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## Section 12: Historic Heritage Values and Protected Trees

### 12.1 Introduction

The Ashburton District covers a large geographical area and comprises a range of different landscape types. The District also contains many places, buildings, features and trees which have historical, cultural, spiritual, scientific or other special significance to both Maori and non-Maori. These items, which include archaeological sites, historic buildings and features, and waahi tapu (sacred places) of significance to Takata Whenua, all combine to give people a sense of place and belonging and are a connection to the past which most people wish to retain.

Sites relating to traditional Maori occupation exist throughout the District and the Council has recognised the people of Te Runanga O Arowhenua as holding mana whenua over the district. A partnership between the Council and Arowhenua also extends to active protection of sites important to the takata whenua. These sites include important food gathering areas, burial sites, kainga nohoanga, canoe landing areas, and busy travelling routes for Maori. In the High Country, sites of historical coal mining and limestone extraction are found in the Mt Somers/Staveley area.

For non-Maori, the Plains and High Country have a history of pastoral farming, reflected in the pattern of settlement, with the existence of historical homesteads, large stables and woolsheds. Within the District's settlements, buildings and sites of historical interest such as grain stores and civic facilities have been identified. The natural, physical and cultural heritage features spread throughout the area are an important part of the amenity and character of the District. The District currently contains four buildings or structures with a Category I Registration from the NZ Historic Places Trust, as well as numerous other buildings with Category II Registration. Significant groups of buildings include the Longbeach and Coldstream Station buildings, the original buildings in Barrhill Village and the Canterbury Roller Flour Mill buildings in Ashburton (Kapuka). The heritage lists contained in Appendix 12-1 identify all those items and features of significant historic heritage value which have been recognised to date.

Significant trees are also important to the identity of the District, with many expressing historical connections or acting as landmarks. These trees may be old or large, or may have special significance to the local community.

Resources of historic heritage value and significant trees contribute to the present and future environment in many ways:

- a recognition of turangawaewae for Takata Whenua;
- a sense of place, identity and continuity for a community;
- a pleasant environment for people's activities;
- a record of human activity through time, maintaining a link with the District's history;
- contribution to the character of an area or locality;

- basis for community well-being and understanding;
- interest for visitors and associated economic opportunities; and
- in the case of trees; contributing to community health and well-being, air purification, shelter, shade, visual amenity and as a noise buffer.

## 12.2 Issues

### 12.2.1 Development, Subdivision and Land-Use Can Damage and Destroy Resources of Historic Heritage Value to the District

The people of the District and the Council want to see historic and special places and buildings protected in a way which permits them to be maintained for residents, visitors and future generations to enjoy.

Section 6(f) of the Act requires the Council to recognise and provide for the protection of historic heritage from inappropriate subdivision, use, and development as a matter of national importance. Historic heritage is defined by that Act as:

*means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:*

- (i) *archaeological:*
- (ii) *architectural:*
- (iii) *cultural:*
- (iv) *historic:*
- (v) *scientific:*
- (vi) *technological; and*

*Includes —*

- (i) *historic sites, structures, places, and areas; and*
- (ii) *archaeological sites; and*
- (iii) *sites of significance to Maori, including wahi tapu; and*
- (iv) *surroundings associated with the natural and physical resources.*

Section 6(e) of the Act also requires the Council to recognise and provide for the relationship of Maori with sites, wahi tapu, and other taonga (treasures).

The New Zealand Historic Places Trust Pouhere Taonga has statutory responsibility under the Historic Places Act 1993 and its purpose is to promote the identification, protection, preservation and conservation of the historical and cultural heritage of New Zealand.

Historic heritage values can be adversely affected by existing and new development, subdivision and land uses. They can be threatened by land development, land use changes, lack of maintenance, fire, vandalism and the general public through lack of knowledge. Communities need to develop and

change, and the requirements of future generations need to be met. However, a balance needs to be achieved between the changing activities within the District and the protection and enhancement of historic heritage values. Many of the District's heritage resources are in private ownership and the needs and economic requirements of owners to alter their properties needs to be balanced against the interest of the community in retaining and preserving the heritage features.

While the Historic Places Act 1993 specifically prohibits the destruction or modification of any archaeological site (which is defined as any site associated with human activity prior to 1900 and is able to provide evidence relating to the history of New Zealand), an application and consent procedure is included in this Act for modifications to archaeological sites. Such protection of archaeological sites is only possible if both the owner and occupier / user of land are aware of the site and the Historic Places Trust is in a position to monitor all sites. Due to a lack of resources and information many archaeological sites within the District may not even be identified, let alone be part of generally known information by landowners.

Additional information in relation to archaeological sites is available from the NZ Archaeological Association digital site recording scheme database Archsite ([www.archsite.org.nz](http://www.archsite.org.nz)).

There is a need for conservation of heritage items, other than archaeological sites, known to be of significance. Because of its past involvement in conservation of these items and because of its central role in controlling land use, the District Plan is the most appropriate protection mechanism for heritage items. The identification and classification of many items by the Historic Places Trust, in terms of their priority for protection, gives the Council much needed information on which to base any conservation measures. Additionally, Arowhenua Runaka can provide information in relation to the heritage resources of the District.

### **12.2.2 Significant Trees Have a Role as Heritage Items and in Maintaining and Enhancing the Environment and Amenity of the District**

Particular trees in urban areas and Barrhill make a significant contribution to the character and amenity of the District and to the historic heritage values of the District. These trees merit identification and protection where they contribute to the District through aspects such as landmark significance, botanical significance or historic significance. There are many ways in which trees may be of value to people and communities and these recognise the different ways in which trees are considered to be of importance.

Significant trees also play a role in various aspects of focus under the Act, including as part of natural character, natural features, indigenous vegetation or habitats (under section 6) or amenity values, ecosystems or the quality of the environment (under section 7).

These trees may not however be seen by all as having significance and thus may be under threat from land development or changing land use practices. It is important to the amenity of the District as well as to community perception that trees worthy of identification be protected from adverse effects of development.

## 12.3 Objectives and Policies

### Objective 12.1: Historic Heritage

To protect significant historic heritage in the District, including historic buildings, places and areas, wahi tapu sites and areas and archaeological sites, from adverse effects of subdivision, land-use and development.

#### Policy 12.1A

To identify and record, in consultation with the Historic Places Trust, Arowhenua Runaka, historical societies within the District and the local community, significant historic heritage items in the District Plan.

#### Policy 12.1B

In determining items to record, the District Council will have regard to whether the site or item:

- is identified on the NZHPT register of historic places as a Category I or II historic place, historic area, wahi tapu or wahi tapu historic area;
- has an historic association with a person or event of note, has strong public association for any reason, or provides a focus of community or local identity or sense of place;
- has value as a local landmark over a length of time;
- reflects past skills, style or workmanship which would make it of educational, historical or architectural value;
- has the potential to provide scientific information about the history of the area;
- is unique or rare, or a work of art;
- retains integrity or significant features from its time of construction or later periods when important alterations were carried out;
- forms part of a precinct or area of historic heritage value;
- is representative of its class in relation to design, type, technology, use, or similar;
- contributes to the distinctive characteristics of a way of life, philosophy, religion or other belief and/or is held in high esteem by a particular group or community;
- is of importance to the Takata Whenua, and the appropriateness of making this information available to the general public;
- has the potential to contribute information about the human history of the area or provides archaeological information.

#### Policy 12.1C

To use methods and rules in the District Plan to protect historic heritage listed in the heritage schedule from adverse effects of land-use, subdivision and development.

#### Policy 12.1D

To recognise and protect sites of significance to Takata Whenua, in a manner which respects and accommodates tikanga Maori.

**Policy 12.1E**

To encourage the use of protected buildings while ensuring that their valued features are not impaired or destroyed.

**Policy 12.1F**

To promote public awareness and support for the conservation of historic heritage in the District.

**Policy 12.1G**

To encourage owners to retain historic heritage values through considering a range of mechanisms, including opportunities for alternative uses of the site or building, provision of development incentives or reductions in rating for properties where historic heritage values are protected through a legal mechanism.

**Policy 12.1H**

To ensure the protection of heritage items listed in the schedule which are under threat from demolition, removal or major modification by the use of Heritage Protection Orders, as necessary, and in conjunction with other agencies where appropriate.

**Policy 12.1I**

To recognise the NZHPT as a consenting authority for all pre-1900 archaeological sites.

**Explanation and Reasons**

As part of the Council's obligation to recognise and provide for historic heritage, the District Plan identifies certain individual buildings, groups of buildings, objects and places as having historic heritage values. Such items are listed in the "Schedule of Heritage Buildings / Items" (Appendix 12-1) and are also identified on the Planning Maps.

The Plan recognises the importance of waahi tapu, waahi taoka and other archaeological sites, but it does not list these in the District Plan nor show them on the Planning Maps. Due to the nature of these resources, the difficulty in accurately defining their location, the imprecise nature of much of the information regarding these resources and, most importantly, the sensitivity of the Takata Whenua to disclosure of the location of sites of importance to them, other methods will be used to provide protection to the sites. These include the use of the Council's in-house property information systems and the use of "silent files" as appropriate. The nature of these heritage sites also makes it impossible to classify them, as has been done for historic buildings, objects, properties and places of special interest. Statutory acknowledgement areas are noted as part of the Takata Whenua section (Section 2).

Constructing an inventory of heritage items for the District is considered to be an effective method of determining the extent of the District's resources. A mix of public education, information, incentives and rules in the Plan is seen as the best option for encouraging public maintenance and enhancement of historic heritage values, reinforced by a set of rules to control activities that could impact on the

historic heritage values. These rules are tailored to place a higher level of scrutiny on activities that have the greatest potential to cause significant or irreparable damage to historic heritage values.

Scheduled items are classified into one of two categories. Within each of the categories, particular heritage buildings, objects, heritage properties or places of special interest are identified. The categories are:

#### **Group A**

These heritage items are considered to be of national or regional significance, and include NZHPT registered Category I historic places. These places are of special or outstanding value or representative value and the loss of these items would be a matter of national or regional significance and of interest to the wider community. The Council wishes to provide for their long-term conservation and protection.

#### **Group B**

These heritage items are places of historical or cultural heritage significance or value to the District. The ongoing conservation and protection of these items is highly desirable. They include all NZHPT registered Category II historic places and other places of heritage significance and value at a District level. The loss of these items would be a significant matter, at least in respect of a District and regional community of interest.

