

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF applications for resource consents and notices of requirement in relation to the Ōtaki to North of Levin Project

BY **WAKA KOTAHI NZ TRANSPORT AGENCY**

Applicant

ŌTAKI TO NORTH OF LEVIN HIGHWAY PROJECT

TECHNICAL ASSESSMENT M: BUILT HERITAGE

BUDDLE FINDLAY

Barristers and Solicitors
Wellington

Solicitor Acting: **David Allen / Thaddeus Ryan**
Email: david.allen@buddlefindlay.com / thaddeus.ryan@buddlefindlay.com
Tel 64 4 462 0423 Fax 64 4 499 4141 PO Box 2694 DX SP20201 Wellington 6011

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
INTRODUCTION	4
Qualifications and experience	4
Code of conduct	5
Purpose and scope of assessment	5
Assumptions and exclusions in this assessment	6
PROJECT DESCRIPTION	6
METHODOLOGY	8
Identifying potentially affected built heritage	8
National and international best practice criteria	9
Statutory considerations, including national standards, regional and district plans, and other relevant policies	10
EXISTING BUILT HERITAGE ENVIRONMENT	10
Listed built heritage items.	11
Non-listed built heritage items	11
Grading of values of affected built heritage	12
PROJECT SHAPING AND AVOIDING AND MINIMISING EFFECTS	13
ASSESSMENT OF EFFECTS	13
Positive effects	20
Adverse effects	20
SUMMARY RATING OF EFFECTS	21
MEASURES TO REMEDY OR MITIGATE ACTUAL OR POTENTIAL ADVERSE EFFECTS	21
Proposed mitigation measures	21
CONCLUSION AND RECOMMENDATIONS	22
APPENDIX M.1: WAKA KOTAHĪ GUIDE VALUE GRADING	23
APPENDIX M.2: INFORMATION ON HNZPT LISTED BUILT HERITAGE.....	25
APPENDIX M.3	34

EXECUTIVE SUMMARY

1. This technical assessment assesses the actual and potential effects of the Ōtaki to North of Levin Highway Project (the "**Ō2NL Project**") on built heritage. The assessment supports the notices of requirement for designations ("**NoRs**") and application for resource consents for the Ō2NL Project.
2. The assessment confirms that there is only one heritage building affected by the Project. This is the house "Ashleigh" at 1024 Queen Street East, Levin.¹ While it is not a listed heritage property, it is considered in this assessment as having regional significance. Its site, buildings and items of machinery located within the boundaries of the property create a cultural landscape, which is also of regional significance.
3. There are four built heritage places listed by Heritage New Zealand Pouhere Taonga ("**HNZPT**") that are within one kilometre of the Ō2NL Project but none are affected by it. The same properties are also listed in the Horowhenua District Plan ("**HDP**") Historic Heritage Schedule. The Kāpiti Coast District Plan ("**KCDP**") has no historic heritage places included in their Historic Heritage Schedule affected by or within one kilometre of the Ō2NL Project. The listed HDP properties are:
 - (a) War Memorial Sarcophagus, Honi Taipua Road, Manakau;
 - (b) Manakau School, Mokena Kohere Street, Manakau;
 - (c) St Andrew's Church, 23 Mokena Kohere Street, Manakau; and
 - (d) former Manakau Post Office 33 Honi Taipua Street, Manakau.
4. There is also one heritage structure, currently not listed, near the four listed heritage buildings. This is the Manakau Hotel, 39 Honi Taipua Street, and this is also not impacted by Ō2NL Project.
5. The likely impacts on "Ashleigh" comprise temporary construction noise, vibration, and dust as well as permanent visual and noise effects from the nearby operation of the Ō2NL Project.
6. Potential construction and operational effects on "Ashleigh" can be mitigated by appropriate measures, such as vibration monitoring and dust control

¹ Also known as the Prouse homestead.

during construction. Filling any gaps in existing vegetation by tree planting on the western boundary will mitigate potential visual effects once the Ō2NL Project is operational.

7. Overall, the Ō2NL Project will have effects on "Ashleigh" that are less than minor.

INTRODUCTION

8. I, Ian Alexander Bowman, architect and conservator, have prepared this assessment.

Qualifications and experience

9. I have the following qualifications and experience relevant to this assessment:
 - (a) Bachelor of Arts in History and Economic History from Victoria University;
 - (b) Bachelor of Architecture from the University of Auckland; and
 - (c) Master of Arts in Conservation Studies from the University of York.
10. I have approximately 40 years' experience in advising clients on issues relating to built heritage. I wrote the built heritage assessment template that forms part of the *Waka Kotahi Guide to assessing historic heritage effects for state highway projects*, published in 2015 ("**Waka Kotahi Guide**"). Transport projects similar to the Ō2NL Project where I have prepared technical assessments include the:
 - (a) Inner City Bypass, 1986 to 2007;
 - (b) Ōtaki Te Horo Expressway, 2003 to 2004;
 - (c) Peka Peka to North Ōtaki Expressway, 2012 to 2013 (ongoing assistance from 2013 to the present);
 - (d) Western Corridor Study, 2004 to 2005;
 - (e) McKays to Peka Peka Expressway, 2011 to 2013;
 - (f) Transmission Gully Project, 2011 to 2012 (ongoing assistance from 2012 to the present);
 - (g) Tunnels Duplication Project, 2012 to 2015;

