 - 4 m)	0.35	21	9	27	15		3	27		Peak condition, trees growing in shrub bed	B	102
18	<i>Quercus cerris</i> (4 m)	0.35	21	9	21	15		3	21		Leader broken off but well established	B	90
19	<i>Quercus palustris</i> (6 m)	1.05	15	9	21	15	3	3	21		Some cross branches	B	87
20	Group: <i>Myoporum laetum</i> (4 m), <i>Coprosma repens</i> (3m), <i>Pittosporum eugenoides</i> , 2 <i>Pseudopanax laetum</i> (1.5m)	multi stem 0.4 x 3	15	9	15	15	3	3	21		Provides valuable shelter to playground and seating	B	81
21	<i>Quercus robur</i>	1.55	15	9	15	21	9	9	27		Heavy low limb at 1m, split branches, crossing branches, would benefit from arboreal work.	B	105
22	<i>Quercus cerris</i> (5 m)	0.45	21	15	9	15		3	27		Canopy rather thin but well established	B	90
23	<i>Quercus robur</i> (3.5m)	0.35	15	9	15	15		3	27		Wind bent leader but well established	B	84
24	<i>Quercus palustris</i> (4.5m)	0.38	15	9	15	15		3	27		Wind bent leader but well established	B	84
25	<i>Quercus</i>										Dead	R	0
26	<i>Quercus cerris</i> (5 m)	0.35	21	9	15	15		3	27		Good straight specimen	B	90
27	<i>Quercus palustris</i> (2.5 m)		15	9	15	15		0	27		Good young tree	B	81
28	<i>Quercus robur</i> (4.5 m)	0.35	21	9	21	15		3	27		Thick canopy, well established	B	96
29	<i>Quercus cerris</i> (4.5 m)	0.3	15	9	15	15		3	27			B	84
30	<i>Liriodendron tulipifera</i>										Almost dead	R	0
31	<i>Liriodendron tulipifera</i> (7m)	0.1	21	9	21	15		3	27		Straight leader, well established	B	96
32	<i>Liriodendron tulipifera</i> (5m)	0.41	21	9	21	15		3	27		Very straight and even, vigorous specimen	B	96
33	<i>Sequoia sempervirens</i> (4m)	0.32	15	9	15	15		3	27		Straight leader, well established	B	84
34	<i>Sequoia sempervirens</i> (4m)	0.32	15	9	15	15		3	27		Straight leader, well established	B	84
35	<i>Sequoia sempervirens</i> (4m)	0.32	15	9	15	15		3	27		Straight leader, well established	B	84

Tree no.	Identity (for young trees height is given in brackets)	Girth (m) @ 1.2m	Form	Occur- rence	Vitality & vigour	Role	Age	Stature	Proximity	Historic	Comments	Grade	Total STEM Score
36	<i>Myoporum laetum</i>	multi stem: 2 x 1.4	15	9	9	9	15	9	21		A bit thin some dieback but attractive open crown	B	87
37	<i>Podocarpus totara</i>	2.25	21	15	21	15	15	15	21		Low vertical limbs at 1 m and 4 m, excellent young mature specimen, the only large native tree on site	A	123
38	<i>Prunus laurocerasus</i>	Multi stem	21	9	15	15	9	15	27		Unusually wide canopy, many stemmed tree	B	111
39	<i>Myoporum laetum</i> (4.5 m)	4 x 0.35	15	21	21	9	3	3	21			C	93
40	<i>Quercus robur</i>	3.05	21	9	21	27	27	21	27		The largest oak on site and a landmark in town, requires further historic research, would benefit from arboreal work.	A	153
41	<i>Quercus robur</i>	2.05	9	9	15	15	27	9	27		Poor pruning has caused damage, bole cavity 1.5 m, rotten spur, dead wood, poor crown shape, would benefit from arboreal work.	C	111
42	<i>Quercus robur</i> (8-9m)	1.6	21	9	21	15	9	9	15		Bole cavity 1.5m, rotten limb, would benefit from arboreal work.	B	99
43	<i>Ptilosporum tenuifolium</i> (6m)	0.8	15	9	21	9	3	3	21		Low split leader 1m.		81
44	<i>Quercus robur</i> (11m spread)	1.2	15	9	21	21	9	9	21		Significant street tree	B	105
45	Group: approx. 10 <i>Prunus</i> (cherry, 5m) plus sapling cherries planted recently.	multi stem < 1.0, Ave. 0.8	15	9	9	15	15	3	15	24	Group of smaller spreading cvs., many poor but some have good form and vitality and these should be retained, planted 1936 to commemorate coronation of King George VI. Would benefit from arboreal work.	B - D	105
46	Group: 4 <i>Prunus</i> (cherry 8m)	multi stem < 1.3	15	9	9	15	15	9	15	24	Group of larger ascending cvs., some poor but others have good form and these should be retained, commemorative value see above. Note bole cavities. Would benefit from arboreal work.	B - D	105

## **Appendix 5**

ICOMOS New Zealand – Charter for the  
Conservation of Places of Cultural Heritage Value