#### **Objective 12.2: Protected Trees**

The protection of trees and groups of trees which contribute significantly to the District's amenity and/or heritage.

#### **Policy 12.2A**

To identify and record trees of significance, recognising them as heritage items or an important character element in maintaining and enhancing the environment and amenity of the District.

#### **Policy 12.2B**

In determining items to record, the District Council will have regard to the following factors:

- heritage / historic value;
- scientific or botanic value, including rarity or representativeness;
- importance of position in the landscape, including landmark significance;
- cultural, ethnical, social, spiritual or recreational significance, including any commemorative value;
- age;
- size;
- form and condition;
- contribution to local amenity as an individual tree or as part of a stand of trees;
- suitability in relation to the setting or site conditions;
- functional value.

### Policy 12.2C

To use methods and rules in the District Plan to protect identified trees from loss or destruction.

### Policy 12.2D

To encourage the practice of planting trees, including indigenous trees, on publicly owned and managed land and protect these trees from unnecessary interference and destruction.

### Explanation and Reasons

Trees have an important ecological, environmental, landscape, heritage and cultural role. Trees collectively endow the landscape with distinctive environmental quality and character.

The plan recognises significant trees as Protected Trees and these are listed in Appendix 12-4 of the Plan. The criteria by which a tree may be listed as a protected tree are set out in Policy 12.2B and reflected in the evaluation table included as Appendix 12-5.

A Protected Tree is considered to be worthy of a high level of recognition for a range of the features set out in Policy 12.2B. For example, the tree may be one that is rarely seen in cultivation or is an exceptional example of a more common species, as well as having an age that may associate it with early European settlement or an important historical event. Furthermore its size and location may make it a landmark within the District or a smaller locality. A tree may also be significant due to its association with a person of social significance. These trees are considered to merit a higher level of protection due to their significance. A set of evaluation criteria is included in Appendix 12-5 to provide information on the way in which trees are selected for inclusion within the District Plan.

## 12.4 Anticipated Environmental Results

- The conservation of a representative range of resources of heritage and cultural values important to present and future generations of Ashburton District's residents and visitors.
- The active and productive use of heritage buildings and sites, while ensuring the conservation of the historic heritage values of those sites.
- Maintenance and enhancement of heritage items to enable their continued use and enjoyment, whilst not detracting from their historic heritage values.
- The retention, within their natural life spans, of trees or groups of trees, which have significant value to the District's residents and visitors.

## 12.5 Methods of Implementation

### Through the District Plan

- The inclusion of an inventory of heritage items (other than archaeological sites, waahi tapu or waahi taoka) in the District Plan, with the items classified into different groups (A and B) according to the significance of the historic heritage value.



- The inclusion of an inventory of significant trees in the District Plan, identified according to their value within the District.
- The application of rules in the District Plan requiring applications for resource consent where necessary.
- To consider waiving or reducing reserve contributions from subdivision or development proposals which incorporate legal protection for a scheduled heritage item or protected tree.
- To impose conditions through the subdivision process to require the legal protection of identified or other significant trees on properties being subdivided.

### Through the LTP process

- To consider granting funding for the preservation, maintenance and alteration of historic items.
- To consider granting rate rebates for properties where scheduled heritage items are voluntarily protected through some legal mechanism, and for those identified in the District Plan.
- To consider the provision of funding to undertake works to Council-owned listed heritage items.
- To continue to plant and maintain trees, including trees of substantial size, on public reserves, road reserves and other publicly owned and managed land.

### Outside the District Plan

- The inclusion of publicly recorded archaeological sites on the Council's computer-based property information system, where appropriate.
- To consider alternative uses of scheduled heritage items which would assist in their protection, when resource consents are considered in relation to heritage items.
- To continue to liaise with the Historic Places Trust, local historical societies and Takata Whenua to promote public awareness of the importance of historic heritage values.
- To continue to gather information and review and update the database on heritage resources in the District, including the Council's photographic records of heritage items.
- To use Heritage Protection Orders, as a last resort, to ensure the protection of any scheduled heritage item in Group A, which is under threat from demolition, removal or major modification, or listed Protected Tree, which is under threat from removal or significant trimming.
- To encourage public participation in the identification and protection of historic heritage values through education and increased public awareness.
- To promote public awareness of the importance of historic heritage values, through the provision of information and advice.
- The identification of heritage sites on property files, including on the Council's computer-based property information system.
- To encourage conservation of heritage items by the property owners, through regular contact and liaison with the Council, including advice and information regarding sources of assistance.

- To consider granting financial relief from fees relating to heritage order procedures and for resource consent applications relating to alterations to listed heritage items or for resource consents for applications to undertake works on a listed tree.
- The Council, through its Parks Department to continue to provide advice on all trees in urban areas and Barrhill and, assistance with physical works such as trimming.

## 12.6 Reasons for Rules

### 12.6.1 Heritage Buildings / Items

The rules are based on a hierarchy of classification of heritage items within the District. The classification of each item has been based on local consultation and assessment of heritage resources, and the advice and, where applicable, registration category of the Historic Places Trust. The rules apply to both internal and external areas of the listed building/items.

The Group A heritage items are considered to be of national or regional significance. Their conservation and protection is provided for within the District Plan as of high significance and accordingly, any demolition of a Group A item is a non-complying activity.

The Group B heritage items have significant values to the District. Their conservation is strongly encouraged by the District Plan, but circumstances may arise where alterations or similar actions may be warranted. The Plan recognises the need to retain flexibility to assess the particular circumstances in relation to any application for alteration to a Group A Heritage item or demolition or relocation of a Group B heritage item.

### 12.6.2 Protected Trees

The protected trees are considered worthy of recognition because of their ecological, environmental, landscape, heritage or cultural role. The number of trees protected is only a very small proportion of the total trees in the District, but are those that stand out for their particular contribution to the environment.

Protected Trees are those which possess outstanding features of botanic or scientific significance or represent historical, landmark, landscape, cultural or social values of significance, visual or cultural/historic heritage value.

Removal, significant trimming or potential damage to such trees is considered to warrant special consideration by the Council as discretionary activities with a view to assessing alternative courses of action and the degree to which the protection of the tree is warranted in each circumstance. Removal of Protected Trees is a non-complying activity due to their high level of significance.

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## 12.7 Rules – Heritage and Protected Trees

### 12.7.1 Permitted Activities

The following activities shall be Permitted Activities, provided that they comply with any specified standards below and all relevant Zone and District Wide rules:

- a) Repair and maintenance of a listed heritage building / item (Group A & B and Longbeach Estate Heritage Site), provided the site standards are complied with.
- b) Alterations and additions generally within the identified area of Longbeach Estate Heritage Site.
- c) The relocation or partial demolition or demolition of buildings generally within the identified area of Longbeach Estate Heritage site (except as specified below).
- d) Normal cultivation of the soil for recreational, horticultural or agricultural purposes or the growing of crops or ornamental vegetation within 10m of the base of the tree or within the crown periphery (drip-line), whichever is the greater.
- e) Maintenance trimming of any listed tree is permitted where it meets the following:
  - involves trimming foliage in the bottom third of the tree only, and
  - only branches 50mm in diameter or less may be trimmed, and
  - trimming is by the use of non-mechanical means (i.e handsaw, secateurs or loppers, no chainsaws).

Except that the criteria for maintenance trimming shall not apply where works are in accordance with an appropriately developed, effects based Management Plan approved by Council and subject to the approval of the relevant property owner(s).

- f) The use of the land immediately surrounding the listed tree is permitted, provided that the health of the tree is not adversely affected and that:

Above ground level

- There is no installation of any overhead utility service within 10m of the base of the tree or within the crown periphery (drip-line), whichever is the greater.
- Any construction, addition or replacement of any structure is setback at least 10m from the base of the tree or within the crown periphery (drip-line), whichever is the greater.
- There is no new impervious surfacing, sealing, paving, soil compaction, or alteration of more than 75mm to the ground level (existing prior to works commencing) within 10m from the base of the tree or within the crown periphery (drip-line), whichever is the greater.
- There is no storage, application or deposition of any chemical or substance that could cause harm to the tree.

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Below ground level

- There is no laying/installation of any underground utility service within 10m of the base of the tree or within the crown periphery (drip-line), whichever is the greater.
  - There are no earthworks within 10m of the base of the tree or within the crown periphery (drip-line), whichever is the greater.
- g) In emergency situations, where a protected scheduled tree or any part thereof, presents an immediate hazard to utilities, services, persons or property, and a Council approved arborist is not available without delay; immediate action can be taken by a utility operator to eliminate or abate the hazard by any safe means, but restricting the work to only that which is necessary, and provided that within five (5) working days of the action being taken, the Council is notified in writing of the action taken and provided with proof of the urgency.

### 12.7.2 Controlled Activities

The following activities shall be Controlled Activities, provided that they are not listed as a Restricted Discretionary or Discretionary Activity, with the matter(s) to which Council has reserved its control specified in the assessment matters in 12.9:

- a) The construction of a new building generally within the identified area of Longbeach Estate Heritage site.
- b) Land disturbance generally within the identified area of Longbeach Estate Heritage site.
- c) The relocation or partial demolition of buildings identified as “B” within the identified area of Longbeach Estate Heritage site.
- d) Removal of a hazardous or dangerous tree provided that a hazard assessment of the tree has been done by an approved Council arborist and the tree is deemed hazardous or dangerous.
- e) Trimming of **listed Protected Trees** by Network utility operators where the tree or parts of the tree interfere with legally established utility networks and the security of supply.

### 12.7.3 Restricted Discretionary Activities

The following activities shall be Restricted Discretionary Activities, provided that they are not listed as a Controlled or Discretionary Activity, with the exercise of the Council’s discretion being restricted to the matter(s) specified in any applicable assessment matter in 12.9:

- a) Repair and maintenance of a listed heritage building / item (Group A & B and Longbeach Estate Heritage Site), where the site standards are not complied with;
- b) Alterations and additions to a listed heritage building / item (Group A & B or a building identified as “A” at Longbeach Estate Heritage Site);
- c) The construction of a new building or any addition to a non-heritage building within any defined setting of a listed heritage building / item (Group A & B);

Note: for some heritage buildings / items, a defined setting is also specified within the schedule of heritage buildings / items in Appendix 12-1.

