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Report

# Assessment of Built Historic Heritage Effects




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## 1 Executive Summary

### 1.1 Summary of purpose

This report provides an assessment of effects on built heritage arising from the Peka Peka to North Ōtaki Expressway Project. The report confirms that there are four heritage structures on the New Zealand Historic Places Trust (NZHPT) Register and/or the Kāpiti Coast District Council (KCDC) Heritage Register that will be affected by the Project. These are the:

- Ōtaki Railway Station
- former Rahui Milk Treatment Station
- former Rahui Factory Social Hall
- former Te Horo Railway Station

In addition there are three other buildings or sites affected by the Project that contain structures with built heritage values but which are not statutorily recognised. These are:

- the beehive kilns in the former Mirek Smíšek pottery and their site which also contains the, preparation shed, relocated hut, relocated Te Horo railway station and house
- 'Clifden' cottage

There are five further KCDC registered properties, which are not affected by the Project. These are:

- 3 Main Highway, Ōtaki, Brown Sugar café
- 91 Main Highway, Ōtaki, old house built 1880
- 290 Main Road, Ōtaki, old house built 1889
- Centennial reserve, Main Road, Ōtaki, Court House
- 266 Main Road, 1888 cottage

### 1.2 Assessments undertaken

Each of the registered and listed heritage buildings was visited and photographed. Information was gathered on statutorily identified built heritage from the NZHPT on-line register and field record forms and the KCDC heritage inventory forms. Other potential items of heritage value were identified through visual inspection. An assessment on the beehive kilns was summarised from a brief oral history from Mirek Smíšek and web-based information. Research into 'Clifden' was based on information from the Ōtaki Historical Society (OHS) Journals.

Based on the site visits, visual inspections and research, outline assessments of heritage values and significance were written.

### 1.3 Key environmental effects on built heritage

The Project will have the following effects on built heritage:

- realignment of the railway tracks by the Ōtaki Railway Station, changing the existing relationship of the building with the line.
- a four-laned roadway in close proximity to the former Rahui Milk Treatment Station changing the existing setting, with a potentially visible bridge to the north.
- a four-laned roadway in close proximity to the former Rahui Factory Social Hall, changing the existing setting.
- modification of the existing setting of the relocated former Te Horo Railway Station.

- occupation of the sites of the beehive kilns and flue and the existing house by the Project bunding, reduction in the size of the site by approximately half, as well as changes to the setting of the group of structures associated with the Smíšek pottery.
- occupation of the site of 'Clifden' by approach roads to the Expressway.

#### **1.4 Recommended mitigation and anticipated effects**

The following mitigation is recommended to minimise adverse effects and protect historic heritage as far as possible:

- realignment of the Ōtaki Railway Station along with all internal and external elements associated with the station is recommended and this is likely to result in adverse effects being less than minor and its historic heritage will be protected. Updating the conservation plan prior to the beginning of the Project will give appropriate advice for the care of the building when the Project is underway and into the future.
- effects on the former Rahui Milk Treatment station are considered to be less than minor, and do not require mitigation with the exception of screen planting. Its historic heritage will therefore be protected.
- effects on the former Rahui Factory Social Club are considered to be less than minor, and do not require mitigation with the exception of screen planting. Its historic heritage will therefore be protected.
- although the setting of the former Te Horo Railway Station is to be modified, as it has been relocated from its original site, effects from the Project are considered to be less than minor and its historic heritage will be protected. Screen planting and a new access road are recommended
- relocation of the kilns and flue to the opposite end of the preparation shed, recording them on their existing site, using the information for interpretation, screening of the Project and allowing for public access to the site and remaining structures, where possible, will mitigate adverse effects of the Project to less than minor. Its historic heritage will therefore be protected.
- in addition to those measures recommended for the kilns, recording of the house prior to demolition or removal and including this information in interpretation of the site, will reduce the effects on the existing grouping to less than minor and its historic heritage will be protected.
- relocation of 'Clifden', without later additions, to a site previously owned by William Small with the best qualities of the existing setting, would reduce the effects of the Project to less than minor and its historic heritage will be protected. If such a site cannot be found, a site with the best qualities of the existing setting and as close as possible to the current site would reduce adverse effects of the Project to minor but, given the modified nature of this house, its historic heritage will still be protected.

Where the recommended mitigation proposed is implemented, the overall effects of the project will be less than minor.

## **2 Introduction**

### **2.1 Purpose**

The purpose of this report was to identify any built heritage in close proximity to the Project and any potential effects that the Project may have on the places identified. The report then recommends mitigation measures where effects have been recognised.

### **2.2 Scope**

The scope of the report was to list built heritage entries included on the Kāpiti Coast District Council (KCDC) Heritage Register and the New Zealand Historic Places Trust (NZHPT) Register of Historic Places that may potentially be affected by the PP2O Project alignment. Other structures, not statutorily recognised, which may have heritage values, were also to be identified, inspected and assessed as to potential effects.

Once identified, heritage values of all statutorily and non-statutorily recognised built heritage were evaluated and statements of heritage values written. The effects of the Project on heritage values of built heritage are a key focus of this report. Effects of the Project on Archaeological and Cultural values are assessed in separate reports.

With structures identified, the effects of the Project on their heritage values were assessed from both a construction and operational perspective, including any actual and potential effects, to determine which of these structures might be directly affected. Recommendations were then developed regarding appropriate measures to mitigate the effect of the Project on the structures considered to be affected.

### **2.3 Information supplied**

Plans of the entire alignment prepared by Opus and URS were made available. The plans were entitled “New Zealand Transport Agency PP2O Project Scheme Assessment” and included:

- Road layout plan sheets 1 to 8 dated 08/2012
- Typical cross section sheets 1 and 2 dated 09/2011
- Road sections sheets 1 to 5, dated 09/2011
- Main alignment – longitudinal profile sheets 1 to 5, dated 09/2011
- Draft Landscape plan sheet 1 to 8, LA 00 to LA 08, RO, undated

Other reference material for this assessment included a previous assessment of environmental effects prepared by the author in March 2003 and the Peka Peka to North Ōtaki Specialist Report – Heritage and Archaeology prepared by Cathryn Barr of Opus International Consultants Ltd of August 2011.

### **2.4 Site visit**

Potentially affected built heritage structures were visited on May 11, August 17, and September 25, 2012. The structures visited are those listed as being affected below in table 1 and section 6.2.



### 3 Project Description

#### 3.1 Main alignment

The Wellington Northern Corridor RoNS runs from Wellington Airport to Levin. The Project is one of eight sections of the Wellington Northern Corridor RoNS. The location of the Project in the overall scheme of this corridor is illustrated in table 1 below.

The NZTA proposes to designate land and obtain the resource consents to construct, operate and maintain the Project. The Project extends from Te Kowhai Road in the south to Taylors Road just north of Ōtaki, an approximate distance of 13km.

The Expressway will provide two lanes of traffic in each direction. Connections to local roads, new local roads and access points over the Expressway to maintain safe connectivity between the western and eastern sides of the Expressway are also proposed as part of the Project. There is an additional crossing of the Ōtaki River proposed as part of the Project, along with crossings of other watercourses throughout the Project length.

On completion, it is proposed that the Expressway becomes State Highway 1 (SH1) and that the existing SH1 between Peka Peka and Ōtaki becomes a local road, allowing for the separation of local traffic. The power to declare roads to be State Highways or revoke status resides with the Chief Executive of the Ministry of Transport, not with the NZTA.



Figure 1 Location of Peka Peka to North Ōtaki Project

#### 3.2 NIMT

KiwiRail proposes to designate land in the Kāpiti Coast District Plan for the construction, operation and maintenance of a re-aligned section of the North Island Main Trunk (NIMT) through Ōtaki.

#### **4 Statutory and non-statutory framework**

The statutory framework for assessing the effects on built heritage of the Project, which are used in this Assessment comprises:

- the Resource Management Act 1991 (RMA), particularly definitions of heritage and Part 2 Section 6(f)
- the Historic Places Act 1993
- the KCDC District Plan

The NZHPT has a number of non-statutory guidelines, which it uses to assess effects on built heritage and these are also used in this Assessment.

The ICOMOS NZ Charter 2010 is a non-statutory document which is used by many governmental agencies and local and regional councils to assess effects on built heritage and is also used in the this Assessment.

A full description of these assessment criteria is included in Appendix 1.

## **5 Methodology for identification of potentially affected built heritage**

### **5.1 Statutorily identified built heritage**

#### **5.1.1 Identification**

For the purposes of this report, statutorily identified built heritage consists of those structures that are currently by listed on the operative and proposed KCDC District Plan heritage register or included in the NZHPT Register of Historic Places, Wahi Tapu and Wahi Tapu Areas. Those KCDC listed or NZHPT registered buildings within a distance of approximately one kilometre from the centre line of the proposed alignment were inspected. This measure was selected as it represents a likely distance where possible permanent or temporary visual or physical effects (including earthworks and other physical works) on heritage values might result from construction or operations associated with the Project.

Nine such structures were identified and each was inspected from the local road. These are listed in table 1. The conclusion from this assessment is that all but four of these structures are either too distant from the proposed alignment to experience any physical or visual effects, or there were no assessed changes in circumstance from the existing situation.

One of the statutorily recognised buildings identified as being affected by the Project is the Ōtaki Railway Station. The author prepared a conservation plan on this building for the Rail Heritage Trust of New Zealand (RHTNZ) in 1997. Information from this plan is used in this assessment.

Information on the other NZHPT registered heritage buildings potentially affected by the Project was obtained from their field record and registration forms. Information on the former Te Horo Railway Station was obtained from the KCDC and the RHTNZ records as well as the publication, *The Changing faces of Te Horo*, published by the Ōtaki Heritage Bank Preservation Trust.

#### **5.1.2 Assessment of heritage values**

Outline assessments of heritage values of buildings formally recognised by the NZHPT or the KCDC is included in section 8 of this report based on the RMA definitions of historic heritage.

#### **5.1.3 Assessment of effects**

As these structures have been statutorily recognised, standard assessment criteria are used comprising those of the NZHPT, the KCDC District Plan, the ICOMOS NZ Charter and section 6(f) of the RMA in sections 9, 10, 11, and 12 of this report.

### **5.2 Non-statutorily identified built heritage**

#### **5.2.1 Identification**

Other buildings which may have potential heritage values and which are not statutorily recognised, were identified either visually or from research using oral history or secondary sources. Visual identification was based on likely age, use of materials, form, and style. Information on the former Smíšek kilns came from a telephone conversation with the potter on 30 March 2012 while information on Mirek Smíšek came from relevant web sites. Secondary sources used included the Ōtaki Historical Society (OHS) Journal, the KCDC heritage inventory files and the RHTNZ files. The OHS Journals provided information on the house, 'Clifden', built in 1870 for William Small at Bridge Lodge.

#### **5.2.2 Assessments of heritage values**

As these buildings are not formally recognised, outline assessments of heritage values of these buildings are included in section 8 of this document, which are based on the definitions of historic heritage contained in the RMA.

### **5.2.3 Assessment of effects**

Although not statutorily identified, a similar process for assessing effects of the Project on these buildings is included in section 13, 14 and 15 of this report. The same criteria are used to assess effects of the Project on the non-statutorily identified built heritage, but the key criterion for assessment is that contained in Part 2 6(f) of the RMA and this is addressed first.