## ICOMOS NEW ZEALAND

# Charter for the Conservation of Places of Cultural Heritage Value

### Preamble

New Zealand retains a unique assemblage of places of cultural heritage value relating to its indigenous and its more recent peoples. These areas, landscapes and features, buildings, structures and gardens, archaeological and traditional sites, and sacred places and monuments are treasures of distinctive value. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage for present and future generations. More specifically, New Zealand peoples have particular ways of perceiving, conserving and relating to their cultural heritage.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter 1966), this charter sets our principles to guide the conservation of places of cultural heritage value in New Zealand. It is intended as a frame of reference for all those who, as owners, territorial authorities, tradespersons or professionals, are involved in the different aspects of such work. It aims to provide guidelines for community leaders, organisations and individuals concerned with conservation issues. It is a statement of professional practice for members of ICOMOS New Zealand.

Each section of the charter should be read in the light of all the others. Definitions of terms used are provided in section 22.

Accordingly this charter has been adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its Annual General Meeting on 4 October 1992.

### 1. The Purpose of Conservation

The purpose of conservation is to care for places of cultural heritage value, their structures, materials and cultural meaning. In general, such places:

- i. have lasting values and can be appreciated in their own right;
- ii. teach us about the past and the culture of those who came before us;
- iii. provide the context for community identity whereby people relate to the land and to those who have gone before;
- iv. provide variety and contrast in the modern world and a measure against which we can compare the achievements of today; and
- v. provide visible evidence of the continuity between past, present and future.

### 2. Indigenous Cultural Heritage

The indigenous heritage of Maori and Moriori relates to family, local and tribal groups and associations. It is inseparable from identity and well-being and has particular cultural meanings.

The Treaty of Waitangi is the historical basis for indigenous guardianship. It recognises the indigenous people as exercising responsibility for their treasures, monuments and sacred places.

This interest extends beyond current legal ownership wherever such heritage exists. Particular knowledge of heritage values is entrusted to chosen guardians. The conservation of places of indigenous cultural heritage value therefore is conditional on decisions made in the indigenous community, and should proceed only in this context. Indigenous conservation precepts are fluid and take account of the continuity of life and the needs of the present as well as the responsibilities of guardianship and association with those who have gone before. In particular, protocols of access, authority and ritual are handled at a local level. General principles of ethics and social respect affirm that such protocols should be observed.

### **3. Conservation Practice**

Appropriate conservation professionals should be involved in all aspects of conservation work. Indigenous methodologies should be applied as appropriate and may vary from place to place. Conservation results should be in keeping with their cultural content. All necessary consents and permits should be obtained.

Conservation projects should include the following:

- i. definition of the cultural heritage value of the place, which requires prior researching of any documentary and oral history, a detailed examination of the place, and the recording of its physical condition;
- ii. community consultation, continuing throughout a project as appropriate;
- iii. preparation of a plan which meets the conservation principles of this charter;
- iv. the implementation of any planned work; and
- v. the documentation of any research, recording and conservation work, as it proceeds.

## **GENERAL PRINCIPLES**

### **4. Conservation Method**

Conservation should:

- i. make use of all relevant conservation values, knowledge, disciplines, arts and crafts;
- ii. show the greatest respect for, and involve the least possible loss of, material of cultural heritage value;
- iii. involve the least degree of intervention consistent with long term care and the principles of this charter;
- iv. take into account the needs, abilities and resources of the particular communities; and
- v. be fully documented and recorded.

### **5. Respect for existing evidence**

The evidence of time and the contributions of all periods should be respected in conservation. The material of a particular period may be obscured or removed if assessment shows that this would not diminish the cultural heritage value of the place. In these circumstances such material should be documented before it is obscured or removed.

## **6. Setting**

The historical setting of a place should be conserved with the place itself. If the historical setting no longer exists, construction of a setting based on physical and documentary evidence should be the aim. The extent of the appropriate setting may be affected by constraints other than heritage value.

## **7. Risk Mitigation**

All places of cultural heritage value should be assessed as to their potential risk from any natural process or event. Where a significant risk is determined, appropriate action to minimise the risk should be undertaken. Where appropriate, a risk mitigation plan should be prepared.

## **8. Relocation**

The site of an historic structure is usually an integral part of its cultural heritage value. Relocation, however, can be a legitimate part of the conservation process where assessment shows that:

- i. the site is not of associated value (an exceptional circumstance); or
- ii. relocation is the only means of saving the structure; or
- iii. relocation provides continuity of cultural heritage value.

A new site should provide a setting compatible with cultural heritage value.

## **9. Invasive Investigation**

Invasive investigation of a place can provide knowledge that is not likely to be gained from any other source. Archaeological or structural investigation can be justified where such evidence is about to be lost, or where knowledge may be significantly extended, or where it is necessary to establish the existence of material of cultural heritage value, or where it is necessary for conservation work. The examination should be carried out according to accepted scientific standards. Such investigation should leave the maximum amount of material undisturbed for study by future generations.