- (h) The Basin Reserve Project, 2009 to 2012;
- (i) Southern Links Project, Hamilton, 2014;
- (j) Memorial Park Stage 2, Wellington, heritage assessment of Rifle Range remnants; and
- (k) Petone to Grenada link, heritage assessment, 2013 to 2017.

Code of conduct

11. I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court Practice Note 2014. This assessment has been prepared in compliance with that Code, as if it were evidence being given in Environment Court proceedings. In particular, unless I state otherwise, this assessment is within my area of expertise and I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.

Purpose and scope of assessment

12. The purpose of this assessment is to determine what, if any, impacts on built heritage fabric and values there will be from the construction and operation of the Ō2NL Project.
13. The scope of the assessment involves the identification, site inspections and assessments of actual or potential effects on built heritage items (pre 1900 or post 1900 buildings with potential heritage value) within one kilometre of the outer extent of the proposed designations. Built heritage items considered include those statutorily listed as well as those items not currently recognised, but of sufficient heritage value to warrant statutory recognition.
14. Once identified, the heritage values of each heritage item are assessed by either accessing the HNZPT on-line register information, or research by an historian and then preparing an assessment of heritage values if the property was not listed.
15. Once heritage items are identified, the effects of the Ō2NL Project on their heritage values is assessed from both a construction and operational perspective, including any actual and potential adverse effects, to determine which of these items might be directly affected.

16. Where impacts are identified, mitigation measures to manage these impacts have been considered.

Assumptions and exclusions in this assessment

17. This assessment is based on:
- (a) Drawings and plans provided in Volume III.
 - (b) **Mr Jamie Povall's** Design and Construction Assessment provided as Appendix Four to Volume II.
 - (c) **Mr Michael Smith's** Technical Assessment B (Noise and Vibration). I have had particular regard to the information provided by Mr Smith to the Noise Mitigation Workshop he and Dr Stephen Chiles' convened in February 2022.
 - (d) **Mr Andrew Curtis'** Technical Assessment C (Air Quality).
 - (e) **Mr Gavin Lister's** Technical Assessment D (Landscape, Visual and Natural Character).
18. I have not considered it necessary to discuss the Project with HNZPT, Kāpiti Coast District Council ("**KCDC**") or the Horowhenua District Council ("**HDC**") to complete my assessment.
19. The Manakau School was inspected as part of another project on 28 June 2018 and 31 October 2018. No new site visit is required as the building is not affected. Site visits to other properties occurred on 11 November 2020.
20. The site visit to "Ashleigh" was approximately one hour accompanied by the owners, which allowed an inspection of the house and a brief inspection of the property. A number of other structures, in various states of repair, and numerous items of equipment were observed. The site visit, photography and subsequent research provides sufficient information for this assessment.

PROJECT DESCRIPTION

21. The Ō2NL Project involves the construction, operation, use, maintenance and improvement of approximately 24 kilometres of new four-lane median divided state highway (two lanes in each direction) and a SUP between Taylors Road, Ōtaki and PP2Ō and SH1 north of Levin. The Ō2NL Project includes the following key features:

- (a) a grade separated diamond interchange at Tararua Road, providing access into Levin;
- (b) two dual lane roundabouts located where Ō2NL crosses SH57 and where it connects with the current SH1 at Heatherlea East Road, north of Levin;
- (c) four lane bridges over the Waiauti, Waikawa and Kuku Streams, the Ohau River and the North Island Main Trunk ("NIMT") rail line north of Levin;
- (d) a half interchange with southbound ramps near Taylors Road and the new Peka Peka to Ōtaki Expressway to provide access from the current SH1 for traffic heading south from Manakau or heading north from Wellington, as well as providing an alternate access to Ōtaki;
- (e) local road underpasses at South Manakau Road and Sorenson Road to retain local connections;
- (f) local road overpasses to provide continued local road connectivity at Honi Taipua Road, North Manakau Road, Kuku East Road, Muhunoa East Road, Tararua Road (as part of the interchange), and Queen Street East;
- (g) new local roads at Kuku East Road and Manakau Heights Road to provide access to properties located to the east of the Ō2NL Project;
- (h) local road reconnections connecting:
 - (i) McLeavey Road to Arapaepae South Road on the west side of the Ō2NL Project;
 - (ii) Arapaepae South Road, Kimberley Road and Tararua Road on the east side of the Ō2NL Project;
 - (iii) Waihou Road to McDonald Road to Arapaepae Road/SH57; and
 - (iv) Koputaroa Road to Heatherlea East Road and providing access to the new northern roundabout;
- (i) the relocation of, and improvement of, the Tararua Road and current SH1 intersection, including the introduction of traffic signals and a crossing of the NIMT;