## 6 Existing Environment

### 6.1 Statutorily recognised built heritage and the alignment

There are nine statutorily recognised heritage buildings on or near the Project, which are entered on the NZHPT Register and/or the operative and proposed KCDC Heritage Register. The following list is taken from the KCDC District Plan, which also identifies those buildings registered with the NZHPT

| NO  | ORIGIN     | OWNER                      | LOCATION/LEGAL DESCRIPTION/  | DESCRIPTION/SIGNIFICANCE (VALUATION NZ NO.)  |
|-----|------------|----------------------------|--|--|
| B1  | HPT (II)   | Land Information NZ (LINZ) | Arthur St, Ōtaki (SO 13765 Railway land)   | Ōtaki Railway Station<br>NZHPT Register No. 4099 Cat. II (1509135900)                      |
| B4  | HPT (II)   | Private                    | 3 Main Highway (SH1), Ōtaki, (Lot 2 DP 26621)                                    | Cottage - Brown Sugar Café, NZHPT Register No. 4093 Cat. II, (1509194200)                  |
| B7  | HPT (II)   | Capital Dairy Products     | 35 Rahui Rd, Ōtaki (Lots 1, 4 DP 4014 Pt Matitikura ML 258 A/349)                | Rahui Milk Treatment Station NZHPT Register No. 4102 Cat. II (1509157005)                  |
| B8  | HPT (II)   | Capital Dairy Products     | 35 Rahui Rd, Ōtaki (Lots 1, 4 DP 4014 Pt Matitikura ML 258 A/349)                | Rahui Factory Social Hall<br>NZHPT Register No. 4101 Cat. II (1509157005)                  |
| B47 | Submission | Private                    | 91 Main Highway (SH1), Ōtaki (Pt Plan A/2425 Lot 7 DP 15445)                     | Old house, built @ 1880 - heart rimu and kauri. (1509192000)                               |
| B53 | Submission | Private                    | 290 Main Road (SH1), Ōtaki (Lot 2 DP 46091)                                      | Old house (1898) - originally used as home for homeless and deprived children.(1509105400) |
| B54 | KHS        | Private                    | 990 State Highway 1, Te Horo (Ngakaroro Pt 3 D1 No. 6 Blk II Kaitawa SD ML 1526) | Once Te Horo Railway Station (1488127200)  |
| B60 | KCDC       | KCDC                       | Centennial Reserve, Main Road, Ōtaki (Lots 1-4 DP 12402)                         | Court House (1509139800)   |
| B86 | OHS        | Private                    | 266 Main Road (SH1), Ōtaki (Lot 2 DP 30732)                                      | Victorian cottage built 1888 (1509133800)  |

Table 1 statutorily recognised built heritage near to the alignment

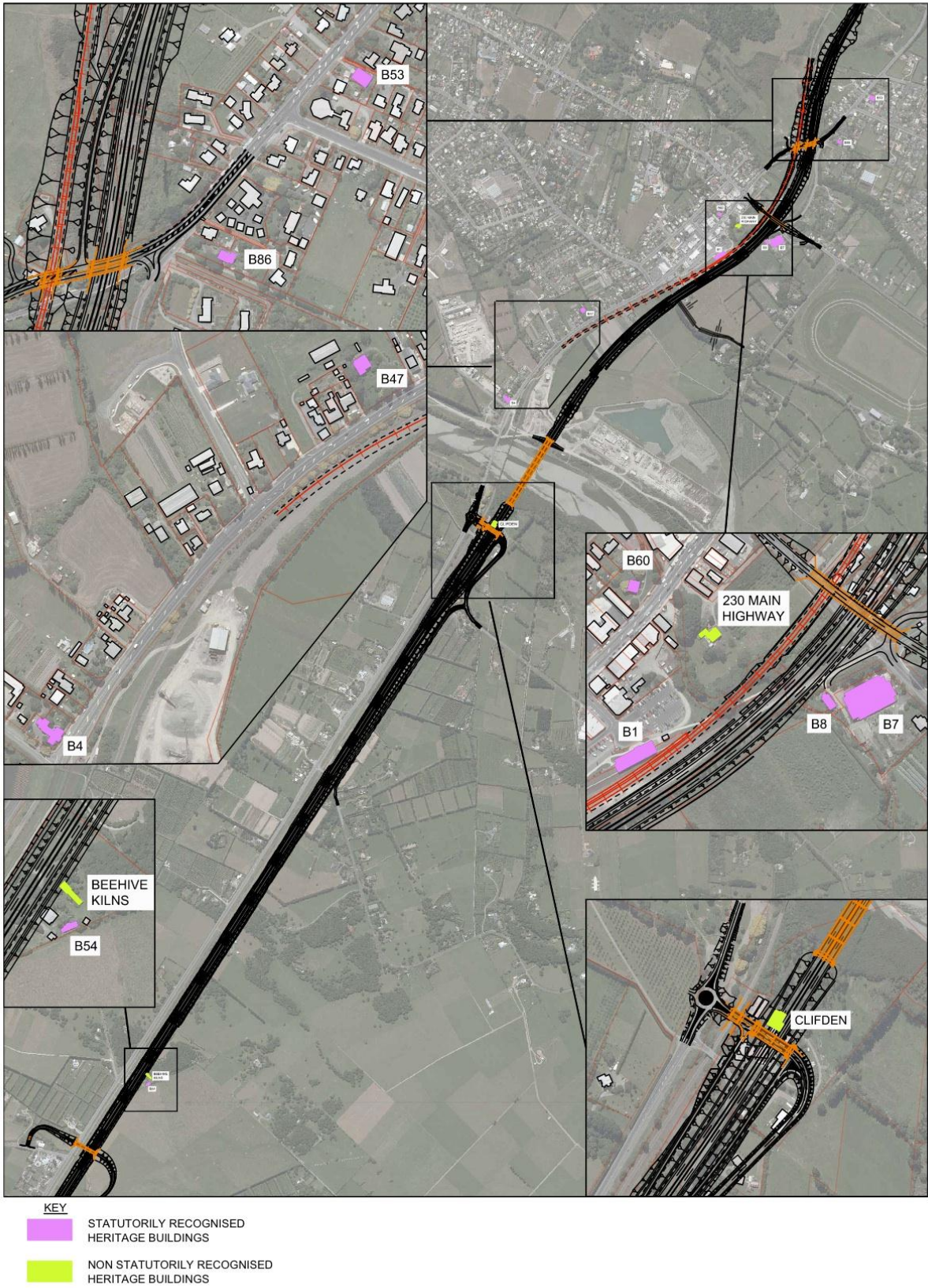


Figure 2 Plan of the Project showing statutorily and non-statutorily identified built heritage

## **6.2 Non-statutorily recognised built heritage and the alignment**

There are several other buildings/structures not listed or registered, which are of possible heritage value identified as described in 5.2.

### **6.2.1 Mirek Smíšek pottery site**

One group of buildings comprises the former Mirek Smíšek pottery property. Mirek Smíšek is an internationally recognised potter who established his pottery at the property in the 1960's. He lived and potted on the property for approximately 20 years when he was at his most productive and when he attained his international standing. He constructed two beehive kilns to fire his salt glazed pots for which he is well known, which are considered to have high heritage value, and he lived in the house on the property. He also relocated two railway buildings onto the property, one of which is the former Te Horo Railway Station, listed on the register of heritage features of the Kāpiti Coast District Council. The group of buildings forms a grouping of structures associated with Mirek Smíšek of minor heritage value but also includes one registered building. The group comprises:

- The former Te Horo Railway Station (listed with the KCDC, as identified above)
- Beehive kilns and brick flue with shelter
- A pottery preparation shed next to the beehive kilns
- A (former railway workers?) hut
- A house

#### **Beehive kilns and brick flue**

A report on the kilns and an outline biography of Mirek Smíšek was prepared by the author in May 2012. Mirek Smíšek is one of New Zealand's best-known studio potters who has an international reputation, particularly for his pioneering work on salt glazed pottery. Smíšek used the kilns when he developed and matured his use of the technique. The report is attached as Appendix 2.

#### **Shed next to the beehive kilns**

The shed next to the beehive kilns is an ad hoc structure with an earth floor built from "as found" materials and was used by Smíšek to prepare clay and throw pots. Its condition is parlous. As with the other buildings on the property, it is of minor heritage value based on its association with Smíšek.

#### **Hut (possibly a railway workers' hut)**

The KCDC heritage inventory file for the former Te Horo Railway Station suggests that the cottage on the former Mirek Smíšek pottery had been a two-roomed railway worker's hut. The conclusion on the origins of the building derives from a similarity with cottages built to accommodate railway workers. Smíšek relocated it, possibly along with the Te Horo Railway Station in 1971, from an unknown site and removed an interior wall to create a single room. The lack of confirmed historical information on the building means a complete assessment of its heritage value is not possible. Its connection to Smíšek, who used it as a show room, however, suggests that it has some minor historical value in its association with the potter and as one of a group of buildings used by Smíšek.

#### **House**

The house on the former pottery site is a large Edwardian villa, which uses common materials and forms and is designed in a common style for the period. No information on the property was found in the Ōtaki Historical Society Journals but it has some minor historical value in its association with the potter and as one of a group of buildings used

by Smíšek. It is the only building on site that was not constructed by Smíšek or transported onto the site by him.



### 6.2.2 230 Main Highway

A building that was visually identified as having potential heritage value is a bay villa at 230 Main Highway, Ōtaki, which was constructed prior to 1890. The history of the site is covered by the archaeological assessment prepared by Cathryn Barr. The house has had extensive modifications and its form, age and materials of the building are typical of the period throughout New Zealand. The house was once owned by Hema Te Ao, a significant kaumatua and local politician. It is considered to have minor built heritage values.



Figure 3 230 Main Highway, former home of Hema Te Ao, photo I. Bowman, 11 May 2012

### 6.2.3 'Clifden'

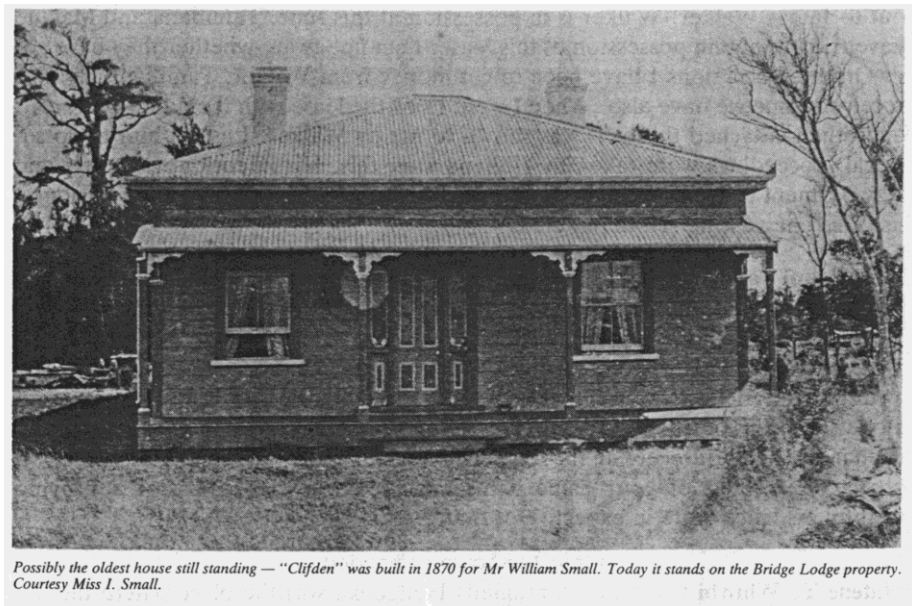


Figure 4 'Clifden', built in 1870 in the Bridge Lodge complex, *Ōtaki Historical Society Journal* 3 page 32

According to the *Ōtaki Historical Society Journal* 3 page 32, a house named 'Clifden' is believed to have been constructed in 1870. It is located in the Bridge Lodge complex, the site of which was purchased from Tamihana Te Rauparaha by William Small, believed to be one of the earliest

settlers in the district. As can be seen in figure 3, the house has a low-pitched hipped roof with boxed eaves, symmetrical front elevation of central front door and flanking windows, and bull-nosed verandah typical of plain villas of the 1870s and 1880s. The house has been modified with extensions to the south and west, removal of chimneys, removal of verandah brackets, and a concrete verandah but the general form and the main elements of the north elevation have been retained.

### **6.3 Buildings investigated that have little or no heritage values**

#### **6.3.1 42 Rahui Road**

42 Rahui Road is located opposite the Rahui Milk Treatment Station. It is a large Californian Bungalow styled house set in a large section. The building was visually assessed in 2003 and several times in 2012. The building is a typical example of the Californian Bungalow style, which was a common domestic style in the 1920s and 30s. The building has not been identified by the Ōtaki Historical Society and no articles on the building appear in the *Ōtaki Historical Society Journal*. As the house is designed in a common style, without any unique features or elements and it has not been identified as having a significant history associated with it, the house does not have sufficient heritage values to warrant listing by the Kāpiti Coast District Council nor registration with the New Zealand Historic Places Trust.

#### **6.3.2 50 Rahui Road**

The owner of 50 Rahui Road notified the Kāpiti Coast District Council (KCDC) that she believed her house had some heritage values. The house is to the east of 42 Rahui Road. The house is a typical weatherboarded, timber framed, 2 bedroomed gabled villa of the turn of the century. The first title to the property was issued in 1904 to the New Zealand Farmers Dairy Union in 1904, and this is likely to be the date of the construction of the house. On the basis of the information available, and the information gained from a site visit on 25 September 2012, the house does not have sufficient heritage values to warrant either registration with the New Zealand Historic Places Trust or listing by the Kāpiti Coast District Council.

