

SCHEDULE 2 – Heritage Precincts

Masterton District

Name	Location	Values and Character
Masters Crescent Precinct	Masters Crescent, Masterton	Value The heritage precinct of Masters Crescent in Masterton is valued as a significant, intact example of the first Labour Government's innovative model state housing programme of the 1940s. Built from the best materials of the day and designed by Sir High Street/80 York St, Solway, Masterton architects, state houses embody simple and robust design. The overall layout and design of the area takes its cue from the garden city movement of the early twentieth century. The garden city ideals are expressed in the fenceless front gardens and the sense of open space. Character English Domestic Revival The majority of the houses are designed in this style. This style developed from the farmhouses and cottages of rural England with contributions from the Arts and Crafts Movement. Key Elements of English Domestic Revival • asymmetrical • steep pitched gable or hipped tiled roofs • detached and semi-detached house type • painted weatherboard, brick or cement render • use of 'lean-to' additions at side or rear • main entry at the front or side of house • entry doors glazed • windows are timber and divided into panes • chimneys • plastered foundation walls (plinth) Moderne Style There are some examples of the Moderne Style. The Moderne style originates from the Modern Movement in Europe which was sleek and streamlined, and characterised by rounded

		corners, horizontal lines, parapet walls concealing flat roofs and smooth wall surfaces. Key Elements of Moderne Style • asymmetrical • flat roof behind parapet wall • face brick or plastered external walls • use of 'add on' forms, which reduce in height towards the rear of the section • main entry at the front or side of house and located in a recessed porch • entry doors glazed • windows are timber and divided into panes • some windows wrap around external corners • some windows are circular • horizontal banding • plastered foundation walls (plinth) • chimneys
Queen Elizabeth Park Precinct	Masterton	Value Originally known as Masterton Park, it was renamed in honour of Her Majesty following her visit in 1954. The site was surveyed in 1854 and set aside for 'public reserve'. By 1875, the site was designated for 'public recreation reserve' and in 1878 the first major planting occurred with numerous deciduous trees and conifers, still existing today. The Park is steeped in history and has served as a central gathering place for community events, leisure, recreation, and remembrance since its establishment. Character Located by the Waipoua River, Queen Elizabeth Park impresses with its mature trees, gardens, and features prominently in the Masterton's town centre. The park hosts numerous notable built and natural features, including; Key Features - Coronation Hall (1912) - Band Rotunda (1903) - Grandstand (1895) - Cricket Grounds (1881) - The Christina and Alice Baths/Hosking Gardens (1910 as Women's Baths, 1968 as sunken garden) - Pownall Gates (1903)

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		- Lake of Remembrance (1908) - Māori Peace Statue (1921) - Fernery (1924) - Cenotaph (1923) - Miniature railway (1972)
Solway Show Grounds	High Street/80 York St, Solway, Masterton	Value Registered as a Historic Area under the Historic Places Act 1993, Solway Showgrounds holds cultural, historical, and physical significance. The Solway Agricultural and Pastoral Showgrounds are part of New Zealand's rural tradition stretching over 150 years. The Masterton A&P Association was formed in 1885 and purchased the site in 1908. The annual A&P Show has been held almost every year since, being a significant event in the farming and social calendar. The showgrounds have also been used as a temporary camp during the 1918 influenza epidemic, a training camp for both World Wars, and was host to the 'Battle of Solway'; the Ranfurly Rugby Match between Wairarapa and Hawkes Bay. The entire grounds contain a collection of buildings that are harmonious yet dates range more than 90 years with most structures at the showgrounds built for the opening in 1911 remaining. The site is arguably New Zealand's most complete assembly of period showground buildings with many of the individual buildings having aesthetic and technical value in their own right. Character Collectively, the buildings and land, form a complex that is historically interesting, functional and has landscape quality with the remnants of native lowland forest, trees, and open space in the heart of Masterton. Key structures include: • The Grandstand 1910; designed by Crichton and Mackay, the structure remains relatively the same since construction and includes a series of rooms on the ground floor including service rooms, dining room kitchen, toilets, and the President's Room. • Kiosk c.1910