- (j) road lighting at conflict points, that is, where traffic can enter or exit the highway;
- (k) median and edge barriers that are typically wire rope safety barriers with alternative barrier types used in some locations, such as bridges that require rigid barriers or for the reduction of road traffic noise;
- (l) stormwater treatment wetlands and ponds, stormwater swales, drains and sediment traps;
- (m) culverts to reconnect streams crossed by the Ō2NL Project and stream diversions to recreate and reconnect streams;
- (n) a separated (typically) three-metre-wide SUP, for walking and cycling along the entire length of the new highway (but deviating away from being alongside the Ō2NL Project around Pukehou (near Ōtaki)) that will link into shared path facilities that are part of the PP2Ō Expressway (and further afield to the Mackays to Peka Peka Expressway SUP);
- (o) spoil sites at various locations along the length of Ō2NL Project; and
- (p) five sites for the supply of bulk fill /earth material located near Waikawa Stream, the Ohau River and south of Heatherlea East Road.

METHODOLOGY

22. The methodology for assessment follows national and international best practice as described below which comprises:
- (a) identifying built heritage items that are both statutorily recognised and not currently recognised that are potentially affected by the Ō2NL Project, through both desk top analysis and site inspections;
 - (b) identifying the values of the heritage items;
 - (c) identifying appropriate best practice assessment criteria and reviewing potential impacts on heritage items against assessment criteria; and
 - (d) identifying and assessing against appropriate rules in any relevant District or Regional Plans.

Identifying potentially affected built heritage

23. Searches of the HNZPT list and HDP schedule of built heritage were undertaken to identify potentially affected listed buildings in close proximity

(one kilometre) of the outer extent of the proposed designations. Potentially affected built heritage items that are not currently listed or scheduled were initially identified by Mr Daniel Parker of Insite Archaeology (and whose archaeological assessment is provided as Technical Assessment L (Archaeology)) and later confirmed as part of this assessment via site inspection and preliminary historic research as to potential heritage values.

24. All the listed heritage properties were visited, as were five non-listed potential heritage properties.
25. The assessment concluded that there were no effects on any listed heritage properties or non-listed potential heritage properties but "Ashleigh". Therefore, no discussions or meetings were held with owners of those built heritage properties. A meeting with the owners of "Ashleigh" was held during the site visit.
26. Options were explored through a Multi-Criteria Assessment ("**MCA**") process in order to identify the best-fit alignment of the proposed designations, which would have the least impact on built heritage properties. Detail of the MCA process can be found in the Consideration of Alternative Summary Assessment provided as Part E in Volume II.

National and international best practice criteria

27. The following best practice guides have been used for this assessment:
 - (a) Waka Kotahi Guide.²
 - (b) International Council on Monuments and Sites (ICOMOS), *Charter for the Conservation of Places of Cultural Heritage Value*, 2010 (ICOMOS NZ Charter).
 - (c) HNZPT criteria for assessing the heritage values of non-statutorily recognised built heritage Sustainable Management of Historic Heritage Guidance, Information Sheet 2, *Assessment criteria to assist in the identification of Historic Heritage Values*, 2007 (HNZPT Information Sheet 2).³

² Based on the UK Highways Manual 2009 and the ICOMOS *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*, 2011 among others.

³ See Appendix M.3 for the assessment of "Ashleigh".

- (d) HNZPT Sustainable Management of Historic Heritage Guidance Information Sheet 16 *Assessing Impacts on the Surroundings associated with Historic Heritage*, 2007 (HNZPT Sheet 16).
- (e) HNZPT Sustainable Management of Historic Heritage Guidance Information Sheet 17 *Assessing Impacts on Historic Areas*, 2007 (HNZPT Sheet 17).
- (f) HNZPT Sustainable Management of Historic Heritage Guidance Information Sheet 22 *Assessing Impacts on Designations*, 2007 (HNZPT Sheet 22).