## 7 Potentially affected built heritage

### 7.1 Selection of affected statutorily recognised affected built heritage

The following schedule lists the nine statutorily recognised buildings that were identified during the scoping phase of the Project as potentially affected and identifies reasons as to why they were considered to be affected or unaffected.

| KCDC register no | Item                          | Affected | Reason  |
|------------------|-------------------------------|----------|---|
| B1               | Ōtaki Railway Station         | Yes      | The realigned railway line will occupy part of the existing location of the station   |
| B4               | Brown Sugar café              | No       | The Project will be approximately 200 metres to the east of the café beyond the existing State Highway and aggregate crushing area opposite. The immediate environment will not change. |
| B7               | Former Milk Treatment station | Yes      | The Project will be in close proximity to the north elevation of the building <sup>1</sup> .  |
| B8               | Former Social Hall            | Yes      | The Project will be in very close proximity to the building.  |
| B47              | Old House (1880)              | No       | The Project will be 200 metres or more to the east of the house beyond the existing State Highway and paddocks. The immediate environment will not change.                              |
| B53              | Old House (1898)              | No       | The Project will be 200 metres or more to the west of the house beyond the existing State Highway and subdivisions opposite. The immediate environment will not change.                 |
| B54              | Te Horo Railway Station       | Yes      | The Alignment will be within 20 metres of the former Railway Station changing its immediate environment <sup>2</sup> .  |
| B60              | Courthouse                    | No       | The Alignment will be approximately 160 metres away from the building and the Project will largely hidden by existing buildings   |

<sup>1</sup> Any vibration effects will be defined by expert Mr Stephen Chiles.

<sup>2</sup> Any vibration effects will be defined by expert Mr Stephen Chiles.

|     |                    |    |   |
|-----|--------------------|----|---|
|     |                    |    | and the immediate environment will not change.  |
| B86 | Cottage built 1888 | No | The Alignment will be approximately 180 metres away from the cottage and the Project will be hidden by existing vegetation and the immediate environment will not change. |

**Table 2 built heritage possibly affected by the Project**

## 7.2 Selection of affected non-statutorily recognised affected built heritage

The following schedule lists the potentially affected non-statutorily recognised built heritage structures and identifies reasons as to why they are considered to be affected or unaffected.

| Item                                   | Affected | Reason   |
|--|----------|--|
| Beehive kilns and flue                 | Yes      | The site of the kilns will be occupied by bunding constructed for the Project <sup>3</sup> .   |
| Hut (former Railway workers ?)         | No       | The hut will be approximately 50 metres from the alignment but the Project is likely to be partially hidden by low bunding <sup>4</sup> .  |
| House on former Smíšek pottery site    | Yes      | The site of the house will be occupied by bunding proposed for the Project.  |
| Shed on the former Smíšek pottery site | No       | The shed will be in close proximity to the Alignment but is likely to be partially hidden by low bunding <sup>5</sup> .  |
| 230 Main Highway                       | No       | The Alignment will be approximately 70 metres away and the immediate environment around the house will be little changed. Planting is proposed closer to the railway line to partially obscure the line and Project. |
| 'Clifden', Bridge Lodge                | Yes      | The site of the house will be occupied by an overbridge access road.   |

**Table 3 non-statutorily recognised built heritage possibly affected by the alignment**

<sup>3</sup> Any vibration effects will be defined by expert Mr Stephen Chiles.

<sup>4</sup> Any noise and vibration effects will be defined by expert Mr Stephen Chiles.

<sup>5</sup> Any noise and vibration effects will be defined by expert Mr Stephen Chiles.

## 8 Heritage values of affected built heritage

The RMA defines historic heritage as: “(a) 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.” Apart from archaeological qualities, the values of each of the affected built heritage is assessed according to these qualities. Where appropriate, archaeologist Cathryn Barr, has reported on archaeological qualities and these are not repeated in this Assessment.

### 8.1 Ōtaki Railway Station, KCDC Heritage Schedule no. B1, NZHPT registration number 4099



Figure 5 Ōtaki Railway Station, photo I. Bowman, 11 May 2012

The author prepared a conservation plan for the building in 1997. The following is the summary of heritage values of the building quoted from this document as amended to suit the RMA definitions of historic heritage.<sup>6</sup>

#### *Historical:*

Ōtaki Railway Station has been a pivotal structure in the life of Ōtaki and surrounding districts since the first station was built in 1886. The Wellington-Manawatu line served by that original station transformed the west coast of the lower North Island and the Ōtaki region was no different. Although the bulk of the town's population is closer to the sea, the role of the station in the district's economic life has been enormous, as it has been with most provincial centres in New Zealand. The principal goods that passed through Ōtaki station, mainly to the Wellington market, were market garden produce, general farm produce, and as a major source of Wellington milk supply before the heyday of road cartage. The present station building dates from 1910<sup>7</sup>, during a period of great growth in railway traffic and a consequently increased building programme for New Zealand Railways.

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<sup>6</sup> Bowman, I., *Ōtaki Railway Station Conservation Plan*, for the Rail Heritage Trust New Zealand, 1997

<sup>7</sup> *ibid* page 6

The present Ōtaki Station building was built just two years after the Government bought the Wellington and Manawatu Railway Company and therefore retains some historical association with this most successful private venture.

#### *Architectural*

Ōtaki is recognised by a station expert, Paul Mahoney, as one very few remaining significant Troup Period Type “B” stations, and the corrugated steel toilets to the north of the station are even rarer. The architectural form and simplified details suggest a classical origin and details on later versions of the style combined simple Classical and Queen Anne styles.

Although not one of the most elaborate of the Troup vintage stations it is nevertheless a not unattractive illustration of the genre. The simple facade to the street reflects the working nature of the building while the building's semi-rural backdrop adds to the station's pleasant setting. The verandah, such a fine feature of many of New Zealand's best railway stations, makes an important contribution to the character of Ōtaki Station. The interior is probably of lesser significance, largely because of the considerable number of changes made to the interior, particularly of late.

The building can also be seen as an important representative example of the provincial New Zealand railway station. Just a small selection of the 19th and early 20th century timber stations now remain. In recognition of its significance Ōtaki Railway Station has been registered Category 2 by the New Zealand Historic Places Trust and category B by the New Zealand Rail Heritage Trust.

Much of the building's interior has been modified or irrevocably lost. Modification of the exterior has been on a far lesser scale and, so, externally at least, the building's authenticity is high. The building's dimensions, materials, design and workmanship therefore remain largely intact on the exterior.

The station is listed ‘B’ with the Rail Heritage Trust of NZ.

#### *Cultural values*

The buildings and railway elements have considerable sentimental value to local residents in general and members of the Ōtaki Railway Station Trust in particular. The fascination with railways in general, and the Ōtaki buildings in particular is exemplified in the voluntary work achieved and planned by the members.

While the level of passenger traffic on New Zealand's railways is much reduced from even 50 years ago the station is still used for passenger shelter. Although the interior of the building has been closed to passengers for some time local affection for the station is still likely to be high.

As a type B Troup station, it provides a fascinating insight into railway travel of the period with some idea of fashions and tastes of each of the eras represented as well as providing an atmosphere of age and patina. The building is therefore also a symbol of continuity in a changing built environment and a yardstick by which to measure the changes in railway transportation.

#### *Scientific*

The building has no known scientific values.

#### *Technological*

The building uses standard building techniques of the time.

## 8.2 Former Rahui Milk Treatment Station, KCDC Heritage Schedule no. B7, NZHPT registration no 4102



Figure 6 Rahui Milk Treatment Station, photo I. Bowman, 11 May 2012<sup>8</sup>

### 8.2.1 NZHPT field record form information

The following information is taken from the NZHPT Field record form<sup>8</sup>

Architect: not known

Builder: not known;

Date of construction 1924

The former Rahui Milk Treatment Station was built in 1924 by the Wellington City Corporation Milk Department as a branch of the main depot. The Corporation had taken over from the Rahui Suppliers Society, which had been formed in 1922. For nearly 70 years the factory has served the Ōtaki district from the days of horse drawn and milk can times to tankers, bottles and other containers.

In 1987 the three regional milk-processing the companies from Manawatu, Hutt and Wellington were amalgamated into Capital Dairy Products. In March 1991 the company became a wholly owned subsidiary of the Tui Milk Products Ltd. The factory was closed on 24 April, 1992 and the Wellington plant in Tory Street is planned to close later in the year [as at 1992]. Both were bottling plants which management states were wasteful in a situation where there is a reduced demand for home delivered bottled milk. A new factory at Longburn where Tui is sited is planned to open in 1993, centralising all the operations once carried by the four branch milk stations.

The verandah that surrounds the factory creates a strong horizontal emphasis on this plain functionalist building. The influence of Classical architecture is apparent in the building's symmetry, and the paired double hung sash windows.

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<sup>8</sup> NZHPT Field Record Form and background information, n.d.

The building is currently undergoing adaptation as an hotel and conference centre. It has been adapted considerably, as have its surroundings, and its heritage values have been significantly compromised.

### **8.2.2 Outline assessment of significance**

The field record form does not include an assessment of significance and nor does the NZHPT on-line register. However, based on the RMA definition of historic heritage and the very limited extent of information on the building, the following outline assessment of significance can be made:

#### *Architectural*

The building has moderate architectural values as a functional industrial building designed with some Classical references. It has been modified significantly internally and externally for use as an event venue with accommodation.

#### *Cultural*

Based on the information available, the building has no known cultural heritage values.

#### *Historic*

The building has moderate historical values having been built to process milk 88 years ago when milk was carried to the factory on horse drawn transport. The building maintained its milk treatment function and was successfully adapted to changing technologies and transport systems for 68 years, after which it was closed.

#### *Scientific*

The building has no known scientific values associated with it.

#### *Technological*

The building uses typical masonry and timber technology of the period.

### **8.3 Former Rahui Factory Social Hall, KCDC Heritage Schedule no. B8, NZHPT registration no 4101**

#### **8.3.1 NZHPT field record form information**

The following information is taken from the NZHPT Field record form<sup>9</sup>

Architect: not known

Builder: not known;

Date of construction 1893

This was one of the first church buildings constructed in the parish of Ōtaki. For many years it was used by both Methodist and Anglican [congregations], as a church and Sunday school room.

By the 1920's the building had become rundown and had fallen into disuse. In 1923 it was renovated and enlarged, however the building was in a poor locality to be used for church purposes and it was only used intermittently.

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<sup>9</sup> NZHPT Field Record Form and background information, n.d.



In 1957 the building was sold to the Wellington City Council for use as a social hall and recreation centre for the employees of the adjacent Rahui Milk treatment Station.

The Milk Treatment Station closed down on 24 April and the social hall appears to have fallen into disuse once more.

The social hall is a plain utilitarian structure, clad in rusticated weatherboard with a corrugated iron gable roof. The only indication of its ecclesiastical origins are the tre-foil shaped windows (now boarded up) on the annexe at the back of the building. The windows down the side of the hall are plain double-hung sashes.

The building is now used as rental accommodation.



Figure 7 Rahui Factory Social Hall, photo I. Bowman, 11 May 2012

### 8.3.2 Outline assessment of significance

The field record form does not include an assessment of significance and nor does the NZHPT on-line register. However, based on the RMA definition of historic heritage, the following outline assessment of significance can be made:

#### *Architectural*

The building has moderate architectural values as a simplified Carpenter Gothic styled church, adapted for use as rental accommodation, and which has low to moderate levels of authenticity.

#### *Cultural*

The building has low to moderate cultural values as it was originally designed and used as a church for the first several decades of the twentieth century.

#### *Historic*

The building has low to moderate historical values having been adapted several times throughout its history from its original function as a church. It has been used as a church, to house a social club and is currently used as rental accommodation.

### *Scientific*

The building has no known scientific values associated with it.

### *Technological*

The building uses typical timber technology of the period.

## **8.4 Former Te Horo Railway Station, KCDC Heritage Schedule no. 54**



Figure 8 Former Te Horo Railway Station, photo I. Bowman, 11 May 2012

### **8.4.1 Documented history**

The original station is believed to have been built in 1896 by the Wellington Manawatu Railway Company, which opened the railway between Wellington to the Manawatu in December 1886. Its original location was on the east side of State Highway 1 opposite 885 Main Road at the southern end of Te Horo.

From this date, the history of the station is confused. Information on the former railway station taken from the KCDC inventory file on the property<sup>10</sup> suggests that the building was a replacement station to one burnt down in 1911. This is uncertain and it is possible that the author of the record was confused with the Ōtaki Railway Station, which was burnt down in this year. The Rail Heritage Trust of New Zealand (RHTNZ) file on the building<sup>11</sup> states that the station was burnt down in 1923 but does not mention when or if it was replaced.

More curious is the fact that the building has the appearance of a modified Vogel period Class 4 stations that were built in the 1880s.

In 1939 the RHTNZ file lists the structures associated with the station as

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<sup>10</sup> KCDC Heritage Inventory file, "Old Te Horo Railway Station", n.d.

<sup>11</sup> email from RHTNZ, Executive Officer, Mike Mellor with Excel file prepared by Juliet Scoble, 10 July, 2012

Station building, passenger platform, fixed signals.