- d) Land disturbance within any defined setting of listed heritage building / item (Group A & B).
- e) The subdivision of land within the identified area of Longbeach Estate Heritage site;
- f) The demolition of buildings identified as “B” within the identified area of Longbeach Estate Heritage site.
- g) Maintenance trimming of any listed tree that does not meet the provisions set out as a permitted activity above.
- h) Fixing of any structure or object to any part of a listed tree or any operation which could wound the bark or wood tissue of any part of the tree.
- i) The use of the land immediately surrounding the listed tree that does not meet the provisions set out as a permitted activity above.

#### 12.7.4 Discretionary Activities

The following activities shall be Discretionary Activities, provided that they comply with any specified standards:

- a) The subdivision of land containing or affecting any listed heritage building / item (Group A & B).
- b) The relocation of a Group B listed heritage building / item to another location within the property or to another property.
- c) The partial demolition or demolition of a Group B listed heritage building / item.

#### 12.7.5 Non-Complying Activities

The following activities shall be Non-Complying Activities:

- a) The relocation of a Group A listed heritage building / item to another location within the property or to another property.
- b) The partial demolition of a Group A listed heritage building / item.
- c) The demolition of a Group A listed heritage building / item.
- d) The relocation **or** partial demolition of buildings identified as “A” within the identified area of Longbeach Estate Heritage site.
- e) The **demolition** of buildings identified as “A” within the identified area of Longbeach Estate Heritage site.

- f) The destruction or removal of any tree listed in Appendix 12-4 as Protected Trees (other than a dead, hazardous, or dangerous tree).

### 12.7.6 Notification / Consultation / Notes

Resource consents in relation to the following matters shall not be publicly or limited notified:

- controlled activities in this section.

Resource consents in relation to the following matters shall not be publicly notified:

- restricted Discretionary activities in this section.

Consultation with the NZ Historic Places Trust is important and is expected to have been undertaken by the applicant in relation to any application for resource consent for works affecting any heritage item registered by the Trust.

Notes:

- District-Wide Rules may also apply in addition to any relevant Heritage and Tree Rules. If any one or more of the District-Wide Rules apply, the activity may require consent in respect of those rules.
- Refer to the schedules of heritage buildings / items (Appendix 12-1) and protected trees (Appendix 12-4) to obtain the category of each item or tree.
- Summary tables of activity status are provided in Appendices 12-1 and 12-4 with the schedule of heritage items and protected trees.
- Archaeological sites (whether recorded or unrecorded) cannot be destroyed, damaged or modified without the consent of the NZ Historic Places Trust.
- The provisions of Section 193 of the Act apply to any heritage resource or tree identified as subject to a Heritage Order.
- Where a listed heritage building or item has been removed (following a resource consent from the Council), it shall be deleted from the schedule without further formality.
- Where a listed protected tree has been removed (with the approval of the Council) or is in a dangerous or diseased condition such that its continued protection cannot be justified, it shall be deleted from the list without further formality.
- The description of the location of each heritage building/item or protected tree in Appendices is as at date of this Plan becoming operative. Any subsequent change to a street address or legal description shall not affect the application of the specific rules to that heritage building/item or protected tree. Street addresses and legal descriptions will, from time to time, be updated without further formality.
- Please note that the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 may be applicable to your site/property.

## 12.8 Site Standards

Repair and maintenance of any heritage item shall be a permitted activity if it meets the following standards, as certified by a suitably qualified professional with heritage experience, and as confirmed in writing with the Council:

- a) The work involves stabilisation, preservation and conservation as defined in the ICOMOS (NZ) Charter 2010 for the Conservation of Places of Cultural Heritage Value 1993 (ICOMOS (NZ) Charter 2010).
- b) The work does not involve alterations, additions (including restoration and reconstruction as defined in the ICOMOS (NZ) Charter 2010), relocation, partial demolition or demolition.
- c) The work involves the restoration to sound condition of any existing building or any part of an existing building.
- d) The work involves the patching, restoration or minor replacement of materials, elements, components, equipment and fixtures for the purposes of maintaining such materials, elements, components, equipment and fixtures in good or sound condition.
- e) Any redecoration work involves the renewal, restoration or new application of surface finishes, decorative elements, minor fittings and fixtures and floor coverings which does not destroy, compromise, damage or impair the appreciation of the historic heritage values of the element being redecorated.
- f) The work carried out on the building shall generally match the original in terms of quality, materials and detailing.
- g) Repair of material or of a site shall generally be with original or similar materials. However, repair of 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 any historic heritage value is not diminished.
- h) The work does not result in any increase in the area of land occupied by the building.
- i) The work does not change the character, scale and intensity of any effects of the building on the environment (except to reduce any adverse effects or increase any positive effects) and does not include upgrading.
- j) No painting is to be applied to any previously unpainted surface or render to previously unplastered surfaces.
- k) Repair work will be carried out by a suitably qualified tradesperson with recognised experience in working with heritage buildings.

## 12.9 Assessment Matters

In considering resource consents, in addition to the applicable provisions of the Act, the Council shall have regard to the following assessment matters:

### 12.9.1 Heritage buildings / items

- a) Any immediate or cumulative effects of the proposal to the heritage building, object, property or place of special interest on Takata Whenua and District-wide historic heritage values (with regard to the reasons for its listing);
- b) Where a building is part of a group of buildings, any adverse effect on the integrity of building character in the vicinity or of the group;
- c) The purpose for which the site is to be used, and the alternatives available to the applicant, including the development of the site without affecting the heritage item, or the retention of the important features of the heritage item;
- d) The effect on the property owner/occupier's enjoyment and practical use of the heritage item and the extent to which they would face unreasonable restrictions on that enjoyment and/or use or unreasonable costs, as a result of consent being refused or conditions imposed.
- e) The registration (if applicable) and the reasons for this registration of the heritage item under the Historic Places Act 1993;
- f) The extent to which any alteration or addition is in sympathy with the original design and materials or is visibly differentiable as new work;
- g) Any incentives available to the applicant to retain the building, place or object;
- h) In the case of any place of cultural and spiritual significance to Takata Whenua, the response of the Takata Whenua to consultation;
- i) In the case of major additions, alterations, land disturbance or similar works, the provisions by the applicant of photographs or other information relating to the building, object, property or place prior to work commencing;
- j) The importance (if any) of the land surrounding the heritage item;
- k) The impact the proposal has on the integrity/value of the heritage resource;
- l) The importance attributed to the heritage item by the wider community;
- m) Consideration of the purpose of and need for the proposed works, particularly in relation to proposed infrastructure, servicing or utility works, including consideration of alternatives, functional constraints, and the wider benefits of a proposal.



### 12.9.2 Protected Trees

- a) Any adverse effects of the proposed activity on the values of the listed tree.
- b) The condition and future life expectancy of the tree including any potential hazard to persons or property.
- c) The effect of any pruning, damage or disturbance to the crown or root system of the tree on its appearance and health.
- d) Whether the tree is currently causing, or likely to cause, significant damage to buildings, services or property, whether public or privately owned.
- e) For removal of a tree: the condition of the tree, including whether it poses a danger to people or property, or whether its condition is such that it is unable to be maintained.
- f) Whether the applicant has the ability to undertake a complying development without the work detrimentally affecting the tree, and whether the tree or trees seriously restrict the development of the site for its zoned purposes.
- g) The effect of any building or structure on the visibility of the tree from a road or public place.
- h) Whether the tree still retains the essential characteristics for which it was originally protected.
- i) Any substitute or compensating tree planting proposed.
- j) Whether the particular species of tree has been legally declared a noxious plant.
- k) Consideration of the purpose of and need for the proposed works, particularly in relation to proposed infrastructure, servicing or utility works, including consideration of alternatives, functional constraints, and the wider benefits of a proposal.

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## Section 12 Appendices

## Appendix 12-1: Schedule of Heritage Buildings / Items

### Summary:

Group A – sites listed as Category I by the Historic Places Trust and those of regional significance

Group B – sites listed as Category II by the Historic Places Trust and those of local significance to the District

The following table (Table 12-1) sets out a summary of the activity status determined by the rules in this section for each listed Heritage Item (for full information refer to rules above):

**Table 12-1: Summary of Activity Status for Listed Heritage Items**

Activity	Activity Status - Group A	Activity Status - Group B
Repair and Maintenance	Permitted, provided the site standards are complied with	Permitted, provided the site standards are complied with
Repair and Maintenance (not meeting site standards)	Restricted discretionary	Restricted discretionary
Alterations and Additions	Restricted discretionary	Restricted discretionary
Construction of a new building or any addition to a non-heritage building within the setting of a listed heritage building	Restricted discretionary	Restricted discretionary
Land disturbance within the setting of a listed heritage building	Restricted discretionary	Restricted discretionary
Subdivision of land containing or affecting a listed heritage building	Discretionary	Discretionary
Relocation of a listed building within or beyond the setting or property boundaries of a listed heritage building.	Non-complying	Discretionary
Partial demolition	Non-complying	Discretionary

Activity	Activity Status - Group A	Activity Status - Group B
Demolition	Non-complying	Discretionary

The following table (Table 12-2) sets out a summary of the activity status determined by the rules in this section for Longbeach Estate (for full information refer to rules above):

**Table 12-2: Summary of Activity Status for Longbeach Estate**

Activity	Activity Status for activities generally within the heritage site	Activity Status for identified as "A" heritage buildings within the heritage site
Repair and Maintenance	Permitted	Permitted, provided the site standards are complied with
Repair and Maintenance (not meeting site standards)	n/a	Restricted discretionary
Alterations and Additions	Permitted	Restricted discretionary
Construction of a new building	Controlled	n/a
Land disturbance / earthworks	Controlled	n/a
Subdivision of the heritage site	Restricted Discretionary	n/a
Relocation of a building within or beyond the heritage site	<ul style="list-style-type: none"> <li>Controlled (buildings identified as "B" on the legend in Appendix 12-3)</li> <li>Permitted (all other buildings)</li> </ul>	Non-complying

Activity	Activity Status for activities generally within the heritage site	Activity Status for identified as “A” heritage buildings within the heritage site
Partial Demolition	<ul style="list-style-type: none"> <li>Controlled (buildings identified as “B” on the legend in Appendix 12-3)</li> <li>Permitted (all other buildings)</li> </ul>	Non-complying
Demolition	Restricted Discretionary (buildings identified as “B” on the legend in Appendix 12-3) Permitted (all other buildings)	Non-complying

The following table (Table 12-3) sets out the listings of Heritage Items:

**Table 12-3: Schedule of Heritage Items**

DISTRICT PLAN ID NUMBER	NAME	LOCATION	LEGAL DESCRIPTION	DISTRICT PLAN GROUP	NZHPT CATEGORY	NZHPT REGISTER NUMBER	DISTRICT PLAN MAP NUMBER
	Longbeach Estate – selected buildings and setting (refer to Appendix 12-3)	Longbeach Road, Ashburton	Lot 2 DP 39648 Lot 2 DP 8730 Blk XV XVI Hinds SD	Various	I and II	270, 1762, 271, 1759, 1761, 1760	R84
1	Church of the Holy Name (Catholic)	58 Sealy Street, Ashburton	Lot 2 DP 386200	Group A	I	284	U53
2	Mudbrick Cottage	54 Longbeach Road, RD3, Ashburton	Lot 1 DP 71710	Group A	II	7517	R72

DISTRICT PLAN ID NUMBER	NAME	LOCATION	LEGAL DESCRIPTION	DISTRICT PLAN GROUP	NZHPT CATEGORY	NZHPT REGISTER NUMBER	DISTRICT PLAN MAP NUMBER
3	Ashburton Glassworks (Former) (Also known as International Malting Co NZ Ltd, Southern Cross Glass Company Building (Former))	8 Glassworks Road, Ashburton	Lot 1 DP 9084	Group A	I	7707	U43
4	Pipe Shed (Shed from Rangitata Diversion Race Pipe, explosive store)	South Belt, Methven	Pt Lot 2 DP 48204	Group A	I	7593	U08
5	St John's Church (Anglican)	8 Lime Avenue, Barrhill Village	Lot 7 DP 144 Blk V Corwar SD	Group A	II	1765	
6	Former School	18 Sycamore Avenue, Barrhill Village	Lots 17 & 18 DP 144	Group A	-	-	U10, R46
7	Former Schoolhouse	24 Sycamore Avenue, Barrhill Village	Lots 19 & 20 DP 144	Group A	-	-	U10, R46
8	Corwar Lodge	Rakaia-Barrhill- Methven Road	Lot 1 DP 29828	Group A	-	-	R45
9	Peter Cates Grain Store	229 West Street, Ashburton	TS 193 Pt TS 194 Ashburton Town	Group A	II	1807	U53
10	Unallocated Number						
11	Unallocated Number						
12	Unallocated Number						
13	Ashburton Railway Footbridge	West Street / East Street, Ashburton	Pt Res 953	Group A	II	7665	U53

DISTRICT PLAN ID NUMBER	NAME	LOCATION	LEGAL DESCRIPTION	DISTRICT PLAN GROUP	NZHPT CATEGORY	NZHPT REGISTER NUMBER	DISTRICT PLAN MAP NUMBER
14	Plunket Rooms	111 Victoria Street, Ashburton	Lot 2 DP 9681	Group A	-	-	U53
15	Pillar Box (Ashburton Postal Utility)	Burnett Street, Ashburton	On Burnett Street road reserve	Group A	-	-	U60
16	Unallocated Number						
17	Staveley Lime Kiln – Christchurch Lime Company Kiln	Off Boyds Road, Staveley NZTOPOSG-BX20 Grid Reference E147184S:NS166328	Section 3, SO 18941	Group A	-	-	R43
18	Staveley Lime Kiln – Langdown Pot Kiln	Off Boyds Road, Staveley NZTOPOSO-BX20 Grid Reference E147193S:NS167016	Section 3, SO 18941	Group A	-	-	R43
19	Water race, concrete, Pudding Hill	Hart Road	Map Reference K36:908358	Group A	-	-	R38
20	Stone Cottage, Hakatere Station	1 Hakatere Potts Road	Lot 4 DP 4559 NZMS1:S81 Grid Reference 707466	Group A	-	-	R41
21	WW2 hangar, Ashburton Airport	387 Seafield Road	Lot 1 and 2 DP9711 Res 39798/99	Group A	-	-	U57

DISTRICT PLAN ID NUMBER	NAME	LOCATION	LEGAL DESCRIPTION	DISTRICT PLAN GROUP	NZHPT CATEGORY	NZHPT REGISTER NUMBER	DISTRICT PLAN MAP NUMBER
22	WW2 tarmac & compass rose, Ashburton airport	387 Seafield Road	Lot 1 and 2 DP9711 Res 39798/99	Group A	-	-	U57
23	Former bulk lime store/depot, Winslow	Railway Reserve adjoining S H 1 Winslow	Pt Railway Reserve Black Map 46	Group A	-	-	R71
24	Singlemens / Shearers Quarters, Hakatere Station	1 Hakatere Potts Road	Lot 4 DP 4559	Group A	-	-	R41
25	Chinatown	144 Allens Road	Lot 1 & 2 DP 13291	Group A	I	9826	U35
26	Holmeslee House and Garden	41 Holmeslee Road RD 12, Rakaia	Lot 4 DP 3389 Blk X Corwar SD	Group A	II	1757	R53
27	Akaunui (dwelling)	Longbeach Road, Eiffelton, RD 4, Ashburton	Pts Lots 10,11 DP 6478	Group A	II	1751	R79
28	Windermere Homestead (Including Concrete Wall, Summerhouse and Concrete Outbuildings)	1371 Windermere Road, Ashburton	Lot 1 DP 9413, Lot 1 DP 6013, Lot 1 DP 6010, RS 38247, Blks VI VII Hinds SD	Group B	II	1758	R78
29	Church of St John the Evangelist and cemetery (Anglican)	1365 Windermere Road, Windermere	Part RS 16752 Blk VII Hinds SD	Group B	II	1753	R78
30	Coldstream Homestead	1400 Ealing Road, RD 3, Ashburton	Lot 4 Pt 2 DP 8841 Blk I IV Coldstream SD	Group B	II	1754	R87
31	Coldstream Stables	Ealing – Coldstream Road RD 3, Ashburton	Lot 1 DP 14206 Lots 1 3 4 Pt 2 DP 8841 Blk I IV Coldstream SD	Group B	II	1755	R87



DISTRICT PLAN ID NUMBER	NAME	LOCATION	LEGAL DESCRIPTION	DISTRICT PLAN GROUP	NZHPT CATEGORY	NZHPT REGISTER NUMBER	DISTRICT PLAN MAP NUMBER
32	Riversdale Homestead	111 Stranges Road, Ashburton	Lot 1 DP 374140	Group B	II	1763	R72, R79
33	Riversdale Farm Buildings (3 buildings)	111 Stranges Road, Ashburton	Lot 1 DP 374140	Group B	II	1764	R72, R79
34	Springfield Homestead (dwelling)	2195 Methven Highway Ashburton	Lot 1 DP 5163	Group B	II	1766	R51
35	St Andrew's Presbyterian Church (Former)	126-134 Havelock Street, Ashburton	RS 204	Group B	II	1804	U53
36	St Andrew's Church (Presbyterian)	74-78 Park Street and Havelock Street, Ashburton	Lot 1 DP 22770 TS 202 Pt203/204 Ashburton Town	Group B	II	1809	U53
37	Presbytery (Catholic)	Sealy Street, Ashburton	Lot 2 DP 386200	Group B	II	1808	U53
38	St Mark's Church (Anglican)	35 Elizabeth Avenue, Rakaia	Lot 1 DP 302026	Group B	II	5453	U19
39	Former ANZ Bank (now AFL Properties Ltd)	230 East Street and Tancred Street, Ashburton	Lot 2 DP 11506	Group B	II	1801	U60
40	Unallocated Number						
41	Federated Farmers Building (former Bank)	163-165 West Street and Tancred Street, Ashburton	Pt TS 132 Ashburton Town	Group B	II	3079	U53
42	W. Patching Building	179-185 West Street, Ashburton	Lot 1 DP 9913	Group B	II	3085	U53

DISTRICT PLAN ID NUMBER	NAME	LOCATION	LEGAL DESCRIPTION	DISTRICT PLAN GROUP	NZHPT CATEGORY	NZHPT REGISTER NUMBER	DISTRICT PLAN MAP NUMBER
43	Unallocated Number						
44	Canterbury Roller Flour Mill (Ashfords Mill House)	415-429 West Street, Ashburton	Lot 1 DP 20442 Pt Lot 1 DP 18825	Group B	II	3078	U48
45	House (H.D Acland)	105 Walnut Avenue, Ashburton	Lot 4 DP 33197 with interest in ROW	Group B	II	1806	U47
46	House	21 Philip Street, Ashburton	Town Sec 1003 Ashburton Town	Group B	II	3082	U47
47	Sexton's Hut, Ashburton Cemetery (Also known as Sexton's building)	Ashburton Cemetery, Corner, Bremners Road and Seafield Road	Res 2283.Pt Res 1775	Group B	II	7305	U48
48	Methven Public Library	Main Street, Methven	Pt RS 28681	Group B	II	7156	U05
49	Unallocated Number						
50	Methven Historical Society Building (museum)	Bank Street, Methven	Pt Lot 27 DP 428	Group B	II	7119	U05
51	Methven War Memorial	Road reserve, McDonald Street, Methven	McDonald Street	Group B	II	7113	U08
52	Ross Cottage	63 Flynns Road, Staveley	RS 23919 Blk VIII Alford SD	Group B	II	5121	R43
53	Ruapuna Church	396 Shepherds Bush and Ruapuna School Road	Sec. 16 Ruapuna No. 2 Settlement Blk X	Group B	-	-	R62
54	St Aidan's Church	Hoods Road, Mt Somers	Lot 1 DP 25832	Group B	-	-	U11