Statutory considerations, including national standards, regional and district plans, and other relevant policies

- 28. The Ō2NL Project does not directly or indirectly impact any listed built heritage item, nor are there earthworks in close proximity to them (see below).⁴ Therefore, the objectives and policies in the HDP are not relevant to the assessment of impacts of scheduled built heritage items.⁵
- 29. Similarly, if "Ashleigh" was scheduled, the Ō2NL Project construction and operation would not trigger any relevant rules.
- 30. Instead, the effects on "Ashleigh", as the only affected site, are assessed using best practice guides listed above.
- 31. Under chapter 6.4.3, Historic Heritage, the Horizons Regional Plan ("**One Plan**") requires the Regional Coastal Plan ("**RCP**") and district plans to list and protect nationally significant historic heritage. "Ashleigh" is not listed in either the HDP nor is it listed in the RCP. Therefore, these planning documents are not relevant to an assessment of effects of the Ō2NL Project on "Ashleigh".

EXISTING BUILT HERITAGE ENVIRONMENT

- 32. With respect to built heritage items the existing environment comprises listed and non-listed heritage items/areas.

⁴ In this context 'listed' means either built heritage included in the New Zealand Heritage List/Rārangī Kōrero and/or identified in District Plan schedules.

⁵ See Chapter 13 Objectives/Policies: Historic Heritage of the 2015 Operative Horowhenua District Plan and as amended in the 2018 Hearing Panel decision.

Listed built heritage items.

33. The following listed heritage items have been identified as being potentially affected by the Ō2NL Project based on lists prepared by the HDC and HNZPT (refer to Table M.1 below).

Table M.1: Potentially Affected Listed Heritage Items from HDC and HNZPT

Map	Ref	Site name	Location	Description	HNZ cat	HNZ reg
37	H22	Manakau School	Mokena Kohere Street, Manakau	Primary School	2	4064
37	H23	St Andrews Church	23 Mokena Kohere Street, Manakau	Church	2	4070
37	H20	War Memorial Sarcophagus	Honi Tapua Street, Manakau	Memorial	2	4065
37	H21	Former Manakau Post Office	33 Honi Taipua Street	Part Dwelling and Part Commercial	2	4063

Non-listed built heritage items

34. Based on research and site inspections, the following non-listed built heritage items are considered to have significant heritage values where there were possible impacts from the Ō2NL Project (refer to Table M.2 below).

Table M.2: Potentially Affected Non-Listed Heritage Items from HDC and HNZPT

Address	Name	Date	Description
1024 Queen Street East, Levin	'Ashleigh'	Ca 1891	James Prouse's homestead, 2 story villa with outbuildings including barn, creamery, wash house, stable etc. Prouse born 1854, Chair County Council, forester, saw miller, farmer, influential in dairy industry.
39 Honi	Manakau	1921	Focus of settlement, grouping with PO

Address	Name	Date	Description
Taipua Street, Manakau	Hotel		and memorial. Built following a fire destroying previous hotel of 10 November 1919.

Grading of values of affected built heritage

35. Based on Appendix 1 of the Waka Kotahi Guide, the built heritage items value gradings are assessed as follows (refer to Tables M.3 and M.4 below).

Table M.3: Value Gradings of Listed Heritage Items from HDC and HNZPT

Site name	Location	Value grading
Manakau School	Mokena Kohere Street, Manakau	Medium
St Andrews Church	23 Mokena Kohere Street, Manakau	Medium
War Memorial Sarcophagus	Honi Tapua Street, Manakau	Medium
Former Manakau Post Office	33 Honi Taipua Street	Medium

Table M.4: Value Gradings of Non-Listed Heritage Items from HDC and HNZPT

Site name	Location	Value grading
'Ashleigh'	1024 Queen Street East, Levin	Medium
Manakau Hotel	39 Honi Taipua Street, Manakau	Medium

36. Five additional potentially affected non-listed heritage buildings were considered but, following site visits and initial research, none were considered as having high heritage values. An aerial map of Manakau identifying the location of the listed built heritage items and the non-listed Manakau Hotel is shown on **Figure M.1**.

the east. The trees and buildings obscure the historic school building from views of the Ō2NL Project and moving vehicles when operational.

- (c) The closest point of the proposed designation to St Andrew's Church is approximately 430 metres. Based on the cross sections between chainage 28100 and 27700, the Ō2NL Project, when operational, could potentially be visible from the St Andrew's Church grounds. However, views will largely be obscured between the church and the designation by two middle ground houses, planting proposed round stormwater treatment, landscape works and screen planting on highway batters. In addition, the church faces to the west, away from the Ō2NL Project, the east facing windows have stained glass preventing visibility out and there are large trees on the eastern boundary.
- (d) The other listed Manakau buildings and the Manakau Hotel were assessed as not affected by the Ō2NL Project as there would be no visibility of it from the buildings.
- (e) Acoustic measurements of the existing noise levels versus anticipated noise levels show no change caused by the Ō2NL Project for any of the Manakau buildings from the current situation.
- (f) Therefore, there is negligible, or no, risk of any visual or physical impact on the church or the other listed buildings in the Manakau village either from construction or operation of the Ō2NL Project.