In 1971 the RHTNZ file describes the building as:

Station building built of matai, with benches in waiting room of kauri. Lean-to type building.

The file then describes the relocation of the station in 1971 from its original site “to a local resident who has transferred it to his garden”. The ‘resident’ was potter Mirek Smíšek who used it as bed and breakfast accommodation.

The building is not listed on the RHTNZ register, nor is it registered with the NZHPT. It was recommended for listing on the KCDC heritage register by the Kāpiti Historical Society.

#### **8.4.2 Outline assessment of significance**

The KCDC inventory does not assess the heritage values of the building, however, based on the RMA definition of historic heritage and the very limited extent of information on the building, the following outline assessment of significance can be made:

##### *Architectural*

The building has moderate to high architectural values as a probable modified Vogel Class 4 period station likely to have been designed in 1896 of which there are several examples<sup>12</sup>. Its level of architectural and setting authenticity has been reduced by its relocation and adaptation as a B&B.

##### *Cultural*

The building has no known cultural heritage values.

##### *Historic*

The building has moderate to high historical values as a railway station associated with the Wellington Manawatu Railway a railway line that greatly enhanced transport infrastructure and had a significant impact on the regional economy. As the name of the building type suggests, it is associated with the economic reforms advocated by Treasurer Julius Vogel.

##### *Scientific*

The building has no known scientific values associated with it.

##### *Technological*

The building uses typical timber technology of the period.

#### **8.5 Former Mirek Smíšek beehive kilns**

##### **8.5.1 Outline history**

The kilns were built by Mirek Smíšek, one of New Zealand’s earliest and most significant potters and they were used by Smíšek to fire his signature salt glazed pottery. He explored and developed this form of glaze largely at his property at Te Horo, using the kilns over a 40-year

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<sup>12</sup> Mahoney, P.J., “New Zealand Railway Stations: A Heritage in Timber and Tin”, in *Timber and Tin the first ICOMOS NZ Conference on the conservation of vernacular structures*, ICOMOS NZ, editor David Reynolds, 1990

period, comprising most of his life as a potter. There are no other kilns built and used by him. His pottery and kilns in Nelson were demolished for the Nelson Bypass.

The shelter over the structures gives protection to the brick structures and is an important related element.

### **8.5.2 Outline assessment of significance**

These kilns were assessed in a report prepared by the author on 11 May 2012 included as Appendix 2. Based on the RMA definition of historic heritage the following outline assessment of significance can be made:

#### *Architectural*

The kilns have high architectural values in their design and use, and the association with their builder and designer. They have rarity value in being the only kilns surviving that were made and used by him.

#### *Cultural*

The kilns have high cultural values in being intimately identified with Smíšek and their educative importance in the history of pottery in New Zealand.

#### *Historic*

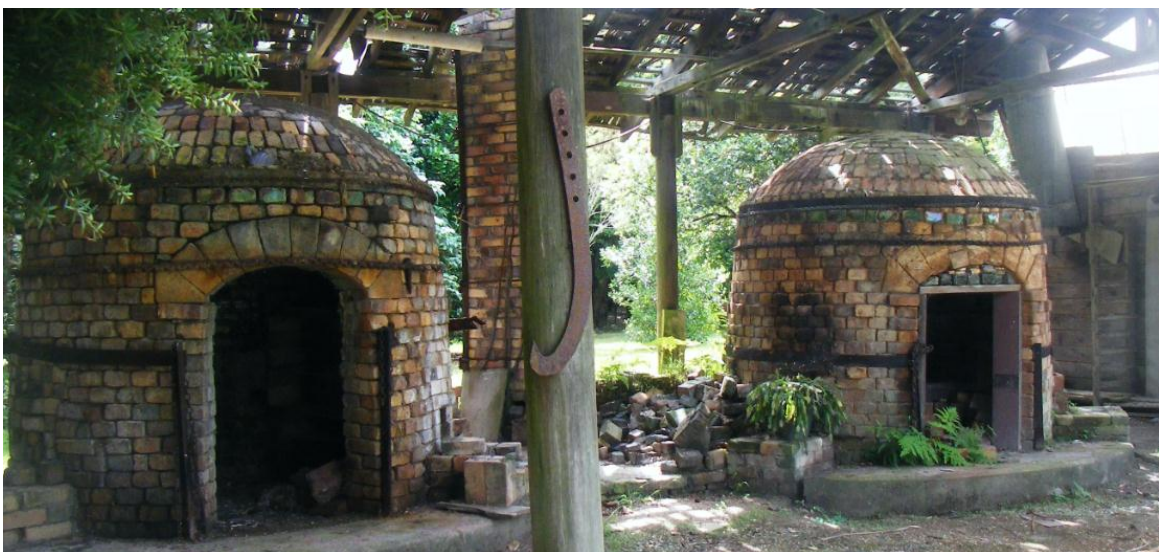
The kilns have high, historic (landmark) values in their association with one of New Zealand's most highly regarded and recognized potters and in their use by him to explore his art form.

#### *Scientific*

The kilns have high scientific value in their use by Smíšek to innovate in the use of salt glazing techniques.

#### *Technological*

The kilns have high technological value having been used by Smíšek in his innovative salt glazing technique development.



**Figure 9 Smíšek beehive kilns and flue with timber shelter, photo Cathryn Barr 2012**



Figure 10 Western beehive kiln, photo Cathryn Barr, 2012

### 8.6 Other structures on the property

The histories of the clay preparation shed and the house on the property are unknown and the history of the hut as a possible railway worker's hut unclear, as described above. Their only currently known heritage significance is in their association with Mirek Smíšek who has constructed three studios on the Kāpiti Coast, his latest being in Waikanae. The kilns, preparation shed and hut housed the various stages in the creation of Smíšek's pottery and were built by him or relocated by him onto the site. Their significance is related to this direct association with Smíšek and his pottery, and are assessed as of low to moderate significance. The house, where he lived, was already on the site and has least significance. As the only known heritage value of these structures is their association with Smíšek, the heritage value of the whole group is assessed as being low to moderate. The structures of greatest significance are the kilns, the heritage values of which are described above.



Figure 11 Former (railway?) hut, photo I Bowman, 11 May, 2012



Figure 12 pottery preparation shed, photo I Bowman, 11 May, 2012



Figure 13 house formerly owned by Mirek Smíšek, photo I Bowman, 11 May, 2012

## 8.7 'Clifden'

### 8.7.1 History

There is little historical information on the building, other than research completed by the Ōtaki Historical Society (OHS) which has stated that the house was built in 1870 for William Small and is possibly “the oldest house still standing” in Ōtaki. The original house has a rectangular plan, low-pitched hipped roof with boxed eaves, symmetrical front elevation with central door with flanking windows, and a bull-nosed verandah typical of a plain villa. Since its construction, it has been modified with an addition to the south of a similar size to the original house. An enclosed verandah has been added to the west of the original verandah and its original timber floor is now concrete. The original symmetrically located chimneys have been removed.

### 8.7.2 Outline assessment of significance

Based on the very limited historical information and an external visual survey of the property, the following outline assessment of significance based on the RMA definition of historic heritage can be made:

#### *Architectural*

The building has moderate local architectural values as an example of an 1870s timber villa with pyramidal roof, bull-nosed verandah and symmetry of the front elevation. Chimneys have been removed as have brackets to verandah posts and the timber verandah is now concrete. The interior was not able to be inspected, but it is clear from an external inspection that there have been a number of additions to the rear and to the west of the house. The site of the house has been modified extensively over the years and its less than optimum level of authenticity has reduced its architectural value to moderate.

#### *Cultural*

The building has no known cultural heritage values.

#### *Historic*

The building has moderate local historical values as an early, possibly the oldest, house in Ōtaki. It is associated with the Small family who settled in the area in the 1860s. Its moderate level of authenticity has reduced its historic value to moderate.

*Scientific*

The building has no known scientific values associated with it.

*Technological*

The building uses typical timber technology of the period.



Figure 14 'Clifden' at Bridge Lodge, photo I. Bowman, 11 May 2012

## 9 Assessment of effects on the Ōtaki Railway Station

The Project alters the alignment of the railway track to occupy part of the land on which the railway station is currently sited while a roadway is proposed to the east of the railway line. The following assessments of effects of the Project on the ORS (and on other built heritage below) is based on the NZHPT guidelines, ICOMOS principles and KCDC District Plan criteria.

### 9.1 NZHPT Guidance Information Sheet 1

#### 9.1.1 6 Respect for physical material

The realignment of the station building will require the reorientation of the station including demolition and rebuilding of all brick elements. These include chimneys and a central brick firewall. Provided these are rebuilt using the same materials and in their original positions within the station, there should be little loss of heritage fabric or significance of the station.

#### 9.1.2 7. Understanding significance

Full details of the heritage values of the building are summarised above in 8.1. The station building is considered to have heritage significance as an example of one of the few remaining Troup Period Type 'B' stations and for its association with the development of the rail line from Wellington through to Manawatu in the 1880s by the Wellington Manawatu Railway Company.

#### 9.1.3 8. Respect for contents, curtilage and setting

The immediate setting of the station includes the platform with steps and fencing extending many metres to the north and south of the building, a toilet block to the north and a number of fixings on the platform. There is a large car park station to the west of the station with the rear facades of commercial buildings facing the main highway to the west. To the east are the railway tracks, a large area of unused land and Country Road.

Farmland beyond comprises the wider setting. The view of the farmland is currently obscured by mature trees.

The curtilage and immediate setting of the building will be modified by the slight change in location of the rail track while the existing roadway opposite the track will be replaced by the Project, a larger roadway than the present, which will be raised slightly above the existing level of the road. As discussed above in 9.1.1, provided the brick elements are rebuilt the contents of the property will be respected.



Figure 14 Toilet block to the north of the station, photo I Bowman, 11 May, 2012



Figure 15 ramp, platform and fencing to station, note tall trees lining Country Road obscuring farmland beyond, photo I Bowman, 11 May, 2012

### 9.2 NZHPT Guidance Information Sheet 16

#### 9.2.1 Understand the significance of the original relationship of the heritage item to its site and locality



The relationship of the station with its immediate site and locality is described in 9.1.3 above. The proposal includes the slight realignment of the railway tracks, which requires the equivalent realignment of the station building to suit. It also includes the construction of the roadway to the east of the railway track. Heritage values of the station will largely be retained intact if significant heritage elements, such as full extent of the platform, verandah and toilet block are realigned with the new alignment of the building.

**9.2.2 The original relationship of the heritage item to its site and locality should be retained**

The station will maintain its relationship with the tracks.

**9.2.3 Where a historic place has landmark values, the proposed activity should not be visually dominating or distract from the landmark qualities of the historic place. The relative scale of the activity is an important consideration.**

“Landmark” has two meanings. One is being visually prominent, while the other is representing a significant or historic development. The station is not visually prominent except when passing Arthur Street or driving towards the station. The building could be considered a landmark in terms of its historic heritage values, however, because of its historical associations. These landmark (historic) qualities will be unchanged by the Project and realignment of the railway tracks.

**9.2.4 The proposed activity should provide for an adequate setting to maintain its heritage significance**

As discussed above in 9.1.3, the setting will be modified by the slight realignment of the railway track and building and the construction of the Project beyond the railway line. Provided the platform design, extent and materials are realigned with the station building and other heritage structures and fabric are retained, the setting to the west of the railway line will be largely unchanged.

The Project will modify the view to the east with the unused land and road being replaced with the four-lane road raised slightly above the current road level. The tall trees along Country Road will continue to obscure the views further eastwards.

**9.2.5 The proposed activity should provide for adequate visual catchments, vistas and sightlines.**

The current visual catchments, vistas and sightlines will be largely unmodified. The Project will change the view to the east but this change is not considered to be inappropriate.

**9.3 NZHPT Guidance Information Sheet 22**

**9.3.1 *Designations of land should not provide for any public work, project or other work that compromises the protection, condition, integrity, or public appreciation of historic heritage.***

The proposed designation alignment is not likely to compromise the protection, condition, integrity or public appreciation of the Ōtaki Railway Station assuming brick walls and chimneys are reconstructed in the new location, as are the platform and other associated heritage structures and fabric. The foundations of the building and rebuilt masonry will need to be built in such a way that vibration from construction, vehicle or railway traffic will not affect the building.

**9.3.2 *Where land must be designated over, or near, historic heritage, particular attention should be paid to the extent of the area involved, the specific location, and the nature of activity involved, so that adverse impacts on historic heritage are minimised to the greatest practical extent. This will require a heritage impact assessment (and normally an archaeological assessment).***

The station remains within the railway designation. An archaeological assessment has been prepared by Cathryn Barr of Opus International Consultants Ltd.