DISTRICT PLAN ID NUMBER	NAME	LOCATION	LEGAL DESCRIPTION	DISTRICT PLAN GROUP	NZHPT CATEGORY	NZHPT REGISTER NUMBER	DISTRICT PLAN MAP NUMBER
55	Menorlue	Ashburton College, 23 Walnut Avenue, Ashburton	Pt Lot 125/6 DP 236	Group B	-	-	U47
56	Former Westpac Bank (now Speights Ale House)	Corner Cass and Burnett Streets, Ashburton	TS 181	Group B	-	-	U60
57	Old Engineers Office (ACC) (Pioneer Hall)	239 Havelock Street, Ashburton	Pt TS 1276	Group B	-	-	U53
58	House	50 Bridge Street, Ashburton	Lot 1 DP 23304	Group B	-	-	U54
59	Laffey Cob Cottage (Former)	Sheates Road	Lot 1 DP 45145	Group B	-	-	R64
60	Limestone Cottage (in quarry)	Ashburton Gorge Road Map Ref. NZMS 260 K 36 755247	Lot 1 DP 14280	Group B	-	-	R49
61	Buxton Lime Kiln	Ashburton Gorge Road, Mt Somers	Lot 2 DP 49553	Group B	-	-	R50
62	"Singletree" Site	Alford Forest on Arundel - Rakaia Gorge Road NZMS260 K36 Grid Reference 900320	Lot 1 DP 38817	Group B	-	-	R43
63	Former House of Dr McBean Stewart	4 Beach Road, Ashburton	Lot 3 DP 11060	Group B	-	-	U60
64	House (Half Crown House)	63 Buckleys Terrace, Ashburton	Lot 23 DP 1494	Group B	-	-	U59

DISTRICT PLAN ID NUMBER	NAME	LOCATION	LEGAL DESCRIPTION	DISTRICT PLAN GROUP	NZHPT CATEGORY	NZHPT REGISTER NUMBER	DISTRICT PLAN MAP NUMBER
67	Unallocated Number						
68	Savage Club (former Malvern Hospital)	Cnr William and Cox Streets, Ashburton	TS 790	Group B	-	-	U53
69	House	42 Havelock Street, Ashburton	Lot 1 DP 28103	Group B	-	-	U53
70	Unallocated Number						
71	House	34 Short Street, Ashburton	Lot 1 DP 12239 CT 481/197	Group B	-	-	U53
72	House	4 Wilkin Street, Tinwald	Lots 441-4 DP 91	Group B	-	-	U67
73	Ardentrive	22 Carters Terrace, Ashburton	Lot 2 DP 40234 CT 18A/856	Group B	-	-	U67
74	House	7 Rapley Street, Ashburton	Lot 5 DP 1995	Group B	-	-	U61
75	House	57 Harrison Street, Ashburton	Lot 59 DP 430	Group B	-	-	U41
76	Court House	122 Cameron Street (Baring Square West), Ashburton	TS 224 & 225	Group B	-	-	U53
77	Methven Roads Board Office (former Mount Hutt Roads Board Office)	Ashburton Rakaia Gorge Road, Methven	Pt Lot 2 DP 48204	Group B	-	-	U08

DISTRICT PLAN ID NUMBER	NAME	LOCATION	LEGAL DESCRIPTION	DISTRICT PLAN GROUP	NZHPT CATEGORY	NZHPT REGISTER NUMBER	DISTRICT PLAN MAP NUMBER
78	Rakaia Gorge Homestead & concrete buildings (Former Gerard's Homestead)	Arundel Rakaia Gorge Road, Rakaia Gorge.	Lot 1 DP 72266	Group B	-	-	R32
79	All Saints Anglican Church	1 Chapman Street, Methven	Lot 2 DP 68819	Group B	-	-	U05
80	Cemetery Gates, Methven	Methven Chertsey Road, Methven	Pt RS 30312 Cemetery Res.	Group B	-	-	U09
82	RC Presbytery, Methven (dwelling)	Ashburton - Methven Road, Methven	Pt Lot 1 DP 68168	Group B	-	-	U08
83	Lagmhor Homestead	Jacksons Road	Lot 3 DP 366432	Group B	-	-	R64
84	Limestone Culvert	Ashburton Gorge Road, Mt Somers	Map Ref. NZMS 260 K 36 726263	Group B	-	-	R42
85	Anama Station Woolshed	Arundel Rakaia Gorge Road NZMS260:K36 Grid Reference 802165	Pt RS 33811	Group B	-	-	R57
86	Former Mount Somers School House	3549 Arundel-Rakaia Gorge Road	Lot 1 DP 320948	Group B	-	-	U12
87	Somerton Homestead	581 Thompsons Track	Lot 1 DP 381646	Group B	-	-	R60
88	Brick Villa	39 Rolleston Street, Rakaia	Sects 366 & 368 Town of Rakaia.	Group B	-	-	U19

DISTRICT PLAN ID NUMBER	NAME	LOCATION	LEGAL DESCRIPTION	DISTRICT PLAN GROUP	NZHPT CATEGORY	NZHPT REGISTER NUMBER	DISTRICT PLAN MAP NUMBER
89	Former Rakaia Convent	St Ita's Guest House, Rakaia-Barrhill Methven Road, Rakaia.	Lot 1 DP 65038	Group B	-	-	U18
90	Former Rakaia BNZ	62 Elizabeth Avenue, Rakaia	Lot 1 DP 30760	Group B	-	-	U19
91	Former Rakaia Post Office	Elizabeth Avenue, Rakaia	Reserve 3749	Group B	-	-	U19
92	South Rakaia Hotel	41 Railway Terrace, East Rakaia	Sects 115-117 Town of Rakaia	Group B	-	-	U19
93	Brick Cottage Rawles Crossing	Rawles Crossing Road	Lot 3 DP 83657	Group B	-	-	R65
94	Westerfield Homestead	17 Fechneys Road	Pt Lot 2 DP 6307 Blk VII Westerfield SD	Group B	-	-	R58
95	Westerfield Stables	17 Fechneys Road	Pt Lot 2 DP 6307 Blk VII Westerfield SD	Group B	-	-	R58
96	Westerfield Former Bakery	17 Fechneys Road	Pt Lot 2 DP 6307 Blk VII Westerfield SD	Group B	-	-	R58
97	Westerfield Cobb Cottage	17 Fechneys Road	Pt Lot 2 DP 6307 Blk VII Westerfield SD	Group B	-	-	R58
98	Army Ammunition Magazines (Refer to Appendix 12-2 for details).	Peaches Road, Mt Somers	RS 39889	Group B	-	-	R50
99	Rangitata Bridge Pillbox and road block	SH 1 Bridge (approach)	Map Ref. NZMS 260 K 37 742912	Group B	-	-	R82

DISTRICT PLAN ID NUMBER	NAME	LOCATION	LEGAL DESCRIPTION	DISTRICT PLAN GROUP	NZHPT CATEGORY	NZHPT REGISTER NUMBER	DISTRICT PLAN MAP NUMBER
100	Arundel Pillbox	Off Arundel-Rakaia Gorge Road	Map Ref. NZMS 260 K37 742913	Group B	-	-	R76
102	Barrosa Sheep Shower	Ashburton Gorge Road (northern side)	RS 31190	Group B	-	-	R42
103	St Ita's Church, Rakaia	West Town Belt Rakaia	Lot 2 DP 65038	Group B	-	-	U18
104	Bridge Keeper's hut, Rakaia	Historic Precinct Refer to LUC08/0095 granted 7/11/2008 - 73 Elizabeth Avenue Rakaia	RS 42055	Group B	-	-	U19
105	Hampstead War Memorial	3 building involved Cnr of Oxford Street and Nelson Street Ashburton	Lot 5 DP 6003	Group B	-	-	U61
106	Ashburton Cenotaph	Baring Square West	Reserve	Group B	-	-	U53
107	Boer War Cenotaph	Baring Square East	Reserve	Group B	-	-	U53
108	John Grigg Statue	Baring Square East	Reserve	Group B	-	-	U53
109	Ashburton Clock Tower	Baring Square East	Reserve	Group B	-	-	U53
110	Lagmhor stables	Jacksons Road	Lot 3 DP 366432	Group B	-	-	R64
111	Methven hotel (Blue Pub)	2 Barkers Road Methven	Lot 3 DP 331 and L1 and 2 DP 331	Group B	-	-	U05
112	Canterbury hotel, Methven	173 Main Street Methven	Lots 18 - 19 22 - 23 DP 332 Methven Township	Group B	-	-	U05