## **10. Contents**

Where the contents of a place contribute to its cultural heritage value, they should be regarded as an integral part of the place and be conserved with it.

## **11. Works of Art and Special Fabric**

Carving, painting, weaving, stained glass and other arts associated with a place should be considered integral with a place. Where it is necessary to carry out maintenance and repair of any such material, specialist conservation advice appropriate to the material should be sought.

## **12. Records**

Records of the research and conservation of places of cultural heritage value should be placed in an appropriate archive. Some knowledge of place of indigenous heritage value is not a matter of public record, but is entrusted to guardians within the indigenous community.

## **CONSERVATION PROCESSES**

### **13. Degrees of Intervention**

Conservation may involve, in increasing extent of intervention: non-intervention, maintenance, stabilisation, repair, restoration, reconstruction or adaptation. Where appropriate, conservation processes may be applied to parts or components of a structure or site.

Re-creation, meaning the conjectural reconstruction of a place, and replication, meaning to make a copy of an existing place, are outside the scope of this charter.

### **14. Non-intervention**

In some circumstances, assessment may show that any intervention is undesirable. In particular, undisturbed constancy of spiritual association may be more important than the physical aspects of some places of indigenous heritage value.

### **15. Maintenance**

A place of cultural heritage value should be maintained regularly and according to a plan, except in circumstances where it may be appropriate for places to remain without intervention.

### **16. Stabilisation**

Places of cultural heritage value should be protected from processes of decay, except where decay is appropriate to their value. Although deterioration cannot be totally prevented, it should be slowed by providing stabilisation or support.

### **17. Repair**

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

### **18. Restoration**

Restoration should be based on respect for existing material and on the logical interpretation of all available evidence, so that the place is consistent with its earlier form and meaning. It should only be carried out if the cultural heritage value of the place is recovered or revealed by the process.

The restoration process typically involves reassembly and reinstatement and may involve the removal of accretions.

### **19. Reconstruction**

Reconstruction is distinguished from restoration by the introduction of additional materials where loss has occurred. Reconstruction may be appropriate if it is essential to the function or understanding of a place, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving heritage values are preserved. Reconstruction should not normally constitute the majority of a place. Generalised representations of typical features or structures should be avoided.



## 20. Adaptation

The conservation of a place of cultural heritage value is usually facilitated by it serving a socially, culturally or economically useful purpose. In some cases, alterations and additions may be acceptable where they are essential to continued use, or where they are culturally desirable, or where the conservation of the place cannot otherwise be achieved. Any change, however, should be the minimum necessary and should not detract from the cultural heritage value of the place. Any conditions and alterations should be compatible with original fabric but should be sufficiently distinct that they can be read as new work.

## 21. Interpretation

Interpretation of a place may be appropriate if enhancement of public understanding is required. Relevant protocol should be complied with. Any interpretation should not compromise the values, appearance, structure or materials of a place, or intrude upon the experience of the place.

## 22. DEFINITIONS

For the purposes of this charter:

- **adaptation** means modifying a place to suit it to a compatible use, involving the least possible loss of cultural heritage value
- **conservation** means the processes of caring for a place so as to safeguard its cultural heritage value
- **cultural heritage value** means possessing historical, archaeological, architectural, technological, aesthetic, scientific, spiritual, social, traditional or other special cultural significance, associated with human activity
- **maintenance** means the protective care of a place
- **material** means physical matter which is the product of human activity or has been modified by human activity
- **place** means any land, including land covered by water, and the airspace forming the spatial context to such land, including any landscape, traditional site or sacred place, and anything fixed to the land including any archaeological site, garden, building or structure, and any body of water, whether fresh or seawater, that forms part of the historical and cultural heritage of New Zealand
- **preservation** means maintaining a place with as little change as possible
- **reassembly** (*anastylosis*) means putting existing but dismembered parts back together
- **reconstruction** means to build again in the original form using old or new material
- **reinstatement** means putting components of earlier material back in position
- **repair** means making good decayed or damaged material
- **restoration** means returning a place as nearly as possible to a known earlier state by reassembly, reinstatement and/or the removal of extraneous additions

- **stabilisation** means the arrest of the processes of decay
- **structure** means any building, equipment, device or other facility made by people and which is fixed to the land.

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## **Appendix 6**

Miniature Fell Society –Resource Consent

# SOUTH WAIRARAPA DISTRICT COUNCIL

N.P.A. NO 378

IN THE MATTER of the Resource  
Management Act 1991

AND

IN THE MATTER of an application to the  
South Wairarapa District Council under Section  
104 & 105 of the Resource Management Act  
1991 by **Featherston Minature Fell Society** for  
land use consent.

## APPLICATION

Application by Featherston Minature Fell Society for land use consent for a  
Discretionary Activity, to establish a Minature Railway Complex at Clifford Square,  
Featherston being Sec 332, Town of Featherston and Lot 1 D.P. 42454.

## HEARING

Before the Hearings Committee (A Standing Committee of the South Wairarapa  
District Council) at its meeting held on 4th June 1999.