#### 9.4 ICOMOS NZ Charter, 2010

##### 9.4.1 5. *Respect for surviving evidence*

***The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur.***

As discussed in 9.1.1 and with the provisos included, there should be little physical loss of any fabric due to the Project.

##### 9.4.2 9. *Setting*

***Where the setting of a place is integral to its cultural heritage value, that setting should be conserved with the place itself.***

As discussed in 9.1.3, the immediate curtilage of the station to the west is unchanged with the Project modifying the setting beyond the railway line to the east.

##### 9.4.3 10. *Relocation*

***In exceptional circumstances, a structure of cultural heritage value may be relocated if its current site is in imminent danger, and if all other means of retaining the structure in its current location have been exhausted. In this event, the new location should provide a setting compatible with the cultural heritage value of the structure.***

The extent of relocation is minimal and the setting will not be inappropriately changed.

#### 9.5 RMA

##### 9.5.1 Section 6 (f)

This section of the RMA requires the “protection of historic heritage from inappropriate subdivision, use, and development”. The Project does not involve a subdivision, change in use or affect the ability to develop the station. The slight rotation to maintain the alignment of the station with the railway line will have a less than minor effect on heritage values of the building, therefore its historic heritage values will be protected.

##### 9.5.2 KCDC District Plan Section C.8

This section of the KCDC District Plan is relevant as the building is proposed to be re-oriented.

***The heritage significance of the building and whether there is any change in circumstances since the building was identified as significant in the Plan that reduces its significance.***

The building will retain its heritage significance as it will remain orientated in relation to the railway line and within its original landscape context. No other changes have occurred to the building that modify significance.

***The degree to which the proposal reflects the conservation principles contained within the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.***

See above in 9.4.2 and 9.4.3

***The registration (if applicable) and the reasons for this registration of the heritage resource under the Historic Places Act 1993.***

The building is registered and the heritage values have been defined above in section 8.1.

***The policies of any conservation plan and heritage inventory relating to the heritage resource.***

The conservation plan for the station was prepared by the author in 2001. Relevant policies include:

Policy G.4 states that heritage values should not be diminished

Policy G.5 states that any work should be controlled by a suitably qualified architectural conservator

Policy S.1 states that the building should continue to be accessible to the public.  
Policy S.2 states that any new uses should be compatible and retain a connection with railway travel where possible  
Policy S.3 Recommends a structural appraisal of the building  
Policy S.4 Recommends restoration contingent on financial ability  
Policy S.5 and S.6 Recommends appropriate protection and management structures  
Policy S.16 and 17 recommend appropriate landscaping and external activities be consistent with the heritage values of the station, including reuse of the toilets

The proposal is not inconsistent with these policies, if all associated internal and external elements are relocated with the station.

***The importance (if any) of land surrounding the heritage resource.***

The setting of the building has been discussed above.

***The impact the proposal has on the integrity/value of the heritage resource.***

The Project is likely to have less than minor effect on the heritage resource.

***The importance attributed to the heritage resource by the wider community.***

The building has significant public esteem as has been shown by public involvement in the restoration of the building.

***The recommendations made by the NZ Historic Places Trust and any other professionally recognised party in heritage conservation issues.***

There have been discussions with the NZHPT who will be making a submission on the future of the railway station.

***Whether the building can be economically and adaptively re-used.***

The future use and ownership of the building is not known.

***Whether any alteration to the building can be made that retains the heritage significance of the building while reasonably accommodating the objectives of the applicant.***

There is no proposal to modify the building other than its slight rotation to re-align with the new railway track alignment.

***Whether the building poses a risk to life in the case of earthquake.***

Any earthquake risk posed by the building will be addressed when the building is realigned.

## **9.6 Overall assessment of effects**

The Ōtaki Railway Station has high historical, architectural and rarity values. Based on the analysis above and assuming the proposed realignment of the station and associated elements, the effects of the Project on these values are assessed to be less than minor and acceptable.

## 10 Assessment of effects on the former Rahui Milk Treatment Station

The immediate setting of the former Rahui Milk Treatment Station will be modified to an insignificant extent, however its wider setting will be modified as the Project is in close proximity to the building.

### 10.1 NZHPT Guidance Information Sheet 1

#### 10.1.1 6 Respect for physical material

There will be no physical intervention in the building or loss of fabric from the Project. The heritage values of the building as an early milk treatment station in the region will not be affected. The building is currently undergoing extensive adaptation as an hotel and function centre. As a consequence, all original equipment has been removed and there is a new interior design and many new internal spaces.

#### 10.1.2 7. Understanding significance

The heritage values of the building are known and described in 8.2 above.

#### 10.1.3 8. Respect for contents, curtilage and setting



Figure 16 interior courtyard of former Milk Treatment Station, photo I Bowman, 11 May, 2012



Figure 17 refurbished Milk Treatment Station with planting, photo I Bowman, 11 May, 2012



Figure 18 landscaping to the west of the former Milk Treatment Station, photo I Bowman, 11 May, 2012



Figure 19 view from the corner of Country Road and Rahui Road with the railway line in the foreground, photo I Bowman, 11 May, 2012

The former milk treatment station is located on the corner of Rahui Road and County Road with the main entry off Rahui Road and a rear entrance located off Country Road. The site contains a number of structures, car parking, olive groves, high fencing, and large scale landscaping. The former Rahui Social Hall is located on the southwest corner of the site. The structures and planting are relatively new resulting in little authenticity of the immediate setting. There will be no change or effect on the contents of the building by the Proposal while there will be the loss of a

small area on the south-western corner of the site effecting its curtilage to an insignificant extent. The immediate setting will not change and nor will the existing access from Country Road.

The wider setting includes farms to the south and east, presumably from which milk supplies were obtained, while to the north is housing. These houses have little or no known physical, aesthetic, visual or historical association with the Milk Treatment Station. The houses and farms are largely obscured from the building because of tall trees and high walls on boundaries. The railway and County Road run past the western boundary.

The wider setting will be modified with the current road being replaced with a four lane roadway almost at grade and the railway line will be relocated further westwards. The Project will clip the southwestern corner of the site running north and for the railway to be relocated so that its tracks would run through 25 Rahui Road. An underpass, noted as Bridge No. 4, will be located approximately 40 metres to the north of the building and has been designed so that any visual impact will be minimised. Several houses to the north will be removed in order to construct the underpass.

The construction of the underpass will have a minimal visual effect because of its distance from the Milk Treatment Station while the removal of the houses will have also little effect on the heritage values of the building because of their lack of contribution to those values. Any visual and historical links with the farms will be unaffected. Changes to roading and rail infrastructure due to the Project will have a negligible effect on heritage values as both will be largely invisible from the building and neither is noted as having played a significant part in the history of the Station.

## **10.2 NZHPT Guidance Information, Sheet 16**

### **10.2.1 Principles**

***Assessing the significance and impacts on surroundings will require an understanding of the significance of the original relationship of the heritage item to its site and locality, adequacy of setting, visual catchments and corridors, and the need for buffer areas to screen unsympathetic development.***

As discussed above in 10.1.3, the original immediate setting of the former milk treatment station has little authenticity and the proposal will result in little or no change. Any current significant views of the building are within the site and from the north above a masonry boundary wall, which will change to a negligible extent.

### **10.2.2 General**

***Where a historic place has landmark values, the proposed activity should not be visually dominating or distract from the landmark qualities of the historic place. The relative scale of the activity is an important consideration.***

The former milk treatment station has minor visual landmark qualities as a substantial, though partially hidden, building in a semi-rural setting. It is not visible from the Ōtaki township and is only apparent when in close proximity. The underpass will be visible but not dominating because of its distance away from the former milk treatment station and because it is relatively small in scale in comparison with the former milk treatment station.

### **10.2.3 General**

***The proposed activity should provide for an adequate setting for the heritage item, enabling its heritage significance to be maintained. The significance and integrity of the setting should be identified. Well-preserved, authentic, essential and substantial settings should be retained and protected.***

As has been explained above in 10.1.3, the immediate setting of the former milk treatment station has been substantially changed as has the building itself. Several houses to the north and opposite the building, will be removed for the proposed underpass, modifying the wider setting of the former milk treatment station.

#### 10.2.4 General

***The proposed activity should provide for adequate visual catchments, vistas and sight-lines or corridors to the heritage item from major viewing points and from the item to outside elements with which it has important visual or functional relationships.***

As has been explained above in 10.1.3, the immediate setting of the former milk treatment station has been substantially changed over the years with few views or vistas currently from or to it. The proposed underpass to the north west of the Project is likely to be visible from and to it but is not likely to be intrusive because of its distance and height from the building.

#### 10.3 NZHPT Guidance Information Sheet 22

##### 10.3.1 Principles

***Designations of land should not provide for any public work, project or other work that compromises the protection, condition, integrity, or public appreciation of historic heritage.***

The Project will not compromise the protection, condition, integrity or public appreciation of the former milk treatment station.

##### 10.3.2 Principles

***Where land must be designated over, or near, historic heritage, particular attention should be paid to the extent of the area involved, the specific location, and the nature of activity involved, so that adverse impacts on historic heritage are minimised to the greatest practical extent. This will require a heritage impact assessment (and normally an archaeological assessment).***

The designation follows the western and northern boundaries of the site. Existing planting and the design of the approaches to the underpass have ensured that any adverse effects on the heritage values of the building are less than minor.

#### 10.4 ICOMOS NZ Charter, 2010

##### 10.4.1 5. Respect for surviving evidence

***The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur.***

As discussed in 10.1.1 there will be no physical loss of any fabric from the Project.

##### 10.4.2 9. Setting

***Where the setting of a place is integral to its cultural heritage value, that setting should be conserved with the place itself.***

As discussed above in 10.1.3, the immediate setting of the former milk treatment station has been modified considerably such that it now contributes little to heritage values of the building. The Project will have an insignificant effect on this highly modified setting. The wider setting will be modified by the removal of several houses opposite, the construction of an underpass and the Project will be near to its western boundary with the railway line further to the west. As assessed in 10.1.3, the effects on the immediate and wider setting of the Station will be insignificant.

#### 10.5 RMA

##### 10.5.1 Section 6 (f)

This section of the RMA requires the “protection of historic heritage from inappropriate subdivision, use, and development”. The Project does not involve a change in use or affect the ability to develop the building but will require a subdivision because of the new location of the designation. The Project will be in close proximity to the building but this will have a less than

minor effect on heritage values of the building, therefore its historic heritage values will be protected.

#### **10.5.2 KCDC District Plan Section C.8**

The two sections covering heritage Section C.8 of the KCDC District Plan discuss heritage objectives and policies. Policy 2 General assessment criteria discusses “destruction, demolition, alteration, modification or removal of any heritage feature recorded in the Heritage Register”. As none of these activities is proposed, this section is not relevant.

##### **KCDC District Plan Policy 1 Subdivision of heritage sites**

**Ensure when considering the subdivision of land with heritage sites, regard shall be had to prevent the separation of any land that is closely associated with the significance/value of a heritage resource.**

The Project will require a subdivision of the land as a small triangle of land in the south western will be designated for the construction of the road. As discussed above this will have a less than minor effect on the former milk treatment station.

#### **10.6 Overall assessment of effects**

The former Rahui Milk Treatment Station has moderate architectural and historic values. Based on the analysis above, the effects of the Project on these values are assessed to be less than minor and acceptable.

## 11 Assessment of effects on the former Rahui Social Hall

The immediate setting of the former Rahui Social Hall will be modified to an insignificant extent however its wider setting will be modified by the Project in close proximity.

### 11.1 NZHPT Guidance Information Sheet 1

#### 11.1.1 6 Respect for physical material

There will be no physical intervention in the building or loss of fabric from the Project.

#### 11.1.2 7. Understanding significance

The heritage values of the building are known and described in 8.3 above.

#### 11.1.3 8. Respect for contents, curtilage and setting

The former Social Hall is located on the southwest corner of the former Milk Treatment Station site, with access off Country Road at the southern corner of the site. As well as the former Social Hall, the site contains the former Milk Treatment Station, a number of more recent structures, car parking, olive groves and large scale landscaping, described above in 10.1.3. The entry door into the former church faces north towards the former Milk Treatment Station.

As was explained above in 10.1.3, the western boundary of the site has substantial, mature trees so that County Road and the railway are largely invisible from the former Social Hall. To the south and east of the building is farmland, while to the north is housing. The railway and County Road run past the western boundary.

The significance of the building relates largely to its early local construction date, its approximately 20 year use as a church and then its use as a Social Hall for the former Milk Treatment Station. The significance of its current setting therefore relates mostly to its association with the Milk Treatment Station.

There will be no change to or effect on the contents of the building or to the road access to the former Social Hall. The largely inauthentic, immediate, setting, will remain unchanged by the proposal as discussed in 10.1.3 as will the visual connection to the former Rahui Milk Treatment Station.