39. Potential effects on the "Ashleigh" site are, as follows:

- (a) The proposed designation runs along the southern, western and northern boundaries of the property (see **Figure M.2** below). At its closest, on the western boundary, the proposed designation is approximately 65 metres from the house where the proposed design of the Ō2NL Project is shown at grade.
- (b) Although the Ō2NL Project will be at ground level, there will be no visibility of it from the house as the house is surrounded by large trees and shrubs (see **Figure M.3** below). The western boundary has further trees along it which will screen most of the highway from the western garden. The rear of the workshop/toolshed face this boundary but this is not a significant elevation.

- (c) Queen Street East is proposed to be diverted near the north western corner of "Ashleigh" and bridged over the Ō2NL Project at an acute angle at the north east corner boundary of "Ashleigh". It then curves back to meet a roundabout on Arapaepae Road as shown in **Figure M.2**. The bridge includes a shared use path. Although not currently detailed in **Figure M.2**, access to "Ashleigh" will be maintained.
- (d) There will be no physical impact from the Queen Street East bridge but the severing of Queen Street East and access ramps to the bridge from either side will be visible from the entry gates to the house. The new cul-de-sac, changed road layout and bridge will modify the historic, wider setting of the house.
- (e) With respect to noise impacts on "Ashleigh", modelling provided in Technical Assessment B (Noise and Vibration), Volume IV, suggests that currently there is little noise impact from traffic. However, by 2039, without the Ō2NL Project, road traffic noise on Queen Street East will increase because of the population growth predicted for the Tara-Ika development.
- (f) Allowing for the Ō2NL Project, where the house is approximately 110 m from the designation, noise levels are predicted to increase such that levels inside "Ashleigh" are likely to be intrusive at times. The western curtilage will experience a corresponding increase in traffic noise such that it is likely to be intrusive or disruptive for people using outdoor spaces.

- (g) The proposed acoustic treatment comprises road seal that will reduce traffic noise, mitigating some of the acoustic impact.

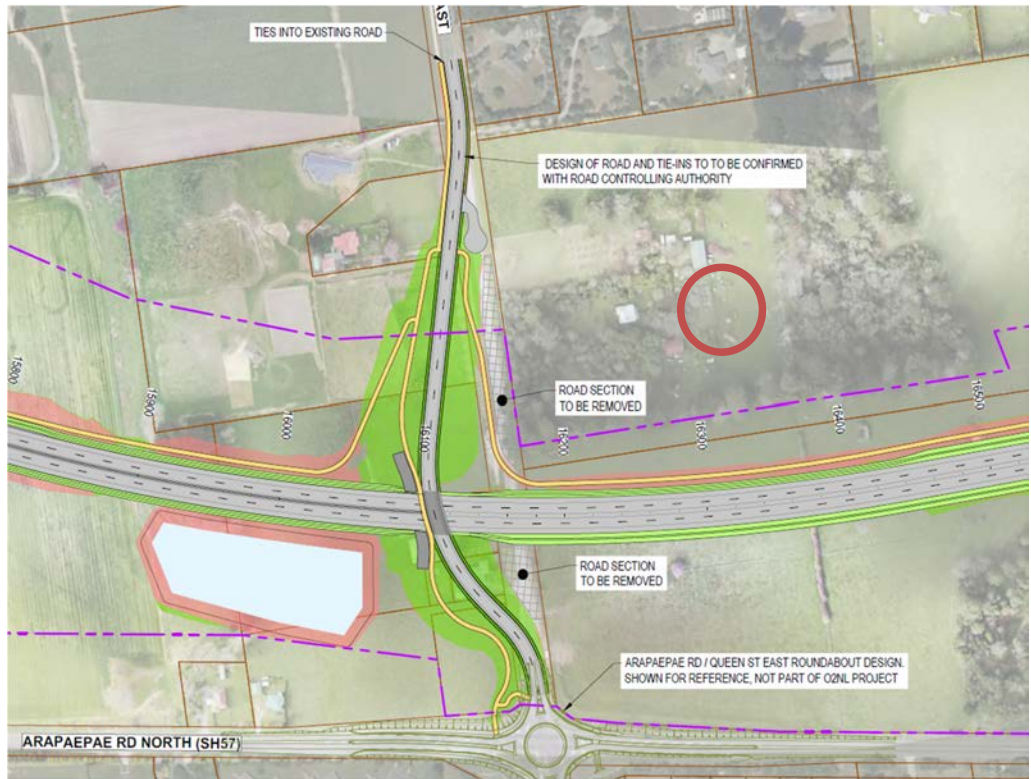


Figure M.2: The proposed designation and location of "Ashleigh", circled,

(h) HNZPT Guidance information Sheet 16:

Criterion	Description and assessment of effects	Magnitude of effects
The original relationship of the heritage item to its site and locality should be retained	<p>"Ashleigh" is located near the centre of the site with the house enclosed by large, mature trees and other vegetation. Large trees and dense vegetation with open spaces are characteristic of the remainder of the site. Also on the site are various outhouses and other buildings as well as milling and farm equipment and machinery. The Ō2NL Project will not physically, or visually impact any of these items nor any of their relationships. There will be a minor acoustic change as explained 39(f) above.</p>	No change
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.	<p>However, the construction of the Ō2NL Project and the severing of Queen Street resulting in a cul-de-sac to the east of the entry to "Ashleigh" and a bridge with ramps will be visible from the entry to the Prouse homestead. This will have a visual and physical impact on the wider locality.</p>	Minor
The proposed activity should provide for an adequate setting to maintain its heritage significance	<p>The house and site do not have landmark values as none of the buildings, or other items are visible from the road.</p> <p>The site is self-contained, enclosed by mature trees and other vegetation. The significance of the setting is the physical and scale relationships of the house to other structures and items, its hard and soft landscape and the size of the site. None of the physical and scale relationships will be affected by the roadway. The acoustic qualities of the house and the tool shed will change slightly, however the noise levels near the western boundary may be increased slightly where there is a garden,</p>	No change
The proposed activity should provide for an adequate setting to maintain its heritage significance	<p>The site is self-contained, enclosed by mature trees and other vegetation. The significance of the setting is the physical and scale relationships of the house to other structures and items, its hard and soft landscape and the size of the site. None of the physical and scale relationships will be affected by the roadway. The acoustic qualities of the house and the tool shed will change slightly, however the noise levels near the western boundary may be increased slightly where there is a garden,</p>	Negligible

Criterion	Description and assessment of effects	Magnitude of effects
The proposed activity should provide for adequate visual catchments, vistas and sightlines	<p>orchard and spinney (a small area of trees and bushes).</p> <p>There will be no change in visual catchments, vistas or sightlines as the house, outhouses, and other items are not currently visible from Queen Street, Arapaepae Road or other publicly accessible locations. This will not change with the Ō2NL Project.</p> <p>There will be a change in the visual character of the site along the western boundary from the construction of the Ō2NL Project. While most of this area is obscured from the west by large trees there may be some visual impact from part of the orchard, which is closest to this boundary.</p>	Negligible



Figure M.3 View to the north from first floor of "Ashleigh" showing density of planting surrounding the house, photo Ian Bowman, 20 October 2020

(i) HNZPT Guidance information Sheet 22

Criterion	Description and assessment of effects	Magnitude of effects
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.	<p>The Ō2NL Project will have no impact on the current condition, integrity or public appreciation of "Ashleigh". It is not currently statutorily recognised therefore planning rules do not protect it from adverse effects. As the Ō2NL Project will not physically impinge on the site, there will be no change in the condition or integrity of the structures or other items on the property.</p> <p>The highway is approximately 84 metres from the house and approximately 60 metres from the tool shed. It is therefore improbable that the vibration from traffic will impact on the condition of the buildings. Similarly, based on experience with Transmission Gully vibration monitoring, it is unlikely that vibration from construction will have an adverse impact.</p>	Negligible
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).	Adverse impacts on Ashleigh are assessed in this Technical Assessment and summarised below.	

(j) ICOMOS NZ Charter, 2010:

Criterion	Description and assessment of effects	Magnitude of effects
<p><i>Respect for surviving evidence and knowledge</i> The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be</p>	There will be no physical effects on the site, its structures or other items.	No change

Criterion	Description and assessment of effects	Magnitude of effects
explicitly justified where it does occur.		
<i>Setting</i> Where the setting of a place is integral to its cultural heritage value, that setting should be conserved with the place itself.	The significance of the setting is the physical and scale relationships of the house to other structures and items, its hard and soft landscape and the size of the site. There will be no physical changes to this setting brought about by the Ō2NL Project.	No change

Positive effects

40. There are no discernible positive effects on built heritage values from the Ō2NL Project.

Adverse effects

Construction effects

41. There are potential effects of dust, vibration and noise (refer to Technical Assessment B: Noise and Vibration and Technical Assessment C: Air Quality. Dust can cause an increased need to clean the external walls of the house with consequent additional wear and tear on coatings. Vibration can cause structural degradation, particularly material fatigue and foundation settlement.⁶ Noise would largely comprise impacts on the amenity values of the house and site.