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		• Trades Hall 1943; established by the US Marine Corps. • No 2 Trades Hall (former Produce Hall), c. 1910 but possibly c.1890s probably relocated. • Club Hall c.1900, then reconstructed c.1950s • Secretary's Office c.1890s • Poultry Building 1910 • Sheep Pens 1910 • Sheep Pavillion c.1920-30s • Sheep and Goats Building 1910 • Cattle Pavilion 1910 • Judges Box (unknown).
Victoria Street Precinct	Victoria Street Precinct, Masterton	Value The heritage precinct of Victoria Street is valued for its high-quality housing from a cross section of eras, representative of early and developing Masterton. The subdivision of James Wrigley's farm to create Victoria and Albert Streets in 1878 was the first major subdivision of suburban land outside the town, which was laid out in 1954. Victoria Street was considered a very desirable address in the period 1880-1910 - the quality of many of the houses reflects this. This precinct has value for its link to Masterton's history, as well as for its distinct, high-quality character, adding to Masterton's sense of place. Character The character of streetscape comes from a combination of elements: a predominance of original cottages and villas, a consistency of one or two-storey houses with common setbacks from the street edge, and a limited range of materials, detailing and colours reflecting the times in which the houses were built. The house designs of Victoria Street were based on overseas domestic building styles and were modified to suit local conditions such as climate, and the supply and cost of building materials. Cottages Early dwellings on Victoria Street (1879-1881) were workers' houses or small cottages. Cottages had two or four small rooms under a hip or gable roof with a lean-to kitchen at the rear.

		Key Elements of Victorian Cottages • Symmetry • central corridor with one room on each side • front verandah • painted timber walls and corrugated iron roof • a low stud (wall) height of 2.4m (8ft) • house close to, or right on street boundary • low picket front fence Villas Villas were larger, more complex houses than cottages. They gradually evolved to become more decorative in late Victorian and Edwardian eras. The most notable examples of villas in Victoria Street were built by the Byford brothers, who were renowned for their fine carpentry and craftsmanship. Key Elements of Villas • projecting front room(s) with bay windows • stud height of up to 3.6m (12ft) • greater complexity to roof forms than cottages • decorative timber work Bungalows Victoria Street contains some examples of the 'Arts and Crafts' bungalow style built in the 1920s. These houses have low pitched, sweeping roofs with deep verandah porches and large front gardens.
Brancepeth	Stronvar Road, Masterton	Values This historic place was registered under the Historic Places Act 1993 for its historical, cultural, and physical significance. Brancepeth Station has historical significance as an important case-study in the history of land acquisition in the Wairarapa. The Station represents the impact of Crown negotiations and the Native Land Court on Maori land, the development and importance of pastoralism in New Zealand. The completeness and integrity of Brancepeth and its buildings, developed between 1856 and 1905, is both remarkable and rare. The Homestead was constructed in 1905 at the peak

		of Brancepeth's economic power and during New Zealand's 'golden age of big house building' remains one of the grandest homes in the region. The Homestead sits amongst gardens of mature trees, expansive lawns, and formal garden plots. The complex of buildings provokes a sense of 'going back in time' which is enhanced by the Station's equipment that has been retained in most of the buildings. The 'design' of Brancepeth Station is dictated by each building's function and the materials immediately available to hand. Each building was custom-made on site from pit-sawn timber cut on the Station, and custom-made to meet the Station's needs. Character The Precinct area is taken from the Heritage NZ registration, which combines 13 previously registered entries. The complex of historic buildings surrounding the grand Homestead at the core of Brancepeth Station make it a place of rare and valuable historical interest, and an outstanding and remarkably intact example of Victorian sheep station self-sufficiency. The registration includes the land, all pre-1950 buildings, their fittings and fixtures, and all pre-1950 objects associated with the station. Key structures and features: • Brancepeth Homestead • Brancepeth Station Whare • Office & Library • Stables & Coach House • Station Store • Garden Shed • Fowlhouse • Kennels • Original Woolshed • Lane Cottage • Fat House & Gallows • Original Stables & Blacksmiths Shop • Slaughterhouse • Post and Rail Fence
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South Wairarapa District