While the setting to the west of the former church will be modified, effects on the heritage value of the building will be negligible. Planting is proposed to screen the Project to limit visual effects. The underpass, located approximately 80 metres to the north of the building, will be too distant to have any impact.



Figure 20 setting to the west of the former Rahui Social Club building, photo I Bowman, 11 May, 2012



Figure 21 setting to the south of the former Rahui Social Club building, photo I Bowman, 11 May, 2012

### 11.2 NZHPT Guidance Information Sheet 16

#### 11.2.1 Principles



***Assessing the significance and impacts on surroundings will require an understanding of the significance of the original relationship of the heritage item to its site and locality, adequacy of setting, visual catchments and corridors, and the need for buffer areas to screen unsympathetic development.***

The original setting of the former Social Hall has changed significantly over its history as has the building, which was once a church and is now a rental property. A significant relationship of the former Social Hall is its close proximity to the former Milk Treatment Station, which will be unchanged with the Project.

The current views of and to the property are described above in 11.1.3. The view of the church from County Road will be lost with the road but will be replaced with one from the Project. It is also likely to be visible from the proposed underpass. The views to and from the building within the site will be unaffected.

#### **11.2.2 General**

***Where a historic place has landmark values, the proposed activity should not be visually dominating or distract from the landmark qualities of the historic place. The relative scale of the activity is an important consideration.***

The Project will have no effect on landmark values as the former Social Hall has no physical or historic landmark qualities.

#### **11.2.3 General**

***The proposed activity should provide for an adequate setting for the heritage item, enabling its heritage significance to be maintained. The significance and integrity of the setting should be identified. Well preserved, authentic, essential and substantial settings should be retained and protected.***

As has been explained above in 11.1.3, the immediate setting of the former Social Hall has been substantially changed as has the building itself. As also explained in 11.1.3, the wider setting contributes little to the heritage values of the building and changes proposed with the Project will have little impact on these values.

#### **11.2.4 General**

***The proposed activity should provide for adequate visual catchments, vistas and sight-lines or corridors to the heritage item from major viewing points and from the item to outside elements with which it has important visual or functional relationships.***

As has been explained above in 11.2.2, the setting of the former Social Hall has been substantially changed with few views or vistas currently from or to it. Views to the building from outside the boundaries are largely limited to that from the entry because of mature trees fronting County Road, so that, other than the view from entry, there are almost no vistas, visual catchments and sightlines to the building. Planting is proposed for further screening.

### **11.3 NZHPT Guidance Information Sheet 22**

#### **11.3.1 Principles**

***Designations of land should not provide for any public work, project or other work that compromises the protection, condition, integrity, or public appreciation of historic heritage.***

The Project will not compromise the protection, condition, integrity or public appreciation of the building.

#### **11.3.2 Principles**

***Where land must be designated over, or near, historic heritage, particular attention should be paid to the extent of the area involved, the specific location, and the***

***nature of activity involved, so that adverse impacts on historic heritage are minimised to the greatest practical extent. This will require a heritage impact assessment (and normally an archaeological assessment).***

The proposed designation follows the western boundary of the site. Existing planting and the design of the approaches to the underpass have ensured that any adverse effects on the heritage values of the building are less than minor.

#### **11.4 ICOMOS NZ Charter, 2010**

##### **11.4.1 5. *Respect for surviving evidence***

***The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur.***

As discussed in 11.1.1 there will be no physical loss of any fabric from the Project.

##### **11.4.2 9. *Setting***

***Where the setting of a place is integral to its cultural heritage value, that setting should be conserved with the place itself.***

As discussed above, the historic setting of the former Social Hall relates largely to its association with the Milk Treatment Station, which will be unchanged. Although the wider setting will be changed significantly, as assessed in 11.1.3, the effects will be negligible on the cultural heritage value of the building.

#### **11.5 RMA**

##### **11.5.1 Section 6 (f)**

This section of the RMA requires the “protection of historic heritage from inappropriate subdivision, use, and development”. The Project does not involve a change in use or affect the ability to develop the building but will require a subdivision because of the new location of the designation. The Project will be in close proximity to the building but this will have a less than minor effect on heritage values of the building, therefore its historic heritage values will be protected.

##### **11.5.2 KCDC District Plan Section C.8**

The two sections covering heritage Section C.8 of the KCDC District Plan discusses heritage objectives and policies. Policy 2 General assessment criteria discusses “destruction, demolition, alteration, modification or removal of any heritage feature recorded in the Heritage Register”. As none of these activities is proposed, this section is not relevant.

##### **KCDC District Plan Policy 1 Subdivision of heritage sites**

**Ensure when considering the subdivision of land with heritage sites, regard shall be had to prevent the separation of any land that is closely associated with the significance/value of a heritage resource.**

The Project will require a subdivision of the land as a small triangle of land in the south western will be designated for the construction of the road. As discussed above this will have a less than minor effect on the former church and Social Hall.

#### **11.6 Overall assessment of effects**

The former Rahui Social Hall has moderate architectural and low to moderate cultural and historic values. Based on the analysis above, the effects of the Project on these values are assessed to be less than minor and acceptable.

## 12 Assessment of effects on the former Te Horo Railway Station

The Project will modify the immediate setting of the former Te Horo Railway Station with the western half of the current site proposed to be occupied by the Project.

### 12.1 NZHPT Guidance Information Sheet 1

#### 12.1 6 Respect for physical material

There will be no physical effects on the former station or loss of fabric from the Project.

#### 12.1.2 7 Understanding significance

The heritage values of the former Te Horo Railway Station are known and described in 8.4 above.

#### 12.1.3 8. Respect for contents, curtilage and setting

The former railway station was relocated from its original site opposite the Red House café to its current location to the rear of the former Smíšek house in 1971. The association of the building with its original site was lost when it was relocated, but for the last 41 years it has been historically associated with a number of buildings on the former Smíšek pottery. There are limited visual connections with these buildings as there is tall fencing and vegetation separating it from the house and other buildings on the property. This visual separation was presumably intended to achieve some privacy for the building as it was used as bed and breakfast accommodation by Smíšek and later owners.

There will be no change or effect on the contents of the former station but its curtilage and immediate setting will be modified to a significant extent. The Project will be approximately 40 metres from the former station, the former Smíšek house will be removed and the beehive kilns and preparation shed will be relocated within the property. The approach to the enclave of buildings through mature trees will also be lost with the construction of the Project.

Because of the limited historic, visual, physical and aesthetic connection of the former station to the remainder of the property the Project will have a negligible effect on the heritage values of the building.



Figure 22 fence and vegetation surrounding the former Te Horo Railway Station, photo I Bowman, 11 May, 2012

### 12.2 NZHPT Guidance Information Sheet 16

#### 12.2.1 Principles

***Assessing the significance and impacts on surroundings will require an understanding of the significance of the original relationship of the heritage item to its site and locality, adequacy of setting, visual catchments and corridors, and the need for buffer areas to screen unsympathetic development.***

As discussed in 12.1.3 above the former station is no longer located on its original site and therefore its relationship with this site has been lost. The Project removes the house used by Smíšek when living on the property and the relationship of the former station with the house will be lost.

#### **12.2.2 General**

***Where a historic place has landmark values, the proposed activity should not be visually dominating or distract from the landmark qualities of the historic place. The relative scale of the activity is an important consideration.***

The former station has minor landmark (historic) values, which will be unaffected by the proposal.

#### **12.2.3 General**

***The proposed activity should provide for an adequate setting for the heritage item, enabling its heritage significance to be maintained. The significance and integrity of the setting should be identified. Well preserved, authentic, essential and substantial settings should be retained and protected.***

As discussed above the former station is no longer on its original site and its significance as a railway station has been severely compromised. The historical and physical associations of the station with the existing house will be lost when the house is removed from the site.

#### **12.2.4 General**

***The proposed activity should provide for adequate visual catchments, vistas and sight-lines or corridors to the heritage item from major viewing points and from the item to outside elements with which it has important visual or functional relationships.***

The visual catchments, vistas and sightlines from the former station were lost when it was relocated. As discussed in 12.1.3 the former station is visually disconnected from other buildings on its new site by a tall fence and trees however, the removal of the house from the site will have a minor visual effect on the building.

### **12.3 NZHPT Guidance Information Sheet 22**

#### **12.3.1 Principles**

***Designations of land should not provide for any public work, project or other work that compromises the protection, condition, integrity, or public appreciation of historic heritage.***

The Project does not compromise the protection, condition, integrity or public appreciation of the former station. The public appreciation for the building relies largely on B&B guests and readers of historical information on the building. If there is public access to the building, the public appreciation of it will not be affected.

#### **12.3.2 Principles**

***Where land must be designated over, or near, historic heritage, particular attention should be paid to the extent of the area involved, the specific location, and the nature of activity involved, so that adverse impacts on historic heritage are minimised to the greatest practical extent. This will require a heritage impact assessment (and normally an archaeological assessment).***

The Project does not physically affect the former station building but will affect its setting as discussed above.

### **12.4 ICOMOS NZ Charter, 2010**

#### **12.4.1 5. Respect for surviving evidence**

***The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur.***

As discussed in 12.1.1 there will be no physical loss of any fabric by the Project.

#### **12.4.2 9. Setting**

***Where the setting of a place is integral to its cultural heritage value, that setting should be conserved with the place itself.***

As discussed above, the former station has been relocated and is no longer sited in its original setting. The current setting will be modified with the Project, the removal of the existing house and the relocation of the kilns and preparation shed.

### **12.5 RMA**

#### **12.5.1 Section 6 (f)**

This section of the RMA requires the “protection of historic heritage from inappropriate subdivision, use, and development”. The Project does not involve a change in use or affect the potential to develop the building. The Project subdivides the property with the western half occupied by the Project and bunding, modifying the (non-original) setting of the building. These modifications will have less than minor effect on heritage values of the building, therefore its historic heritage values will be protected.

#### **12.5.2 KCDC District Plan Section C.8**

The two sections covering heritage Section C.8 of the KCDC District Plan discusses heritage objectives and policies. Policy 2 General assessment criteria discusses “destruction, demolition, alteration, modification or removal of any heritage feature recorded in the Heritage Register”. As none of these activities is proposed, this section is not relevant.

**KCDC District Plan Policy 1 Subdivision of heritage sites  
Ensure when considering the subdivision of land with heritage sites, regard shall be had to prevent the separation of any land that is closely associated with the significance/value of a heritage resource.**

The Project will require a subdivision of the land as the western half of the site will be designated for the construction of the road. The land on which the station building currently stands will not be separated by the Project.

#### **12.6 Overall assessment of effects**

The former Te Horo Railway Station has moderate to high architectural and historic values. Based on the analysis above, the effects of the Project on these heritage values are assessed to be less than minor and acceptable.

## 13 Assessment of effects on the Beehive Kilns

The roadway, bunding and drainage will occupy the current site of the Smíšek beehive kilns.

### 13.1 RMA

#### 13.1.1 Section 6 (f)

This section of the RMA requires the “protection of historic heritage from inappropriate subdivision, use, and development”. The assessment of the beehive kilns and flue in section 8.5 has established that, although not registered with the NZHPT or listed with the KCDC, they have sufficient heritage values to be considered under the RMA as being historic heritage.

The site of the kilns will be occupied by the roadway and bunding, which will require their relocation or demolition. As they have significant heritage values their demolition would not be consistent with the requirement to protect historic heritage. The alternative of relocation would better provide for their protection with the optimum location being as close as possible to their existing site and maintaining a physical relationship with the preparation shed. Such a location would enable a visual appreciation of the process of pottery production and firing followed by Mirek Smíšek on the site. An alternative of relocating the kilns to another site away from its existing setting would not allow for such an understanding of the process. As the original location of the kilns would no longer exist, documentary recording of the kilns as they exist and interpretation of their original location would further assist an appreciation of the workings of the pottery manufacturing.

The kilns were used by one of New Zealand’s most widely recognised studio potters. While working from the site, the public were able to visit and buy pottery from Smíšek, viewing his pottery in the relocated hut also with the possibility of visiting his preparation shed. The modified site will not have public access so that the remaining structures on site cannot be visited resulting in little or no public understanding and appreciation of the place and structures where Smíšek developed his ‘signature’ salt glazed pottery. Public access to the site, with appropriate interpretation as discussed above, would increase awareness and understanding of the significance of the site and structures and is recommended where possible.

Should the Project include for the relocation on site, recording and interpretation of the kilns and public access, the effects of the Project would be less than minor and historic heritage would be protected.