Operational effects

42. No adverse effects from operation of the Ō2NL Project have been identified as assessed above.

⁶ For example, Piyush Basekar, Devang Vaghela, Mehul Katakiam "Impact of traffic vibration on heritage structures", *International Journal of Advanced Technology in Engineering and Science*, Vol No. 03, Issue No. 03, March 2015, and Rainer, J H "Effects of vibrations on historic buildings: an overview", *Bulletin for the Association of Preservation Technology*, 14 pp 2-10, 1982.

SUMMARY RATING OF EFFECTS

43. Using the Waka Kotahi guide, the evaluation of effects on "Ashleigh" are as follows:

Value of the building	Magnitude of effects	Significance of effects
The building is not listed by HNZPT nor is it scheduled on the HDP. However, based on an assessment of heritage values, the building is rated as having medium heritage value, based on the Waka Kotahi Guide.	The greatest magnitude of impact of effects of Ō2NL Project on the building is assessed as minor .	Based on the matrix in Appendix 1 of the Waka Kotahi Guide, the highest significance of effects is slight .

44. The significance of an effect described as 'slight' is equivalent to less than minor.⁷

MEASURES TO REMEDY OR MITIGATE ACTUAL OR POTENTIAL ADVERSE EFFECTS

Proposed mitigation measures

45. While the effects of the Ō2NL Project are considered as being less than minor, any unlikely but potential effects from construction on "Ashleigh" can be mitigated as required by the following methods:
- (a) on-site, permanent monitoring of vibration during construction, with appropriate protocols for preventing damaging vibration;
 - (b) regular inspections for dust, 6 monthly external washing of dust on the house and external washing of the workshop/toolshed during construction, in the vicinity of the house;
 - (c) road access to the entry of "Ashleigh" should be of a similar design and extent to the existing road access;
 - (d) as the design is at a preliminary stage and changes are likely when construction drawings are finalised, any changes that may have an impact on the setting of "Ashleigh", such as a different location or design of the cul-de-sac or bridge, that these changes are prepared in consultation with a suitably qualified and experienced conservation architect; and

⁷ See appendix M.1.

- (e) a suitably qualified and experienced conservation architect is involved in design, implementation and monitoring of dust and vibration during construction.

CONCLUSION AND RECOMMENDATIONS

- 46. The Ō2NL Project will have little or no impact on statutorily identified built heritage.
- 47. The Ō2NL Project will have a less than minor physical impact on "Ashleigh", a non-statutorily recognised building and setting that has significant heritage values.
- 48. While there will be no physical impacts on "Ashleigh", mitigation of construction effects are recommended, including vibration monitoring, dust control and perimeter planting.
- 49. An increase in noise levels predicted from the Ō2NL Project will impact amenity values of the house. Landscaping or property boundary fencing, or other noise barriers, appropriate to the heritage values of the property by the highway should be considered.
- 50. As the current design is at a preliminary stage, any design changes necessary to construct the highway that may impact "Ashleigh" should be prepared in conjunction with a suitably qualified and experienced conservation architect.



Ian Bowman

14 October 2022

APPENDIX M.1: WAKA KOTAHI GUIDE VALUE GRADING

Value	Descriptors
Very high	Very high importance and rarity, international scale, category 1 HNZ listing
High	High importance and rarity, national scale, category 1 HNZ listing
Medium	High or medium importance, regional scale, category 1 or 2 HNZ listing
Low	Low or medium importance and rarity, local scale, category 2 HNZ listing, local authority listing
Negligible	Very low importance and rarity, local scale, not listed

Ranking of magnitude of impact

The following table gives best practice rankings to assess magnitude of impacts.

Table 1 Waka Kotahi guide magnitude of impact

Impact	Factors in the Assessment of Magnitude of Impacts
Major	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to key historic elements, such that the resource is slightly modified. Change to the setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic building elements or setting that hardly affect it.
No change	No change to fabric or setting.

Ranking of significance of impacts

The following table gives best practice rankings to assess significance of impacts.

Waka Kotahi guide significance of value

VALUE	Very high	Neutral	Slight	Moderate/large	Large/very large	Very large
	High	Neutral	Slight	Moderate/Slight	Moderate/large	Large/very large
	Medium	Neutral	Neutral/slight	Slight	Moderate	Moderate/large
	Low	Neutral	Neutral/slight	Neutral/slight	Slight	Moderate/slight
	Negligible	Neutral	Neutral	Neutral/slight	Neutral/slight	Slight
		No change	Negligible	Minor	Moderate	Major
	MAGNITUDE OF IMPACT					