Name	Location	
Areas of the Martinborough Town Centre	Martinborough	Values Established between 1881-1885 as a private land development by, and named after, Hon. John Martin MLC, Martinborough is a fine example of rural town development during the heyday of both pastoral farming and of the British Empire. Its Union Jack street layout is unique in New Zealand and established on land that in 1844 was part of Wharekaka, the first sheep station in New Zealand, and part of Huangarua Station from where the first beef was exported to the United States in 1850. This background of pastoral wealth, and the huge rural hinterland that the town was established to service, is evident today in such buildings as its banks, post office, library, larger commercial premises and fine surrounding examples of large late nineteenth century houses. Character At the heart of Martinborough is Memorial Square from which residential homes and streets radiate, and shops and restaurants adjoin. The quiet streetscape, low-scale 1-2 storey heritage buildings (1890s) and sympathetic contemporary structures, create a relaxed village atmosphere in rural Wairarapa. Key Features: • Union Jack street layout • Memorial Square and listed notable trees; predominately English oak and elm. • Martinborough Hotel, Old Bookshop, Old Post Office, Bank of New Zealand, and Former Library. • Gas-lamp style street lights, no street trees.
Areas of the Featherston Town Centre	Featherston	Values The area previously known as Burlings, after Henry Burlings who opened an accommodation house in 1847, the town of Featherston was formally established in 1856 by the Wellington Provincial Council. The town was recognised as a land transport crossroads and “Gateway to Wairarapa” and by 1857, the Remutaka Hill Road

		was opened to wheeled traffic. The crossroads pattern of development, heightened by the arrival of the railway in 1878, remains evident in the town's centre, which straddles two state highways and a railway line. Featherston's heritage includes being home of the Featherston Military Camp, which was New Zealand's largest training camp in WWI and home to the Fell Engine Museum, containing one of the only surviving examples of a fell locomotive engine, which operated from 1878 to 1955. Character The towns heritage precinct captures open-space areas such as the Town Square, Cherry Tree Park, and War Memorial, as well as the mix of shops from a range of eras. The shops are predominately clustered single-storey buildings immediately adjoining footpath. Key Features - War Memorial and Town Square - Heritage buildings such as Featherston Library, Courthouse, and Sunleas Garden Supplies. - Verandaed, low-profile shops with close street-frontage.
Areas of the Greytown Town Centre	Greytown	Values Pāpāwai has been home to Wairarapa Maori for hundreds of years and in the late 19th century Pāpāwai Marae was the focus of Kotahitanga – the Māori Parliament movement. The settlement of Greytown was founded in 1854 and was New Zealand's first planned inland town. Greytown developed as a market and servicing centre and soon became the region's largest settlement, becoming a borough in 1878. Home to New Zealand's first Arbour Day, the town centre evolved naturally from the original Town Acres and has left many early buildings, historic trees, and historic sites readily accessible. The town contains Wairarapa's oldest known standing structure (1856), oldest surviving commercial structures (1865-67), and well-preserved later domestic and commercial buildings, with fine examples from each decade from 1870 to 1910, all contribute to what is

		claimed to be the most complete wooden Victorian main street in New Zealand. Character The town centre is characterised by a clearly defined concentration of closely spaced timber-built heritage buildings (pre-1920s) at the street edge. In contrast, the adjacent residential properties are characterised by mature gardens that provide private settings for relatively modest detached timber dwellings that are only partly seen from the street through a screen of foliage. Main Street also has no street trees, although mature trees on private properties overhang the footpath, giving an avenue-like impression in some parts. Greytown's Main Street and its historic single and double-storey Victorian-era buildings all contribute to Greytown's unique heritage character. Key features • Numerous heritage listings, including Borough Council Chambers, Old Bank of New Zealand, Greytown Library, Former Pharmacy, Greytown Butchery, Baillie's Homestead, and Sacred Heart Church. • Residential heritage cottages, villas, and bungalows. • Gas-lamp styled street lights • Avenue-like trees; English oak and elm.
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