Figure 23 Flue looking across the lawn with the house in the background, photo I Bowman, 11 May, 2012



Figure 24 kilns and flue with clay preparation shed to the left, photo I Bowman, 11 May, 2012

### 13.1.2 KCDC District Plan Section C.8

The two sections covering heritage Section C.8 of the KCDC District Plan discusses heritage objectives and policies. Policy 2 General assessment criteria discusses “destruction, demolition, alteration, modification or removal of any heritage feature recorded in the Heritage Register”. The structures are not recorded on the register and therefore this section is not relevant.

### 13.2 NZHPT Guidance Information Sheet 1

#### 13.2.1 6 Respect for physical material

The Project will occupy their site requiring relocation or demolition as described above. Relocation will preserve physical material.

#### 13.2.2 7. Understanding significance

The heritage values of the Beehive kilns and flue are known and described in 8.5 above.

#### 13.2.3 8. Respect for contents, curtilage and setting

The proximity of the Project will require the relocation or demolition of the kilns and flue and demolition or removal from the site of the existing house. Relocation of the kilns and flue will ensure their contents will be retained, however their setting will be modified with the roadway occupying the western half of the site, the meandering access into the site through mature trees will be lost, and the house will be removed.

### 13.3 NZHPT Guidance Information Sheet 16

#### 13.3.1 Principles

***Assessing the significance and impacts on surroundings will require an understanding of the significance of the original relationship of the heritage item to its site and locality, adequacy of setting, visual catchments and corridors, and the need for buffer areas to screen unsympathetic development.***

The kilns were sited next to the shed where the clay was knocked up, shaped and dried before firing. The existing relationship of the kilns with this structure, its general site and current visual catchments and corridors will be modified if it is relocated.

#### 13.3.2 General

***Where a historic place has landmark values, the proposed activity should not be visually dominating or distract from the landmark qualities of the historic place. The relative scale of the activity is an important consideration.***

The kilns have significant landmark (historic) values, as defined above. Relocation will retain these values while demolition will destroy all heritage values.

#### 13.3.3 General

***The proposed activity should provide for an adequate setting for the heritage item, enabling its heritage significance to be maintained. The significance and integrity of the setting should be identified. Well preserved, authentic, essential and substantial settings should be retained and protected.***

With the current proposal, the kilns, flue and shelter will need to be relocated to retain heritage significance. An appropriate location within the existing site, which can re-establish similar relationships with existing buildings would minimise adverse effects on heritage values. As discussed above, a location at the opposite end of the preparation shed would be an appropriate location. Screening of the Project would, as far as possible, recreate the existing woodlands to the west of the site.

#### 13.3.4 General

***The proposed activity should provide for adequate visual catchments, vistas and sight-lines or corridors to the heritage item from major viewing points and from the item to outside elements with which it has important visual or functional relationships.***

If the kilns, flue and shelter are relocated, a new site should, as far as possible, retain their associated visual qualities. The removal of the house from the site will remove views of the kilns from it.

#### 13.4 NZHPT Guidance Information Sheet 22

##### 13.4.1 Principles

***Designations of land should not provide for any public work, project or other work that compromises the protection, condition, integrity, or public appreciation of historic heritage.***

Demolition of the kilns, flue and shelter would destroy their heritage values. Relocation on site would ensure their protection, condition and integrity. To what extent the public is aware of the structures is unknown. Future public access to the site is likely to enhance public appreciation and there is considerable scope for interpretation..

##### 13.4.2 Principles

***Where land must be designated over, or near, historic heritage, particular attention should be paid to the extent of the area involved, the specific location, and the nature of activity involved, so that adverse impacts on historic heritage are minimised to the greatest practical extent. This will require a heritage impact assessment (and normally an archaeological assessment).***

The major impact on the kilns caused by the Project involves their demolition or relocation. Relocation to an appropriate location within the site would minimise adverse impacts. Removal of the house from the site will have a minor adverse visual and heritage impact.

#### 13.5 ICOMOS NZ Charter, 2010

##### 13.5.1 5. Respect for surviving evidence

***The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur.***

Demolition would cause a total loss of material of cultural heritage value. Relocation of the structures to an appropriate site should involve minimal loss of material of cultural heritage value.

##### 13.5.2 9. Setting

***Where the setting of a place is integral to its cultural heritage value, that setting should be conserved with the place itself.***

The setting of the kilns and flue will be adversely affected as described above. Where the structures are relocated on site to the opposite end of the preparation shed, the adverse effects will be minimised. The removal of the house caused by the proximity of the Project will modify the setting of the kilns to a minor extent. As discussed above, screen planting of the Project would recreate the existing setting to the west as far as possible.

##### 13.5.3 10. Relocation

***In exceptional circumstances, a structure of cultural heritage value may be relocated if its current site is in imminent danger, and if all other means of retaining the structure in its current location have been exhausted. In this event, the new location should provide a setting compatible with the cultural heritage value of the structure.***



If the structures were to be relocated, a setting in close proximity to the existing with screen planting of the Project will provide a compatible setting for the kilns, flue and shelter. Relocation of the structures intact will be required as dismantling and re-erection of unreinforced brickwork will not be permissible under the Building Code.

### **13.6 Overall assessment of effects**

The Smíšek beehive kilns and flue possess high physical, historical and cultural heritage values. Based on the analysis above, the effects of the Project on these heritage values are assessed to be significant. If the Project relocates the kilns and flue to a site that retains visual, physical and historic connections with the preparation shed and railway huts, records them on their existing site, uses the information for interpretation, screens the Project and allows for public access to the site and structures, if possible, the effects of the Project would be less than minor and acceptable.

## 14 Assessment of effects on the group of structures on the former Smíšek property

The Project will occupy the site of the house and beehive kilns. The Project will have no physical impact on the hut, preparation shed and former Te Horo Railway Station, but will modify their setting.

### 14.1 RMA

#### 14.1.1 Section 6 (f)

This section of the RMA requires the “protection of historic heritage from inappropriate subdivision, use, and development”. The assessment of the collection of buildings including the house, preparation shed, and hut in section 8.5 has established that, based on current knowledge, these structures have low to moderate heritage value through their historic association with Mirek Smíšek, compared with the kilns which have the greatest significance.

Other than the kilns, the only other structure physically affected by the Project is the house, the site of which will be occupied by the Project, bunding and drainage. The removal or demolition of the house will be required as there will not be sufficient space on site for it. The house is the structure least associated with the production of the pottery for which Smíšek is highly regarded, however Smíšek occupied it for many years and was at the centre of the site. Its recording prior to demolition or removal is recommended and this information could be added to the interpretation of the site as recommended for the kilns. With the recommended relocation of the kilns and associated mitigation measures proposed above and the retention of the remaining structures associated with Smíšek, the effect on the heritage values of the group will be less than minor. The Project would therefore protect the historic heritage of the site.

#### 14.1.2 KCDC District Plan Section C.8

The two sections covering heritage Section C.8 of the KCDC District Plan discusses heritage objectives and policies. Policy 2 General assessment criteria discusses “destruction, demolition, alteration, modification or removal of any heritage feature recorded in the Heritage Register”. The structures are not recorded on the register and therefore this section is not relevant.

### 14.2 NZHPT Guidance Information Sheet 1

#### 14.2.1 6 Respect for physical material

The proximity of the Project will cause the demolition or removal of the house and the relocation of the kilns and flue.

#### 14.2.2 7. Understanding significance

The heritage values of the group of buildings revolve around the historic association with Mirek Smíšek. Apart from the association with Smíšek, the history of the house is unknown.

#### 14.2.3 8. Respect for contents, curtilage and setting

The proximity of the Project will require the demolition or removal of the house and demolition or relocation of the kilns and flue, resulting in the modification of the curtilage and setting of the remaining structures. The setting will be further modified with the roadway occupying the western half of the site removing the meandering access into the site through mature trees.

### 14.3 NZHPT Guidance Information Sheet 16

#### 14.3.1 Principles

***Assessing the significance and impacts on surroundings will require an understanding of the significance of the original relationship of the heritage item to its site and locality, adequacy of setting, visual catchments and corridors, and the need for buffer areas to screen unsympathetic development.***

The relocation of the kilns, flue and demolition or removal of the house will modify the existing relationship of the grouping, so that the general site and current visual catchments and corridors will be changed from the existing.

#### **14.3.2 General**

***Where a historic place has landmark values, the proposed activity should not be visually dominating or distract from the landmark qualities of the historic place. The relative scale of the activity is an important consideration.***

Other than the kilns, based on the current knowledge of the history of the buildings, there are no known landmark values with the grouping.

#### **14.3.3 General**

***The proposed activity should provide for an adequate setting for the heritage item, enabling its heritage significance to be maintained. The significance and integrity of the setting should be identified. Well preserved, authentic, essential and substantial settings should be retained and protected.***

The Project will occupy a significant extent of the existing site. Retention of an adequate setting for the grouping will require the relocation of the kilns as a minimum, discussed above. The remaining site will not have sufficient land available for the house to be located on it and its integrity will be diminished.

#### **14.3.4 General**

***The proposed activity should provide for adequate visual catchments, vistas and sight-lines or corridors to the heritage item from major viewing points and from the item to outside elements with which it has important visual or functional relationships.***

Relocation of the kilns to an appropriate location on the site will re-establish visual relationships with all buildings except the house. Demolition or removal of the house off site would remove views of the remaining structures to and from it.

### **14.4 NZHPT Guidance Information Sheet 22**

#### **14.4.1 Principles**

***Designations of land should not provide for any public work, project or other work that compromises the protection, condition, integrity, or public appreciation of historic heritage.***

Demolition of the kilns would destroy significant historic heritage. Relocation as described above would fulfil this criterion as far as possible. To what extent the public is aware of the group of structures is unknown. Future public access to the site is likely to enhance any existing public appreciation, and is recommended if possible.

#### **14.4.2 Principles**

***Where land must be designated over, or near, historic heritage, particular attention should be paid to the extent of the area involved, the specific location, and the nature of activity involved, so that adverse impacts on historic heritage are minimised to the greatest practical extent. This will require a heritage impact assessment (and normally an archaeological assessment).***

The most significant impacts on the group of structures caused by the Project comprise:

- the occupation of the current site of the kilns and flue;
- the occupation of the current site of the house; and
- the Project and associated constructions occupying approximately half of the existing site

The effects on the kilns and house and recommended mitigation measures are discussed in 13.1

and 14.1. If the mitigation measures proposed are implemented, adverse effects of the Project will be minimised.

#### **14.5 ICOMOS NZ Charter, 2010**

##### **14.5.1 5. *Respect for surviving evidence***

***The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur.***

Demolition of the house and kilns would cause a total loss of material of cultural heritage value. The alternative of retention of all but the house and the relocation of the kilns will retain structures in the group that are of greatest heritage value. If mitigation measures for the loss of the house recommended in 14.1 are implemented, this will show the greatest respect for material or cultural heritage value and least loss of material of cultural heritage value that is possible within the constraints imposed by Project.

##### **14.5.2 9. *Setting***

***Where the setting of a place is integral to its cultural heritage value, that setting should be conserved with the place itself.***

The setting of the group will be adversely affected as described above. If the proposed mitigation measures described in 13.1 and 14.1 are implemented, the maximum amount of the original setting would be retained and most significant heritage values will be conserved.

##### **14.5.3 10. *Relocation***

***In exceptional circumstances, a structure of cultural heritage value may be relocated if its current site is in imminent danger, and if all other means of retaining the structure in its current location have been exhausted. In this event, the new location should provide a setting compatible with the cultural heritage value of the structure.***

Relocation of the house within the setting is not possible because of site constraints and it does not have sufficient heritage value to merit relocation on heritage grounds..

#### **14.6 Overall assessment of effects**

While two of the structures within the group (the kilns) have high heritage values, the overall grouping of structures owned by Smíšek possesses low to moderate physical, historical and cultural heritage values, with the house least associated with the production of Smíšek's pottery. Based on the analysis above, the potential effects of the Project on these heritage values are assessed to be minor (with the exception of effects on the kilns) and, if the mitigation measures proposed in 13.1 and 14.1 above are implemented, the effects will be reduced to less than minor and acceptable.

## 15 Assessment of effects on ‘Clifden’

The approach to the Project bridge no.6 will occupy the approximate location of ‘Clifden’.

### 15.1 RMA

#### 15.1.1 Section 6 (f)

This section of the RMA requires the “protection of historic heritage from inappropriate subdivision, use, and development”. The assessment of ‘Clifden’ in section 8.7 has established that, although not registered with the NZHPT or listed with the KCDC, it has sufficient heritage values to be considered under the RMA as being historic heritage of local significance.