The application was Heard by the Committee at 1.00pm when Mr Colin Robinson,  
Chairperson of the Featherston Minature Fell Society appeared before the Committee.

The Corporate Planning Manger read the application and referred to the four  
submissions, none of which opposed the application, together with his Planning  
Report.

The late submission dated 17 May 1999 from the Parish of St Andrew & St John was  
noted.

## The Applicants Case

Mr Robinson in presenting verbal submissions in support of the application, noted that his group had made particular effort to consult as widely as possible and to involve as many people as possible, in this process. The final design had been arrived at after much effort.

In answer to questions put to him, Mr Robinson noted as follows:

- He realises that Clifford Square is Council land, and that is why the group have been working with Council up to now and will continue to do so. He commented that there were no regular users of Clifford Square other than the Fun Run, and periodic fairs. Children have been noticed kicking a ball around from time to time. He noted that the Church has parking available for up to 60 cars in its backyard, but his group would communicate with them to avoid any traffic problems as outlined in their letter.
- The rails will be flush with the road and Clifford Square. It is anticipated that a 300mm dirt mound suitably planted and landscaped will be constructed around the "Miniature Fell Engine circuit" This would also reduce any noise levels. Inside the perimeter of the square we could construct a small picket fence. Both these measures would assist with avoiding people rushing onto the track.
- Group more than happy to work with the Council on landscaping and other aspects of the proposal.
- It would be difficult to operate around a set time frame if this was part of any conditions of consent by Council. A common sense approach would prevail and certainly the train would not run in high winds or if it was raining. Need flexibility to operate as appropriate.
- Enquires have been made both in Auckland and Paekakariki for the manufacture of the locomotive. It is favoured to build it in Featherston, for logistic purposes.
- Noise and safety issues have concerned the Committee.
- The Station Master's house built on John Chungs property may involve the provision of Devonshire Teas, by Kuranui College students. The profits would be placed in a Trust for the benefit of students.
- All buildings are miniature in keeping with the miniature train and carriages.
- Loss of open space land represents 2 1/2% of the total area of Clifford Square and surrounding land, owned by the Council.

His worship the Mayor commented that this proposal was complementary to all the other tourist and visitor facilities in Featherston.

## Submissions

The Chairperson Councillor T.M. Gray acknowledged the submissions from

- New Zealand Historic Places Trust
- Transit New Zealand
- South Wairarapa District Council Maori Standing Committee
- Mr C.B. Rea

In respect to the submission from Transit New Zealand, Mr Robinson stated that it was proposed to have a transportable sign that could be set out when the mini train was running. This would be located on the footpath adjacent to Fitzherbert/Fox Street corner. In terms of the Railway Crossing on Fox Street it was proposed to replicate crossing arms and lights on a miniature scale. These would be electronically operated as part of the overall system.

The Corporate Planning Manager tabled a draft decision with conditions in support of the application.

Following consideration of the application, the late submissions, and further information provided at this Hearing it was resolved:

## DECISION

That the South Wairarapa District Council Hearings Committee consents, subject to the special conditions to the application considered under Section 104 & 105 of the Resource Management Act 1991 by Featherston Miniature Fell Society, to establish a Miniature Railway Complex at Clifford Square, Featherston, being Sec 332 Town of Featherston and Lot 1 D.P. 42454.

## SPECIAL CONDITIONS

1. That the development be carried out generally in accordance with the application, the assessment of effects and plans submitted with the application, subject to the further requirements of these conditions.
2. That costs pursuant to section 36 of the Resource Management Act 1991, be paid by the applicant.
3. That all construction work comply with the Building Code 1991.
4. That final engineering plans and specifications shall be submitted for approval of the Manager of Works and Services before works commence. An engineering perusal and inspection fee shall be paid in respect of the plans and any inspection necessary. All engineering works shall be designed by a

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- professional engineer or a suitably qualified and experienced person to the satisfaction of the Manager of Works and Services.
5. Compliance in all respects with Rule 6.3 Control of Advertising, of the District Plan for any proposed advertising signs.
  6. That all site work, access to be approved by the Council and driveways, parking and landscaping to be completed before the facilities are available for public use.
  7. Compliance in all respects with Health and Safety in Employment Act 1992, and that a certificate be provided by the Department of Labour, to Council before the facilities are available for Public Use.
  8. Compliance in all respects with Rule 6.2.9(B) Emission of Noise provision set out in the operative District Plan.
  9. While off site parking will be provided for this activity, the organisers are required to maintain close attention to traffic control to prevent traffic hazards and to maintain the efficiency of the roading network.
  10. Should any justifiable complaints be received by the Council relating to the operation of the Minature Railway complex then activity will cease pending resolution of the issue giving rise to the complaint.
  11. The Council may review any or all conditions of this Resource Consent by giving notice of its intention to do so pursuant to Section 128 of the Resource Management Act 1991, at any time, to deal with any adverse effect on the environment which may arise from the exercise of this consent and which it is appropriate to deal with at a later stage.