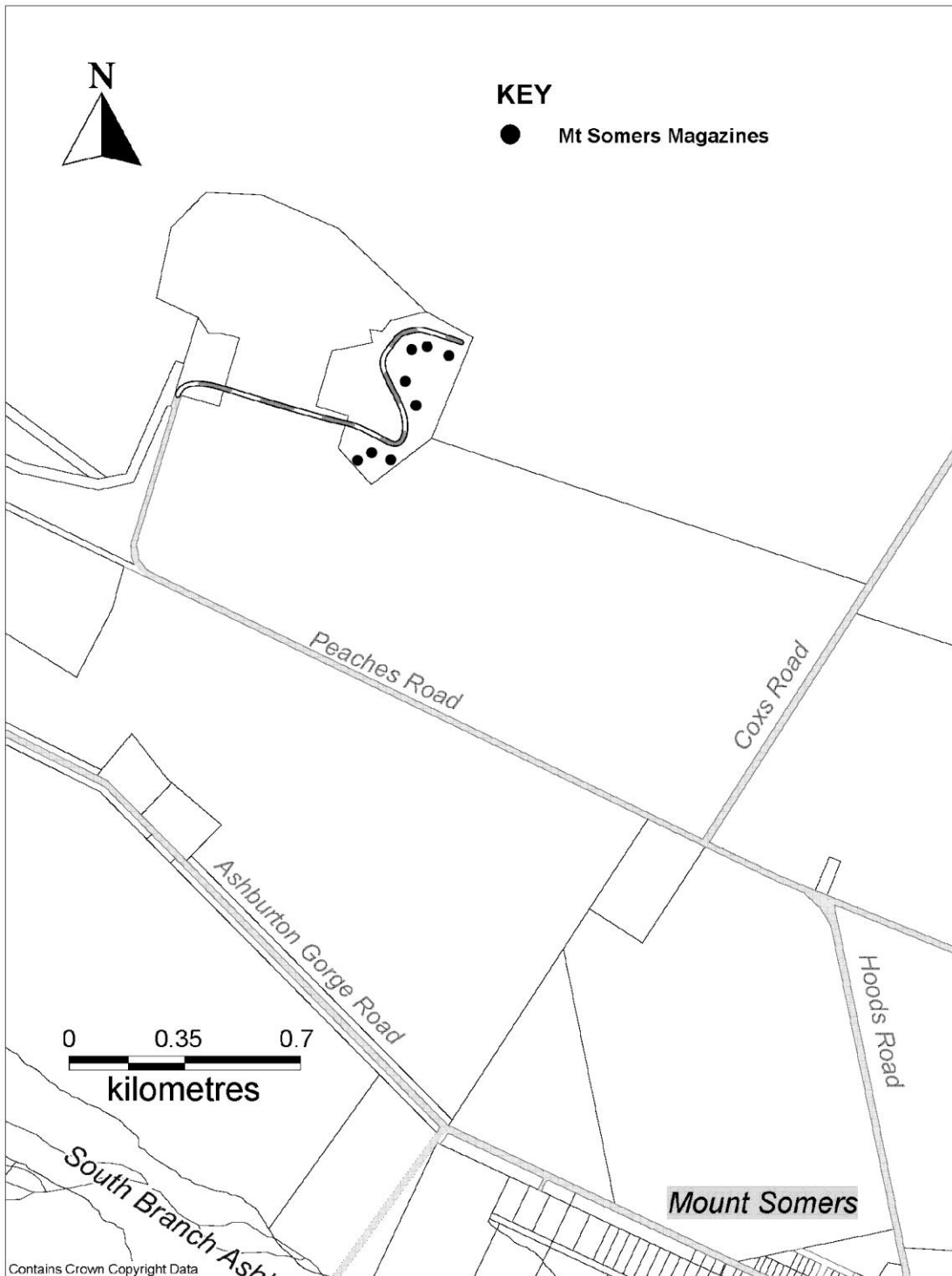
DISTRICT PLAN ID NUMBER	NAME	LOCATION	LEGAL DESCRIPTION	DISTRICT PLAN GROUP	NZHPT CATEGORY	NZHPT REGISTER NUMBER	DISTRICT PLAN MAP NUMBER
113	Holmes reserve gates	Memorial Hall Grounds 160 Main Street Methven	Lot 2 DP 2894	Group B	-	-	U05
114	Billy Thomas Home, Cameron St	116 Cameron Street Ashburton	T S 222 Ashburton Town	Group B	-	-	U53
115	Billy Thomas Home, Cameron St	112 Cameron Street Ashburton	T S 221 Ashburton Town	Group B	-	-	U53
116	Church of St Philip & St James, Plains Museum	Part of the Plains Historic Village - see Schedule Activities in the Rural Zone	Part RS 41245 So 16320	Group B	-	-	U71
118	Grain store, Lyndhurst	Lyndhurst Road Ashburton	Pt RS 26776	Group B	-	-	R52
119	Intake and Culvert	SH77 near Ashburton	Road reserve	Group B	-	-	U28
120	Pendarves Hall	1020 Chertsey Kyle Road	Pt R S 26494	Group B	-	-	R66
121	Tobacco boiling pot in the sheep yards at Coldstream	Ealing Road	Lot 1 DP 14206 Lots 1 3 4 Pt 2 DP 8841 Blk I IV Coldstream SD	Group B	-	-	R87
122	Grain Stores, Methven	Main Street south, Methven	Lot 2 DP 340193	Group B	-	-	U05
123	Cottage	93 Spaxton Street, Methven	Lot 1 DP 354859	Group B	-	-	U02
124	House	21 McMillan Street, Methven	Lot 41 DP 428	Group B	-	-	U05



DISTRICT PLAN ID NUMBER	NAME	LOCATION	LEGAL DESCRIPTION	DISTRICT PLAN GROUP	NZHPT CATEGORY	NZHPT REGISTER NUMBER	DISTRICT PLAN MAP NUMBER
125	St Andrew's Church, Tinwald	151 Thomson Street Tinwald	Lot 384 and Lot 385 DP 256	Group B	-	-	U72
126	Brick Hut	Rakaia River Road South Rakaia Huts	Secs 1 - 2 SO 17237 Blk XI Rakaia SD Sec 2 Subj to R/W	Group B	-	-	R75
127	Hampstead Tennis Pavilion	284 Cameron Street/Chalmers Avenue Ashburton	Recreation Reserve Gaz 77- 2864 730723-1120 TS 683 and TS 1271	Group B	-	-	U60
128	Rakaia Cottage Hospital (Former)	30 Rakaia Barrhill Methven Road Rakaia	Lot 1 DP 6259 Blk V Sth Rakaia Village Settlement	Group B	-	-	U18
129	Tea Kiosk	Ashburton Racecourse, Racecourse Road, Ashburton	Legal Description 1318 Blks IX XIII Ashburton SD	Group B	-	-	U42
130	House	44 Short Street, Ashburton	Lot 2 DP 12308	Group B	-	-	U53
131	Unallocated Number						
132	Staveley Langdown Lime Quarry	Off Boyds Road, Staveley NZTOPOSO-BX20 Grid Reference E147193S:NS167016	Section 3 SO 18941	Group A	N/A	N/A	R43
133	Lagmhor Church (Pres)	Jacksons Rd	Lot 22 DP3820 Block X1 Westerfield SD	Group B	-	-	R64

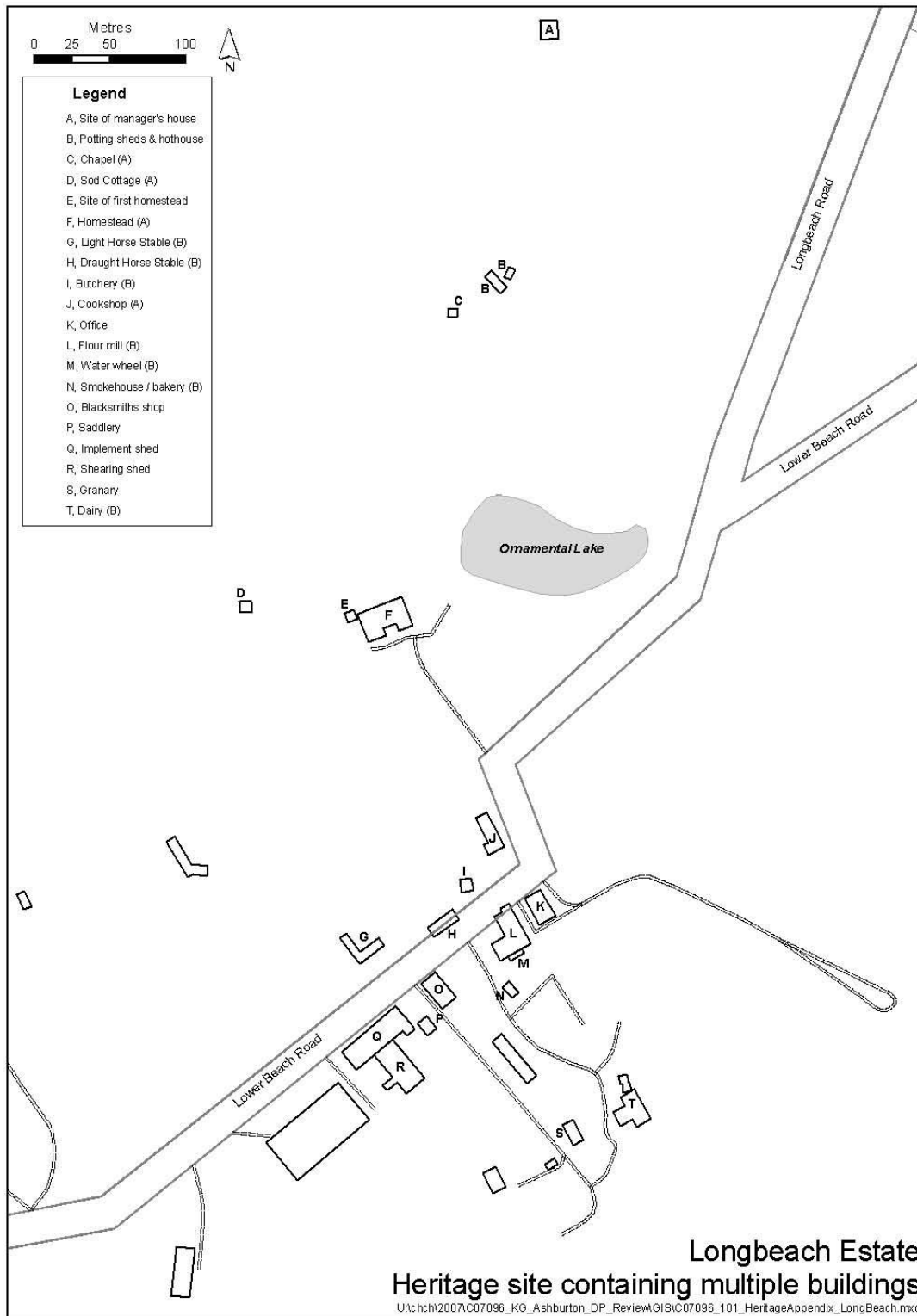
Note: Some heritage items are shown in strike through where they have been removed subsequent to the 2010/11 earthquakes or where a resource consent has been granted for the building's removal.

**Appendix 12-2: Army Ammunition Magazines, Mt Somers**



[Click here to go back to start of Section 12: Historic Heritage Values and Protected Trees](#)

**Appendix 12-3: Longbeach Estate**



*[Click here to go back to start of Section 12: Historic Heritage Values and Protected Trees](#)*

## Appendix 12-4: Schedule of Protected Trees

The following table sets out a summary of the activity status determined by the rules in this section for each listed Protect Tree (for full information refer to rules above):

**Table 12-4: Summary of Activity Status for Protected Trees**

<b>Summary of Activity Status for Listed Protected Trees</b>	
<b>Activity</b>	<b>Activity Status</b>
<p><b>Normal cultivation of the soil</b> for recreational, horticultural or agricultural purposes or the growing of crops or ornamental vegetation within 10m of the base of the tree or within the crown periphery (drip-line), whichever is the greater.</p>	Permitted
<p><b>Maintenance trimming</b> of any listed tree is permitted where it meets the following:</p> <ul style="list-style-type: none"> <li>• involves trimming foliage in the bottom third of the tree only.</li> <li>• only branches 50mm in diameter or less may be trimmed.</li> <li>• trimming is by the use of secateurs or loppers (no chainsaws).</li> </ul> <p>Except that the criteria for maintenance trimming shall not apply where works are in accordance with an appropriately developed, effects based Management Plan approved by Council and subject to the approval of the relevant property owner(s).</p>	Permitted
<p>The <b>use of the land</b> immediately surrounding the listed tree is permitted, provided that the health of the tree is not adversely affected and that:</p> <p>Above ground level</p> <ul style="list-style-type: none"> <li>• there is no installation of any overhead utility service within 10m of the base of the tree or within the crown periphery (drip-line), whichever is the greater.</li> <li>• any construction, addition or replacement of any building is setback at least 10m from the base of the tree or within the crown periphery (drip-line), whichever is the greater.</li> <li>• there is no new impervious surfacing, sealing, paving, soil compaction, or alteration of more than 75mm to the ground level (existing prior to works commencing) within 10m from the base of the tree or within the crown periphery (drip-line), whichever is the greater.</li> <li>• there is no storage, application or deposition of any chemical or substance that could cause harm to the tree.</li> </ul>	Permitted