The site of ‘Clifden’ will be occupied by an approach to Project bridge no.6. As it has locally significant heritage values its destruction would not be consistent with the requirement to protect historic heritage. The alternative of relocation of the house and without its later additions (which have reduced architectural heritage values) would provide for its protection. An optimum location would be a site with a setting with the most desirable qualities of the existing, which is associated with William Small, who was the original builder and owner of the house. Such a location would maintain historic associations of the house with Small. Research into land owned by Small would be required to determine if any land formerly owned by him would be available. If such land is not available the next best option would be relocation to a site as close as possible to its current site with the most desirable qualities of the existing setting.

Should the Project include for the relocation of the building to a site previously owned by Small, effects of the Project would be less than minor and its moderate level of historic heritage would be protected as far as possible. If such a site is not available a site as close as possible and with similar qualities to the existing described above would limit the effects of the Project to minor and historic heritage would be protected to a greater extent than if it were demolished.



Figure 24 Clifden setting with large lawn and trees in close proximity, photo I Bowman, 11 May, 2012

#### 15.1.2 KCDC District Plan Section C.8

The two sections covering heritage Section C.8 of the KCDC District Plan discusses heritage objectives and policies. Policy 2 General assessment criteria discusses “destruction, demolition, alteration, modification or removal of any heritage feature recorded in the Heritage Register”. The structures are not recorded on the register and therefore this section is not relevant.

### 15.2 NZHPT Guidance Information Sheet 1

#### 15.2.1 6 Respect for physical material

The proximity of the Project will require the removal of the cottage from its existing site. Relocation would preserve the physical material of the cottage.

### 15.2.2 7. Understanding significance

The heritage values of 'Clifden' are known and described in 8.7 above.

### 15.2.3 8. Respect for contents, curtilage and setting

The proposed approach to underpass, Bridge no. 6, will require the removal of the house. If the house is relocated its contents will be retained, however, its curtilage and setting will be lost.

## 15.3 NZHPT Guidance Information Sheet 16

### 15.3.1 Principles

***Assessing the significance and impacts on surroundings will require an understanding of the significance of the original relationship of the heritage item to its site and locality, adequacy of setting, visual catchments and corridors, and the need for buffer areas to screen unsympathetic development.***

The access road to underpass, Bridge no. 6 will occupy a large segment of the site of 'Clifden' requiring the demolition or relocation of the house resulting in the destruction of the existing setting and its significance to the house.

### 15.3.2 General

***Where a historic place has landmark values, the proposed activity should not be visually dominating or distract from the landmark qualities of the historic place. The relative scale of the activity is an important consideration.***

The building has no landmark values.

### 15.3.3 General

***The proposed activity should provide for an adequate setting for the heritage item, enabling its heritage significance to be maintained. The significance and integrity of the setting should be identified. Well preserved, authentic, essential and substantial settings should be retained and protected.***

The Project will require the demolition or relocation of the house and its existing setting. The site of the house has some historic values but the existing setting has been modified significantly since its construction. If the building were to be relocated, a new site should comply with those qualities described in 15.1.1 above.

### 15.3.4 General

***The proposed activity should provide for adequate visual catchments, vistas and sight-lines or corridors to the heritage item from major viewing points and from the item to outside elements with which it has important visual or functional relationships.***

Demolition of the house and occupation of its site do not provide for adequate visual qualities. If the building were to be relocated, a site with visual characteristics described in 15.1.1 would, as far as possible, allow for appropriate visual attributes.

## 15.4 NZHPT Guidance Information Sheet 22

### 15.4.1 Principles

***Designations of land should not provide for any public work, project or other work that compromises the protection, condition, integrity, or public appreciation of historic heritage.***

Demolition of the house would not protect historic heritage. Relocation as described above would fulfil this criterion as far as possible. The Ōtaki Historical Society are aware of the house, but, apart from this group, the extent of any public appreciation is not known.

#### 15.4.2 Principles

***Where land must be designated over, or near, historic heritage, particular attention should be paid to the extent of the area involved, the specific location, and the nature of activity involved, so that adverse impacts on historic heritage are minimised to the greatest practical extent. This will require a heritage impact assessment (and normally an archaeological assessment).***

The major effects on the structure caused by the Project comprises the occupation of the site by the Project access road and the demolition or relocation of 'Clifden'. Adverse impacts will be minimised if an appropriate site to which the house can be relocated with the qualities described in 15.1.1 can be found.

#### 15.5 ICOMOS NZ Charter, 2010

##### 15.5.1 5. **Respect for surviving evidence**

***The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur***

Demolition of the house would cause a total loss of material of cultural heritage value. The alternative of relocating 'Clifden' will retain the greatest possible heritage value.

##### 15.5.2. 9. **Setting**

***Where the setting of a place is integral to its cultural heritage value, that setting should be conserved with the place itself.***

The setting of 'Clifden' will be significantly adversely affected as described above. If the house is relocated according to 15.1 above, adverse effects will be minimised.

##### 15.5.3 10. **Relocation**

***In exceptional circumstances, a structure of cultural heritage value may be relocated if its current site is in imminent danger, and if all other means of retaining the structure in its current location have been exhausted. In this event, the new location should provide a setting compatible with the cultural heritage value of the structure.***

If the house is to be relocated a site as described in 15.1.1 should provide a compatible setting.

#### 15.6 Overall assessment of effects

'Clifden' has moderate historic and architectural values and is locally significant. Based on the analysis above, the effects of the Project on these heritage values are assessed to be significant. If the building can be relocated to a site previously owned by William Small with the best qualities of the existing setting, the effects of the Project would be less than minor. If such a site cannot be found, a site with the best qualities of the existing setting and as close as possible to the current site would reduce adverse effects of the Project to minor but, given the modified nature of this house, its historic heritage will still be protected.

## 16 Mitigation and management of effects

Mitigation of adverse effects has been discussed with each assessment of effects. The following summarises recommended mitigation options to ensure historic heritage is protected and adverse effects are minimised.

### 16.1 Ōtaki Railway Station

The station and railway track are currently parallel to each other. The Project realigns the railway track so that the two will no longer be parallel. Realignment of the station building to maintain its historic orientation with respect to the railway line will mitigate this adverse effect. To ensure that effects are less than minor and historic heritage is protected, the following mitigation measures are recommended:

- all brickwork, including chimneys and the central brick fire-wall, is reconstructed in total with the station realignment
- all other interior and exterior fabric associated with the building, including the verandah, is relocated with the building
- all external elements associated with the building, including the full extent, design and fabric of the platform, the toilets, steps, loading dock and ramps are relocated in the new alignment

In addition a revision of the existing conservation plan is recommended to:

- update the history of the building;
- take account of any changes to the building and conservation principles and charters since it was first written;
- record the building prior to the realignment;
- to define its current condition;
- to recommend a methodology for realigning the station and associated structures to ensure the retention and protection of all significant fabric; and
- the necessary revision of any intervention policies for the long term care of the structure, fabric and the setting of the station.

### 16.2 The former Rahui Milk Treatment Station

The effects of the Project on the heritage values of the building are likely to be less than minor and historic heritage will not be compromised. Further planting between the building and overbridge to screen the Project is proposed to further mitigate any adverse visual effects.

### 16.3 The former Rahui Factory Social Hall

The effects of the Project on the heritage values of the building are likely to be less than minor and historic heritage will not be compromised. Further planting between the building and the Project to screen the Project is proposed to further mitigate any adverse visual effects.

### 16.4 The former Te Horo Railway Station

The effects of the Project on the heritage values of the building are likely to be less than minor and historic heritage will not be compromised. To mitigate any adverse effects on the setting of the building, planting to screen the Project from the building and a new access road are proposed.

### 16.5 Beehive kilns

The effects of the Project on the kilns, flue and protective shelter are likely to be significant. Relocation of the structures is the only option to protect historic heritage and engineers Dunning



Thornton have determined that relocation of each whole structure is feasible. A site that retains visual, physical and historic connections with the preparation shed and railway huts would retain heritage values as far as possible while public access to the site and screening of the Project would reduce the effects of the Project to less than minor, protecting historic heritage.

It is recommended that a conservation plan for the kilns and flue be prepared to:

- provide further research into their physical and social history;
- define their heritage values;
- record the structures in their existing location;
- to define their current condition;
- include a structural assessment;
- recommend a relocation methodology and an appropriate final location;
- recommend maintenance, repairs and any restoration or reconstruction required;
- recommend other appropriate policies for their long-term care

### **16.6 Group of former Smíšek buildings**

The most significant effects of the Project on the grouping of structures in the former Smíšek pottery, relate to the kilns, discussed above, and, to a lesser extent, the house. Mitigation of effects described for the kiln also relate to the group of buildings. With respect to the house, which has the least significance of the group, its recording prior to removal or demolition and this information being added to interpretation of the site would mitigate effects as far as possible. Implementation of all recommended mitigation measures concerning the site would result in effects being no more than minor and the appropriate protection of historic heritage.

### **16.7 'Clifden'**

The effects of the Project on 'Clifden' are likely to be significant. Adverse effects will be minimised if the original house, without its later, non-original, additions, can be relocated to a nearby site that has historical associations with William Small and with the best qualities of the existing setting. If these conditions can be met and given the modified nature of the house, its historic heritage will still be protected.

The locations of sites with historical associations with William Small are currently being investigated and depending on the results of the investigation Clifden will be relocated to a site with historical connections to William Small. If no such sites are identified, Clifden will be relocated to a site owned by NZTA within the Ōtaki district.

It is further recommended that a conservation plan be prepared to:

- provide research into its physical and social history;
- define its heritage values;
- record the house in its existing location;
- to define its current condition;
- recommend the extent of relocation;
- recommend a relocation methodology;
- recommend maintenance, repairs and any restoration or reconstruction required;
- recommend other appropriate policies for its long-term care

## 17 Conclusions

### 17.1 Built heritage affected by the Project

There are nine statutorily recognised items of built heritage within one kilometre of the proposed Alignment that are either included on the NZHPT register or registered on the KCDC District Plan. Of these buildings four are likely to be adversely affected by the Project. The buildings affected comprise the:

- Ōtaki Railway Station
- Rahui (Former) Milk Treatment Station
- Rahui Factory Social Hall
- Te Horo (Former) Railway Station

In addition there are two other structures not statutorily recognised but which have moderate or higher heritage values that are also in close proximity to the Alignment and that will be adversely affected by the Project. These are:

- the beehive kilns in the former Mirek Smíšek pottery
- 'Clifden'

### 17.2 Overall statement of effects if the recommended mitigation measures are followed

Adoption of the mitigation measures proposed in section 16 of this assessment will, as far as possible, ensure that the NZTA complies with the requirements of Section 6 (f) of the RMA and will result in a less than minor overall effect on built heritage. The following statements summarise the effects of the Project as a result of adopting mitigation measures.

#### 17.2.1 Ōtaki Railway Station

Reorientation of the station including all associated interior and exterior fabric and elements will ensure adverse effects on heritage values of the building are less than minor. Appropriate conservation advice to guide the relocation and future care of the building will be made possible through an updated conservation plan.

#### 17.2.2 The former Rahui (former) Milk Treatment Station

Effects of the Project on the heritage values of the building are assessed as being less than minor, and no mitigation is required with the possible exception of screen planting.

#### 17.2.3 The former Rahui Factory Social Hall

Effects of the Project on the heritage values of the building are assessed as being less than minor, and no mitigation is required with the possible exception of screen planting.

#### 17.2.4 The former Te Horo Railway Station

Effects of the Project on the heritage values of the building are assessed as being less than minor, and screen planning and a new access road can mitigate any effects on the setting.

#### 17.2.5 Beehive kilns

Relocation of the kilns and flue to a site that retains visual, physical and historic connections with the preparation shed and railway huts, recording them on their existing site, using the information for interpretation, screening of the Project and allowing for public access, if possible, to the site

and structures will mitigate adverse effects of the Project to less than minor. A conservation plan is recommended to guide the relocation and appropriate conservation interventions.

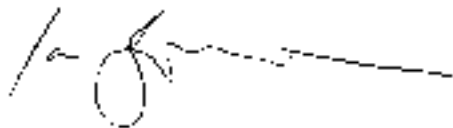
#### **17.2.6 Former Smíšek group of structures**

If the mitigation measures proposed in 16.2.5 are implemented in addition to the recording of the house prior to demolition or removal and this information is included in interpretation of the site, the effects will be reduced to less than minor.

#### **17.2.7 'Clifden'**

The relocation of 'Clifden', without later additions, to a site previously owned by William Small with the best qualities of the existing setting, the effects of the Project would be less than minor. If such a site cannot be found, relocation to a NZTA owned site with the best qualities of the existing setting and as close as possible to the existing site would reduce adverse effects of the Project to minor. A conservation plan is recommended to guide the relocation and appropriate conservation interventions.

Ian Bowman

A handwritten signature in black ink, appearing to read 'Ian Bowman', with a long horizontal flourish extending to the right.

31 January 2013

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