**The Council grants the proposal for the following reasons:**

- (i) The proposal will have no more than minor adverse effects on the environment.
- (ii) The potentially adverse effects identified can be addressed by conditions that have been imposed with this Resource Consent.
- (iii) The proposal will provide additional recreational facilities for the residents and visitor population to the district.
- (iv) The proposal is in accord with the objectives and policies of the South Wairarapa District Plan 5.10, 5.10.1, 5.10.2, 5.10.3, (pages 99-101)



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DATED at Martinborough this 8th day of June 1999

For and on behalf of the  
SOUTH WAIRARAPA DISTRICT COUNCIL

  
.....  
R.M. Smith  
CORPORATE PLANNING MANAGER

# SOUTH WAIRARAPA DISTRICT COUNCIL

## N.P.A. NO 378A

IN THE MATTER of the Resource  
Management Act 1991

AND

IN THE MATTER of an application to the  
South Wairarapa District Council under Section  
125(1) of the Resource Management Act 1991  
by **Featherston Miniature Fell Society Inc** for  
an extension of time to land use consent  
Application No 378.

### APPLICATION

Application by the Featherston Miniature Fell Society for an extension of time for a further two years to establish a miniature railway complex at Clifford Square, Featherston, Lot 1 D.P. 42454. The original resource consent application NO 378 was granted on 8 June 1999 and expires on 8 June 2001.

### HEARING

Before the Hearings Committee (A Standing Committee of the South Wairarapa District Council) at its meeting held on Monday 14<sup>th</sup> May 2001.

The Corporate Planning Manger read the application and advised the meeting that Section 125 of the Resource Management Act 1991 refers to the lapsing of consents and under which circumstances an extension of the time period of a consent can be granted.

*Section 125(1) of the Act States:*

- (1) *Subject to section 357 and 358, a resource consent lapses on the expiry of 2 years after the date fo commencement of the consent, or after the expiry of such shorter or longer period as expressly provided for in the consent, unless-*

- (a) *The consent is given effect to before the end of that period: or*
- (b) *Upon an application made up to 3 months after the expiry of that period..., the consent authority fixes a longer period upon being satisfied that-*
  - (i) *Substantial progress or effort has been made towards giving effect to the consent and is continuing to be made;*
  - (ii) *The applicant has obtained approval from every person who may be adversely affected by the granting of the extension, unless in the authority's opinion it is unreasonable in all the circumstances to require the obtaining of every such approval; and*
  - (iii) *The effect of the extension on the policies and objectives of any plan is minor.*

In accordance with the requirements of Section 125 of the Act, the Featherston Miniature Fell Society Inc. have made an application to extend the time of their consent prior to 3 months after the expiry of the consent period.

It is noted that it was considered that:

- (1) Substantial progress and effort has been made towards giving effect to the consent, particularly in terms of planning, seeking sponsorship, fundraising etc;
- (2) The original application was notified, with no submissions received in opposition. No parties are considered to be adversely affected by the granting of the extension; and
- (3) The extension will have no more than minor effects on the objectives and policies of the South Wairarapa District Plan

### DECISION

That the South Wairarapa District Council Applications Sub-Committee consents, subject to the special conditions to the application considered under Section 125(1) of the Resource Management Act 1991 by the Featherston Miniature Fell Society for an extension of time for a further two years to establish a miniature railway complex at Clifford Square, Featherston, Lot 1 D.P. 42454.

### SPECIAL CONDITIONS

1. That the development be carried out in accordance with the original application, No 378 and conditions 1-11 of that consent.
2. That consent will now lapse on 8 June 2003.

**The Council grants the Consent for the following reasons:**

- i) Substantial progress and effort has been made towards giving effect to the consent;
- ii) No parties were considered to be adversely affected by the granting of this extension; and
- iii) The extension will have no more than minor effects on the objectives and policies of the South Wairarapa District Plan.

**DATED** at Martinborough this 14<sup>TH</sup> day of May 2001

**For and on behalf of the  
SOUTH WAIRARAPA DISTRICT COUNCIL**

  
.....  
R.M. Smith  
CORPORATE PLANNING MANAGER



# Appendix 7

The New Zealand Standard 9201: Model General  
Bylaws 1999: *Part 2: Public Places*

## NEW ZEALAND STANDARD

### MODEL GENERAL BYLAWS

#### Part 2

#### PUBLIC PLACES

##### 200 SCOPE

The Local Government Act 1974 gives authority to the Council to adopt bylaws to regulate activities which can be carried out in roads, public places and reserves. This Part of the bylaw controls a diverse range of activities to ensure that acceptable standards of convenience, safety, visual amenity and civic values are maintained for the wellbeing and enjoyment of citizens, visitors and businesses within the district. In particular this Part addresses damage to public facilities such as roads, grass verges, garden areas and reserves. It also addresses activities within public places and reserves which may have an adverse effect on other users of these facilities.