<b>Summary of Activity Status for Listed Protected Trees</b>	
<b>Activity</b>	<b>Activity Status</b>
<ul style="list-style-type: none"> <li>• Below ground level</li> <li>• there is no laying/installation of any underground utility service within 10m of the base of the tree or within the crown periphery (drip-line), whichever is the greater.</li> <li>• there are no earthworks within 10m of the base of the tree or within the crown periphery (drip-line), whichever is the greater.</li> </ul>	
In emergency situations, where a protected scheduled tree or any part thereof, presents an immediate hazard to utilities, services, persons or property, and a Council approved arborist is not available without delay; immediate action can be taken by a utility operator to eliminate or abate the hazard by any safe means, but restricting the work to only that which is necessary, and provided that within five (5) working days of the action being taken, the Council is notified in writing of the action taken and provided with proof of the urgency.	Permitted
<b>Removal of a hazardous or dangerous tree</b> provided that a hazard assessment of the tree has been done by an approved Council arborist and the tree is deemed hazardous or dangerous.	Controlled
<b>Trimming of listed Protected Trees</b> by Network utility operators where the tree or parts of the tree interfere with existing utility networks and the security of supply.	Controlled
<b>Maintenance trimming</b> of any listed tree that does not meet the provisions set out as a permitted activity above.	Restricted Discretionary
<b>Fixing of any structure or object</b> to any part of a listed tree or any operation which could wound the bark or wood tissue of any part of the tree.	Restricted Discretionary
The <b>use of the land</b> immediately surrounding the listed tree that does not meet the provisions set out as a permitted activity above.	Restricted Discretionary
The <b>destruction or removal of any tree</b> listed in Appendix 12-4 as Protected Trees (other than a dead tree).	Non-Complying

The following table sets out the listings of Protected Trees:

**Table 12-5: Schedule of Protected Trees**

DISTRICT PLAN ID NUMBER	TREE DESCRIPTION		LOCATION	LEGAL DESCRIPTION	DISTRICT PLAN MAP NUMBER	EVALUATION SCORE
1.	Morus nigra Tilia x europaea	<i>Black Mulberry</i> <i>Common Lime</i>	54 Grigg St, Ashburton	Lot 1 DP 33746	U47	28 32
2.	Fagus sylvatica purpurea "Tricolor" Fagus sylvatica purpurea	<i>Tricolour Copper Beech</i> <i>Copper Beech</i>	16 Melcombe St, Ashburton	Lot 1 DP 35270	U67	32 26
3.	Ulmus pumila "De Haag"	<i>Dwarf Elm</i>	53 Harrison St, Ashburton	Lots 29 and 30 DP 13573	U41	32
4.	Quercus rubra	<i>Red Oak</i>	Former Aoraki Polytechnic and Technical School site, 254 Cameron Street, Ashburton	TS 492 – TS 494 pt TS 479	U60	30
5.	Sequoiadendron giganteum Fraxinus excelsior (3) Juglan regia Abies pinsapo Fraxinus excelsior Juglan regia (7) Ulmus procera (2) Ulmus glabra Quercus rubra	<i>Wellingtonia</i> <i>Common Ash</i> <i>Common Walnut</i> <i>Spanish Fir</i> <i>Common Ash</i> <i>Common Walnut</i> <i>English Elm</i> <i>Scotch Elm</i> <i>Red Oak</i>	Ashburton Borough School, Winter/Park/Short/Moore Streets, Ashburton	Lots 8 – 10 DP 2357 Res 765 Res 765X 1833 1833X Pt Res 1642 Ashburton Primary School	U53	42 30 34 32 30 32 34 30 30
6.	Ulmus glabra "Pendula"	<i>Weeping Elm</i>	96 Burnett St, Ashburton	TS 146, Pt 136, 137, 147	U53	34 34
7.	Juglan regia	<i>Common Walnut</i>	1B Carters Tce, Ashburton	Lot 2 DP 318676	U67	38
8.	Agathis australis	<i>Kauri</i>	34 Carters Tce, Ashburton	Lot 2 DP 43196, Lot 2 DP 22701	U67	32

DISTRICT PLAN ID NUMBER	TREE DESCRIPTION		LOCATION	LEGAL DESCRIPTION	DISTRICT PLAN MAP NUMBER	EVALUATION SCORE
9.	Liriodendron tulipifera Quercus robur Quercus robur Acer pseudoplatanus Ulmus procerea Quercus robur (2)	<i>Tulip Tree</i> <i>English Oak</i> <i>English Oak</i> <i>Sycamore</i> <i>English Elm</i> <i>English Oak</i>	Ashburton Intermediate School, Grey/Cass/William Streets, Ashburton	Gaz 1879/1591 Res 2425 BM 311 Intermediate School	U54	34 26 26 32 36 34
10.	Ginkgo biloba Magnolia grandiflora Ulmus glabra "Camperdownii"	<i>Maidenhair Tree</i> <i>Laurel Magnolia</i> <i>Camperdown Elm</i>	Ashburton College	Pt Lots 125 and 126 DP 236	U47	32 32 32
11.	Quercus robur	<i>English Oak</i>	407 West St, Ashburton	Lot 1 DP 56590 Lot 2 DP 49621	U48	36
12.	Sequoia sempervirens	<i>California Redwood</i>	71 Allens Rd, Ashburton	Lot 2 DP 64110	U41	36
13.	Ulmus glabra "Camperdownii"	<i>Camperdown Elm</i>	270 Cameron St, Ashburton	Lot 1 DP 68820	U60	36
14.	Fagus sylvatica purpurea	<i>Copper Beech</i>	74 Park St, Ashburton	Pt Sec 202 Town of Ashburton and Pt Sec 203 Town of Ashburton	U53	30
15.	Acacia baileyana	<i>Cootamundra Wattle</i>	22 Carters Tce, Ashburton	Lot 2 DP 40234	U67	40
16.	Unallocated Number					
17.	Fagus sylvatica purpurea	<i>Copper Beech</i>	109 Walnut Ave, Ashburton	Lot 8 DP 23494	U47	36



DISTRICT PLAN ID NUMBER	TREE DESCRIPTION		LOCATION	LEGAL DESCRIPTION	DISTRICT PLAN MAP NUMBER	EVALUATION SCORE
18.	The avenue of trees (mixed) on southern boundary of A&P Showgrounds between East St and Brucefield Ave	Assorted	A & P showgrounds	8 – 261 Res 4878, Lots 1-24 Res 2644	U48	42
	Sequoiadendron giganteum (6) between Brucefield Ave and Bridge St	<i>Wellingtonia</i>				40
19.	<i>Ulmus carpinifolia</i>	<i>Field Elm</i>	116 Chalmers Ave, Ashburton	Lot 1 DP 19796	U60	36
20.	<i>Fagus sylvatica purpurea</i>	<i>Copper Beech</i>	282 Cameron St, Ashburton	TS 1270	U60	32
21.	<i>Fagus sylvatica purpurea</i>	<i>Copper Beech</i>	60 Alford Forest Rd, Ashburton	Lot 5 DP 28470	U46	28
22.	<i>Agathis australis</i>	<i>Kauri</i>	24 Bird St, Ashburton	Lot 20 DP 21647	U61	36
23.	<i>Abies alba</i>	<i>European Silver Fir</i>	81 Victoria St., Ashburton	Lot 3 DP 10230	U53	36
24.	<i>Juglans regia</i>	<i>Common Walnut</i>	245 Burnett St, Ashburton (Westpac)	TS 181	U60	34
25.	<i>Photinia serrulata</i> (2) <i>Ulmus glabra</i> "Camperdownii"	<i>Photinia</i> <i>Camperdown Elm</i>	42 Havelock St, Ashburton	Lot 1 DP 28103	U53	26 26
26.	Unallocated Number					
27.	<i>Fagus sylvatica purpurea</i>	<i>Copper Beech</i>	"Northlands" Buckleys Terrace, Ashburton	Pt Lot 23 DP 1494	U59	30
28.	<i>Quercus dentata</i>	<i>Daimio Oak</i>	73 Burnett St, Ashburton	Lot 2 DP 36616	U53	36
29.	Unallocated Number					
30.	<i>Fagus sylvatica purpurea</i>	<i>Copper Beech</i>	128 Wills St, Ashburton	TS 588	U53	42
31.	<i>Cryptomeria japonica</i> "Elegans" <i>Chamaecyparis Lawsoniana</i>	<i>Japanese Cedar</i> <i>Lawson Cypress</i>	69 Cross St, Ashburton	Lot 1 DP 548452	U41	36 28

DISTRICT PLAN ID NUMBER	TREE DESCRIPTION		LOCATION	LEGAL DESCRIPTION	DISTRICT PLAN MAP NUMBER	EVALUATION SCORE
32.	Platanus x acerifolia (2)	<i>London Plane</i>	57 Cross Street, Ashburton	Lot 1 DP 319335	U41	26
33.	Ulmus glabra "Camperdowni"	<i>Camperdown Elm</i>	59 Cross Street, Ashburton	Lot 2 DP 319335	U41	30
34.	Ulmus glabra "Camperdowni"	<i>Camperdown Elm</i>	61 Cross Street, Ashburton	Lot 3 DP 319335	U41	30
35.	Quercus palustris	<i>Pin Oak</i>	37 Harrison St, Ashburton	Lot 2 DP 28047	U41	34
36.	Ulmus glabra "Pendula"	<i>Weeping Elm</i>	58 Harrison St, Ashburton	Lot 2 DP 61061, Lots 19 & 20 DP 44041	U41	30
37.	Thuja plicata Cupressus funebris Calocedrus decurrens	<i>Western Red Cedar</i> <i>Mourning Cypress</i> <i>Incense Cedar</i>	53 Walnut Ave, Ashburton	Lot 1 DP 39004	U47	28 36 32
38.	Cupressus sp	<i>Cypress</i>	47 Walnut Ave, Ashburton	Lot 4 DP 39004	U47	26
39.	Fagus sylvatica purpurea	<i>Copper Beech</i>	68 Elizabeth St, Ashburton	Lot 2 DP 363	U47	26
40.	Fagus sylvatica purpurea	<i>Copper Beech</i>	57 Harrison St, Ashburton	Lot 59 DP 430	U41	30
41.	Unallocated Number					
42.	Magnolia grandiflora (2)	<i>Laurel Magnolia</i>	Sealy St, Ashburton	Lot 2 DP 386200	U53	22
43.	Fagus sylvatica purpurea	<i>Copper Beech</i>	46 Wakanui Rd, Ashburton	Lot 1 DP 33014	U61	30
44.	Fagus sylvatica purpurea	<i>Copper Beech</i>	18 Carters Tce, Ashburton	Lot 2 DP 33196	U67	30
45.	Sequoiadendron giganteum Quercus rubra Ulmus glabra (2) Quercus robur	<i>Wellingtonia</i> <i>Red Oak</i> <i>Scotch Elm</i> <i>English Oak</i>	1 Park Lane, Ashburton	TS 1095 and 1096	U53	48 34 34 34
46.	Nothofagus fusca	<i>Red Beech</i>	41 William St, Ashburton	TS 338	U60	42