Section 684 of the Local Government Act 1974 and other relevant Acts e.g. Reserves Act 1977, Health Act 1956, Litter Act 1979 outline some of the powers and requirements of the Council in regard to streets, public places and reserves. Areas of control so prescribed by this legislation are not necessarily repeated within this bylaw, and therefore the relevant sections of the Local Government Act 1974 and other Acts should be read in conjunction with it.

##### 201 DEFINITIONS

For the purposes of this bylaw the following definitions shall apply:

**MATERIAL or THING** means any material of whatever kind and includes jumbo bins and other containers for waste material, but excludes vehicles.

**MIND ALTERING SUBSTANCE** means a substance whether synthetic or naturally occurring which may alter consciousness, mood or emotions, or which might intoxicate or induce pleasurable sensations. It includes what is commonly known as glue sniffing, but does not include:

- (a) Medically prescribed substances ingested by the person for whom they were prescribed;
- (b) Substances purchased from a pharmacy without a medical prescription;

(c) Nicotine;

(d) Alcohol as defined in the Sale of Liquor Act 1989.

**PUBLIC PLACE** means as well as those places defined in Part 1 every reserve, park, domain, beach, foreshore, and recreational ground under the control of the Council.

**ROAD** means as well as that defined in Part 1 all land lying between the boundaries of a road including footpaths and berms.

**RIDE A SKATEBOARD** means having either one or both feet, or any other part of the body of any person, on the skateboard when it is moving.

**SKATEBOARD** means a wheeled device controlled or propelled by gravity or by the muscular energy of the rider, including roller skates, in-line skates, or similar recreational devices. The definition does not include any wheelchair, baby or invalid carriage or bicycles.

#### 202 PUBLIC SAFETY AND NUISANCES

##### 202.1

Except with the prior permission of Council or an authorized officer a person shall not on any public place:

- (a) Place or leave litter or any materials or thing or substance which are likely to be hazardous or injurious to any person, or likely to create a nuisance;
- (b) Deposit in or around a public litter receptacle any household or trade refuse;
- (c) Interfere with any refuse which is awaiting collection by an authorized collector;
- (d) Drive any vehicle except on a formed road, or drive in a manner that is dangerous or inconsiderate to pedestrians or other vehicles in the public place;
- (e) Cause or allow any material or thing to be deposited onto a public place or road;

(f) Leave any work, hole or excavation in a public place in a manner that could be a danger to anyone entering or using that public place;

(g) Solicit any subscription, collection or donation, preach or undertake any busking;

(h) Distribute any printed or written material advertising any product, service or entertainment;

(i) Fly from or land any aeroplane including model aeroplanes, a hot air balloon or hang glider, parachutes or similar except in an emergency;

(k) Consume, inject or inhale any mind-altering substances or offer or sell such substances to any person;

(m) Play any game or use any object including skateboards, roller blades, roller skates, bicycles or motorised scooters, recklessly or in a manner which may intimidate, be dangerous or injurious or cause a nuisance to persons in the public place, or damage the public place;

(n) Erect or place any structure on, over or under the public place except in compliance with any other Part of this bylaw.

#### 202.2

Where any fence, wall, retaining wall or land adjacent to a public place is in a condition or state of disrepair which in the opinion of an authorized officer could cause damage or injury to persons passing, the authorized officer may give notice requiring the owner or occupier to repair or remove the fence, wall or retaining wall, or make the land safe.

#### 202.3

Notwithstanding the requirements of any other clause of this Part of the bylaw a person shall not in any public place:

(a) Light any fire except at fireplaces specially provided, or in an appliance designed for outdoor cooking; subject to any restriction imposed by Council on the lighting of fires;

(b) Camp in an area not set aside for the purpose. In this context camping shall include the use of any vehicle for sleeping whether or not it is specially set out for sleeping.

### 203 OBSTRUCTING PUBLIC PLACES

A person shall not:

(a) Obstruct the entrances to or exits from a public place;

(b) Place or leave any material or thing, including signage, on a public place that could obstruct the public right of passage, without the permission of an authorized officer and then only in accordance with such conditions as may be imposed;

(c) Allow any gate or door on property abutting a public place, to swing over or across the public place or any part thereof;

(d) Carry out any work on any motor vehicle in a public place, except in the case of any accident or emergency when repairs are necessary to allow the vehicle to be removed;

### 204 DAMAGE TO PUBLIC PLACES

#### 204.1

Except with the permission of the Council or an authorized officer a person shall not in any public place:

(a) Damage, interfere with, destroy or remove any grass plot, flower bed, tree, shrub or plant or any inscription or label relating to it;

(b) Pollute, damage, deface or disfigure, apply graffiti, posters or advertising devices to, or interfere with any ornament, statue, building, structure, or facilities;

Nothing in this sub-clause shall prevent the Council from supplying or approving the installation of display boards in any public place for the purpose of allowing posters to be displayed announcing forthcoming functions or events;

(c) Cause or permit to be done any act whatsoever by which damage is caused to any public place, or any work or thing in, on, over or under the public place;

(d) Damage or interfere with any natural feature, animal or plant;

(e) Use any vehicle or be in control of an animal in any manner so that it damages any part of a public place;



(f) Drive or park any vehicle in a public place except in an area set aside for the driving or parking of vehicles;

(g) Remove any sand, soil or other naturally occurring material found in a public place;

(h) Open any drain or sewer on, or disturb or remove the surface of, any public place.

#### 204.2

Any person carrying out authorized works on a public place shall provide reinstatement of the works to a standard approved by an authorized officer.

#### 204.3

Any person wishing to gain access to a beach shall use a designated access where this is available.

### 205 PLACING OF ARTICLES ON, AND DAMAGE TO PUBLIC PLACES

#### 205.1

A person shall not place or leave or cause or permit to be placed or left any material or thing, including signage, amusement devices or items for sale or hire, on any public place unless:

(a) Such action has first been approved by Council or an authorized officer, and then only in accordance with such conditions as he or she may impose; or

(b) Such action is taken for the purpose of regular refuse or other collections authorized by the Council or is otherwise authorized by law; or

(c) Such action is permitted pursuant to any other Part of this bylaw.

#### 205.2

A person shall not do, cause or permit to be done any act whatsoever by which damage is caused to any public place, or any work or thing in, on, over or under the public place.

### 206 CONTROL OF SKATEBOARDS

#### 206.1

No person shall ride a skateboard in any area defined in the First Schedule attached to this Part of the bylaw.

#### 206.2

No person shall ride a skateboard on any footpath outside areas defined in the First Schedule, without due care to ensure no damage is caused to any property or without reasonable consideration for other persons using the footpath.

#### 206.3

The Council may from time to time by resolution publicly notified, amend the First Schedule, to add, delete or amend the areas to which the provisions of this bylaw shall apply.

### 207 EXPOSING ARTICLES FOR SALE

Except as provided for by any other Part of this bylaw no person shall expose for sale any article whatsoever on any footpath, or outside of any shop, shop window, or doorway abutting on any public place, so as to encroach on or over that public place, without the prior permission of Council, and then only in accordance with such conditions as Council may think fit to impose.

### 208 VEHICULAR CROSSINGS

#### 208.1

Any person wishing to construct, repair, remove or widen any vehicular crossing shall first obtain a permit from the Council.

#### 208.2

A permit issued by the Council under 208.1 may be subject to such conditions concerning dimensions and materials as the Council may consider reasonably necessary to protect the road (including any footpath or berm) adjacent to the vehicular crossing, and to ensure safe and convenient use of the road by pedestrians and vehicles.

#### 208.3

No person shall drive, ride, propel, or wheel any motor vehicle across any footpath or water channel in any public place otherwise than upon a crossing properly constructed under the provisions of this bylaw.

#### 208.4

If in the opinion of the Council any crossing is in a bad or unsafe state of repair, Council may by notice in writing, require the owner of the land which the crossing provides access to, to repair, reconstruct, or renew such crossing to the satisfaction of Council. Every such owner or occupier who fails to comply with any such notice within the period specified shall commit an offence against this Part of this bylaw.

## 209 ASSEMBLY

A person shall not, without the prior consent of an authorized officer:

- (a) Participate in any assembly or associate with other persons in a public place in such a way as to impede pedestrian or vehicular traffic or to prevent or hinder ready access to shops or premises facing onto the public place;
- (b) Organize or conduct any meeting, gathering, demonstration, parade, procession or competition in a public place.

## 210 AWNINGS AND BLINDS

No person shall erect or maintain, or cause to be erected or maintained, any awning over any public place, or hang any awning, blind, or screen from any portico on any public place except with the permission of an authorized officer. In granting such permission an authorized officer may set such conditions as is deemed appropriate. Any such permission may be revoked at any time by an authorized officer.

## 211 PROJECTIONS ON PUBLIC PLACES NOT PERMITTED

### 211.1

Except where permitted by any other Part of this bylaw or by Council consent no person shall put any portico, projecting window, balcony, wall, lamp, door step, cellar door, lamp post, signboard, window shutter, gate post, or other obstruction or projection of any kind whatsoever in, on, over or under a public place or in such a position as to interfere with or obstruct in any way the free passage of pedestrians or traffic upon any public place.

This restriction shall not apply to any verandah or awning erected pursuant to a requirement of a District Plan.

### 211.2

If any such projection or obstruction as aforesaid has been placed against or in front of any building before the coming into operation of this bylaw and which is contrary to any bylaw in force, Council may give notice to the owner or occupier of such building to remove, or to alter such projection or obstruction, and such owner or occupier shall, within the time stated in such notice, remove, or alter such projection or obstruction.

### 211.3

No person shall stand on any verandah erected over a public place except for the purpose of inspection, maintenance or egress in the case of fire.

## 212 RESTRICTIONS ON USE OF BARBED WIRE AND ELECTRIFIED FENCES

### 212.1

Except with the permission of an authorized officer:

No person shall erect or permit to be erected any electrified fencing or barbed wire along, or within 1 metre of any boundary line between any land or building on the one side, and any public place on the other side.