DISTRICT PLAN ID NUMBER	TREE DESCRIPTION	LOCATION	LEGAL DESCRIPTION	DISTRICT PLAN MAP NUMBER	EVALUATION SCORE	
47.	Fagus sylvatica purpurea Fraxinum excelsior "Aurea" Ulmus glabra "Camberdowniii" Quercus sp	<i>Copper Beech</i> <i>Golden Ash</i> <i>Camperdown Elm</i> <i>Oak</i>	70 and 74 Belt Rd, Ashburton	Lots 1 and 2 DP 47484	U41	30 32 32 26
48.	Nothafagus fusca (2) Liquidamber styraciflua (3) Platanus x acerifolia Tilia sp	<i>Red Beech</i> <i>Sweet Gum</i> <i>London Plane</i> <i>Lime</i>	80 Belt Rd, Ashburton	Lot 3 DP 47484 Lot 6 DP 25352	U41	32 34 26 30
49.	Quercus robur (5) Fraxinus excelsior (2) Fraxinus oxycarpa Castanea satvia Tilia x europaea Acer platanoides Fagus sylvatica	<i>English Oak</i> <i>European Ash</i> <i>Claret Ash</i> <i>Sweet Chestnut</i> <i>Common Lime</i> <i>Norway Maple</i> <i>English Beech</i>	Allenton School, Harrison St, Ashburton	Pt Lot 178 DP235	U41	34 26 36 36 26 28 30
50.	Sequoiadendron giganteum	<i>Wellingtonia</i>	St Andrew's Church, 59 Bridge Street, Rakaia	Lot 1 DP63703	U19	52
51.	Chamaecyparis lawsoniana	<i>Lawson Cypress</i>	St Mark's Church, 35 Elizabeth Street, Rakaia	Lot 1 DP 302026	U18	36
52.	Sequoiadendron giganteum	<i>Wellingtonia</i>	All Saint's Church, 1 Chapman St, Methven	Lot 2 DP 68819	U05	32
53.	Quercus rubra	<i>Red Oak</i>	3 Dolma Street Methven	Lot 2 DP 68168	U08	30
54.	Quercus robur (2)	<i>English Oak</i>	Alford Forest, RD1, Ashburton	Lot 1 DP 47565	R43	26
55.	Cedrus deodara (2)	<i>Himalayan Cedar</i>	83 and 87 Oak Grove, Ashburton	Lot 1 DP 10027 and Lot 46 DP 18240	U47	32
56.	Cedrus deodara	<i>Himalayan Cedar</i>	87 Oak Grove, Ashburton	Lot 46 DP 18240	U47	30

DISTRICT PLAN ID NUMBER	TREE DESCRIPTION		LOCATION	LEGAL DESCRIPTION	DISTRICT PLAN MAP NUMBER	EVALUATION SCORE
57.	Unallocated Number					
58.	Ginkgo biloba	<i>Maidenhair Tree</i>	5 Buchanan Place, Ashburton	Lot 1 DP 41108	U46	38
59.	Sequoiadendron giganteum	<i>Wellingtonia</i>	131 Liddles Road, Hinds	PT RS 31037	R78	36
60.	Tilia x europea Platanus orientalis	<i>Common Lime</i> <i>Oriental Plane</i>	ATS, Havelock Street, Ashburton	Lot 1 DP 39561	U53	30 30
61.	Tilia x europea Fagus sylvatica Ulmus glabra	<i>Common Lime</i> <i>European Beech</i> <i>Scotch Elm</i>	Ground adjoining Balmoral Hall and including Balmoral Hall, Cameron Street, Ashburton	Lot 1 and Lot 2 DP 36145	U53	38 28 26
62.	Platanus orientalis Fraxinus excelsior Quercus rubra	<i>Oriental Plane</i> <i>European Ash</i> <i>Red Oak</i>	Balmoral Hall, Cass Street, Ashburton	Lot 1 DP 36145	U53	26 26 26
63.	Quercus rubra	<i>Red Oak</i>	49 Belt Road, Ashburton	Lot 1 DP 23873	U41	34
64.	Tilia x eurpoa	<i>Common Lime</i>	30 Queens Drive, Ashburton	Lots 42 DP 23494	U47	34
65.	Ginkgo biloba	<i>Maidenhair Tree</i>	13 Grigg Street, Ashburton	Lot 1 DP 23586	U53	32
66.	Cedrus deodara	<i>Himalayan Cedar</i>	Acton Road (farm – M Burrowes), Ashburton	Lot 8 DP 408393	R61	34
67.	Quercus rubra	<i>English Oak</i>	Tinwald School, 131 Thomson Street, Tinwald	Lots 398 – 405 408 – 418 DP 256 Tinwald School	U72	48
68.	Quercus coccinea (2)	<i>Scarlet Oak</i>	CCS (IHC), 21 Archibald Street, Tinwald	Lot 1 DP 309560	U67	50
69.	Juglans regia	<i>Common Walnut</i>	Cnr Kermode & Moore Streets, Ashburton	Lot 1 DP 389988 Unit 6 DP 396013	U53	30
70.	Olea europaea	<i>Olive Tree</i>	158 William Street Ashburton	Lot 1 DP 68810	U54	34
71.	Fagus sylvatica purpurea	<i>Copper Beech</i>	174 Cameron Street Ashburton	TS 239	U53	28

DISTRICT PLAN ID NUMBER	TREE DESCRIPTION		LOCATION	LEGAL DESCRIPTION	DISTRICT PLAN MAP NUMBER	EVALUATION SCORE
72.	Barrhill trees		All trees in the Residential C Zone, over 5 metres in height and located within 10 metres of the road reserve at Barrhill.	Barrhill Township	U10	50

### Appendix 12-5: Criteria for Evaluation of Protected Trees

Factors	Points: 0	2	4	8	16	32
<b>Heritage/historic</b>				Local area/community significance or planted by well known local identities or organisations.	Early settler plantings or trees intrinsically associated with historic/heritage buildings or places or important historical events.	Trees commemorating important regional or national historic events or planted by historic identities.
<b>Scientific/ botanical</b>	No special scientific or botanical value. Classified as noxious or surveillance plant or unwanted wilding exotic tree species.	Few good specimens of particular species in particular township or local community	Rare throughout District.	Rare in Canterbury region or significant tree group or ecological association or important seed or propagating material source.	Rare throughout New Zealand or arboretum or tree collection.	Only known specimen in New Zealand or last remnant of native trees or bush.
<b>Importance of position in landscape</b>	Totally obscured by trees, structures or not seen from a public place.	Small tree or tree more than 50% obscured by other trees, objects or landscape.	Roadside or park tree or tree/s in well frequented public place or private property.	Fine avenue or street plantings or tree/s growing in areas where other large trees are scarce.	Principal feature of important public place or landscape design. Well known district landmark or provides "gateway" effect to township or local community.	Landmark of national importance or tree/s are a vital component of a definitive landscape design.
<b>Cultural, ethnical, social, or spiritual values or to commemorate a personal sacrifice.</b>	No special cultural, social, ethnical or spiritual values.	Planted by unknown person/s to commemorate minor event.	Planted by well known person/organisation or event of local importance.	Tree well known throughout district to be of significance. Tree represented as emblem or symbol.	Tree well known throughout Canterbury region to be of significance.	Tree well known nationally to be of significance.

Factors	Points: 0	2	4	8	16	32
<b>Size (Crown diameter x total height) or exceptional trunk diameter.</b>	Very small – less than 10m <sup>3</sup> .	Small – 10m <sup>3</sup> to 50m <sup>3</sup> .	Medium - 50m <sup>3</sup> to 150m <sup>3</sup> .	Large – 150m <sup>3</sup> to 250m <sup>3</sup> or largest tree in locality.	Very large 250m <sup>3</sup> or more. Very large specimen or trunk diameter exceptionally large for particular species or grove of trees.	Largest or one of largest of particular species in New Zealand.
<b>Age</b>	Recent planting.	5 – 50 years.	50 – 100 years.	100 – 150 years.	150 years plus.	Oldest on record in New Zealand.
<b>Form and condition</b>	Dying, dead, diseased, unbalanced, bad structural defects or dangerous and cannot be rectified.	Poor condition or form, stable condition, no bad defects. Any hazardous and other conditions can be rectified.	Fair – reasonable form, stable condition, no bad defects.	Good form, healthy condition, making good growth or interesting character.	Exceptionally good, outstanding specimen for district and region.	One of best examples of species in New Zealand.
<b>Suitability in relation to setting or site conditions</b>	Totally obscures or is causing significant damage to heritage objects, buildings or any essential structure or utility.	Partially obscures a heritage object or is causing slight damage to important structures, dwellings or commercial premises that can be rectified.	Tree not obscuring or injuriously affecting any buildings, objects, structures, services or utilities. No significant negative values.	Good juxtaposition and harmony with important buildings, objects, structures and essential services or utilities.	Tree species and position specifically chosen and designed to enhance whole site or neighbourhood.	Classic and nationally recognised example of excellent landscape design with trees.
<b>Functional value e.g. soil stabilization, noise amelioration, shelter, screening, pollution control shade tree etc.</b>	No functional value.	25% effective (state function).	50 % effective (state function).	75% effective (state function).	100% effective (state function).	Of vital public interest that function be maintained (state function).