Provided that this sub-clause shall not prohibit the placing of such barbed wire at a height of not less than 2 metre or electrified fencing not less than 3 metres from the level of the ground of any such public place.

### 212.2

Sub-clause 212.1 shall not apply within any area which has a predominantly rural character under the District Plan prepared by Council, except when the fence abuts or adjoins a footpath; provided that Council may from time to time by resolution specify conditions that will apply to temporary electric fences.

## 213 ROAD AND BUILDING IDENTIFICATION

### 213.1

The Council shall have the exclusive right to cause to be painted or affixed on a conspicuous part of a building, the name of the road, private road or public place to which it has frontage.

### 213.2

Notwithstanding that a building or property is identified by other means, the owner or occupier of every building or group of buildings forming part of a complex or of the property shall mark such building or complex with numbers no less than 50 mm in height for residential buildings and not less than 150 mm in height for all other buildings. Numbers shall be as allocated or approved by an authorized officer and displayed in a position so as to be readily visible from the road to which it has frontage.

### 213.3

Numbers required by 213.2 shall be maintained by the owner or occupier in such a manner as to readily identify the property at all times.

**213.4**

Council shall have power at any time to alter the number of any building where in the Council's opinion it may be necessary or advisable to do so.

**214 ANIMALS AND STOCK ON PUBLIC PLACES**

**214.1**

No person shall take or allow any animal under their care or control onto any public place if the Council has by resolution or public notice prohibited entry of that type of animal to that public place.

*See also the Dog Control Bylaw/Policy.*

**214.2**

Any person having control of stock on any public place shall ensure that the stock is kept under proper control, with consideration for other persons using the public place.

**214.3**

No person shall drive any stock on any road during the period between half an hour after sunset and half an hour before sunrise unless sufficient warning is provided and maintained by such person by the use of lights or other effective devices or means to ensure that other persons using such road shall have adequate notice of the presence of such animals on the road.

**214.4**

No person shall:

- (a) Permit stock to be driven across or along any public place unless an alternative route is not reasonably available;
- (b) Permit any stock to be on a reserve, beach or other area designated as an area prohibited to stock without the prior consent of an authorized officer;
- (c) Graze stock in any public place except in accordance with Council policy.

**214.5**

Any person having control of stock in any public place shall ensure that the stock are driven in such a manner and by such points of access to an exit from the road as to ensure that damage is not caused to the public place.

**214.6**

Council may from time to time by special order publicly notified declare certain roads to be stock routes and prohibit or restrict the use of any other roads, public places or urban areas for the driving of stock. Any such declaration, prohibition or restriction may from time to time in like manner be altered or revoked. This requirement shall not apply to any person who rides or leads a horse under proper control on a road.

**214.7**

Any person having control of stock being driven on any public place shall ensure that excrement, urine or other matter deposited upon the public place from such stock is removed, and disposed of in an appropriate manner.

**214.8**

Any person being the owner of, or having control of any horse in a public place shall immediately remove any faeces deposited by that horse from any public place.

**214.9**

Subject to the requirements of sub-clauses 214.1 to 214.8 every person being the owner or having the care, custody, or control of any animal shall keep and prevent the same from wandering or being at large without proper guidance on any public place.

*See also the Dog Control Bylaw/Policy.*

**215 OVERHANGING VEGETATION LIABLE TO OBSTRUCT**

No person shall permit or allow vegetation to encroach on to or over any public place so as to obstruct or interfere with the free movement of persons using that public place.

**216 ADDITIONAL REQUIREMENTS FOR RESERVES**

**216.1**

Subject to the provisions of this Part of this bylaw every reserve shall be open to the public at all times except during such hours as the Council or an authorized officer may determine that any reserve shall be closed to the public.

**216.2**

An authorized officer may from time to time and for such periods as he or she thinks fit, set aside areas of a reserve, for the exclusive use of particular groups or for particular kinds of recreational activities thereon. Council may charge for the right to have exclusive use of a reserve.

216.3

The Council may fix charges for the entry to a reserve in accordance with the Reserves Act 1977, and it shall be an offence against this Part of the bylaw to enter a reserve without having paid the proper charge for entry, if a charge is payable.

216.4

An authorized officer may close or restrict entry to all of, or any portion of, a reserve at such times as are considered necessary to prevent damage to, or allow maintenance of the reserve. Such closure shall be advertised by signs at the entrances to the reserve. It shall be an offence against this Part of the bylaw to be found on a reserve at any time when the reserve is closed to public entry.

216.5

Every person committing a breach of the provisions of this Part of the bylaw shall, upon request by an authorized officer, immediately leave the reserve, and shall be prohibited from appearing on the reserve for such period as the authorized officer deems fit. Any person so ordered to leave shall still be liable to be prosecuted for the breach of the bylaw, and any person failing to leave with reasonable speed, to comply with a request to leave, shall commit a further offence.

FIRST SCHEDULE

Areas where riding of skateboards is prohibited on footpaths and other public places are as follows:

(List of areas and their extents)