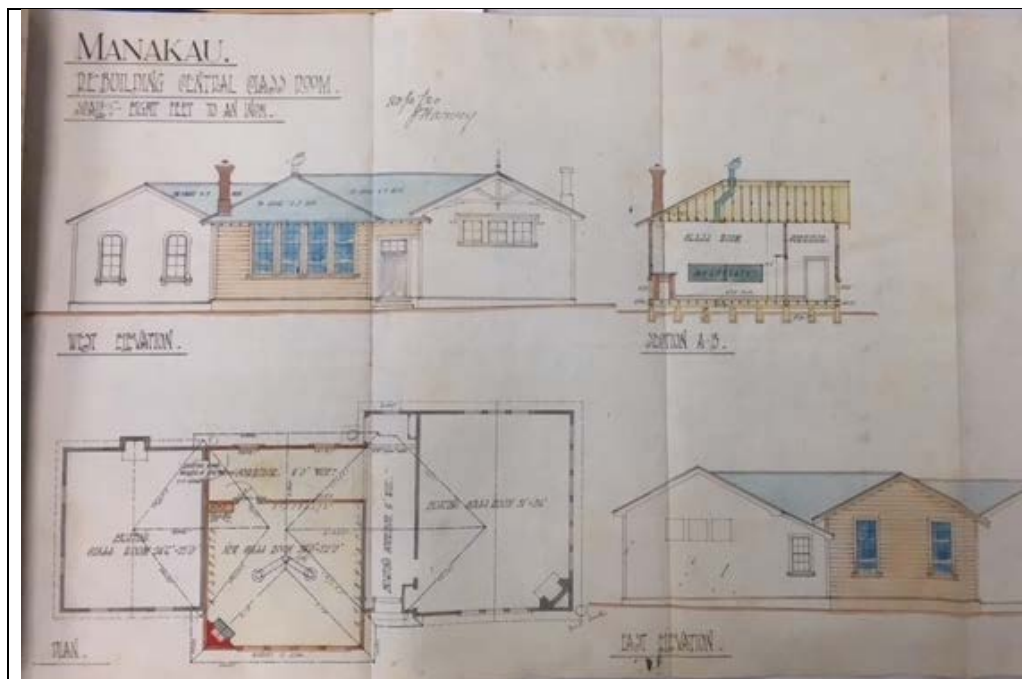
Comparison of Waka Kotahi Guide and RMA definitions of adverse effects⁸

RMA definition	Waka Kotahi Guide
Neutral	Nil adverse effects
Neutral/slight	Less than minor adverse effects
Slight	Less than minor adverse effects
Moderate/slight	Minor adverse effects
Moderate	More than minor adverse effects
Moderate/large	Significant adverse effects
Large/very large	Unacceptable adverse effects
Very large	Unacceptable adverse effects

APPENDIX M.2: INFORMATION ON HNZPT LISTED BUILT HERITAGE

Name	List entry type	List number	Date entered	Street Address
Manakau Old School Block	Historic Place Category 2	4064	5 September 1985	Mokena Kohere Street, Manakau





Outline history

The building known as the 'Old Block' is the earliest remaining part of Manakau School built in 1888, the Manakau School Old Block is of historical and social significance for its role in providing education for the Manakau community from the town's early settlement. It also has architectural value as an example of late 19th century education facility design.

The settlement of Manakau dates from 1885 when the Wellington-Manawatu Railway Company workers arrived to clear the dense bushland for the construction of a rail bed. After the completion of the railway in 1886, the district quickly opened up, land was sold and the township began to establish. In 1887, there was concern over education facilities for the settlers' children as the Education Board was unable to deal with the application for a school due to its present state of finance. By the following year the Board had secured the land for a school, and until facilities were built a school was temporarily opened at Mr. Whiley's residence on North Manakau Road, in June 1888, with a roll of 28 pupils and Mr. Donnelly as the first teacher. A purpose-built school building was completed and opened on Manakau School's current site on 22 October that same year, with new permanent teacher Mr. Findlay Bethune.

The first school building was designed by the Wellington Education Board Architect Thomas Turnbull and built by local builder Charles Nees. The original building was made from timber and comprised a rectangular classroom with a single gabled roof and chimney on the eastern elevation. The windows were double-hung sash with rounded tops.

The history of construction comprises:

- the north classroom was built first in 1888;
- an addition to the south of that was constructed with a porch to the rear (originally the front entry) in 1889;
- an addition to the south of the first classroom was built in 1907;
- a gable was added to the first classroom in ca 1919;
- the first addition of 1899 to the north of the first classroom was removed 1920

Today the school operates out of four classrooms and has a swimming pool and dental clinic on the grounds.

Associated individuals

- Wellington Education Board
- Thomas Turnbull, significant Wellington architect of the late Victorian early Edwardian period.

Name	List entry type	List number	Date entered	Address
St Andrew's Church (Anglican)	Historic Place Category 2	4070	5 September 1985	23 Mokena Kohere Street, Manakau



Outline history

Built in 1894, St Andrew's Anglican Church in Manakau was designed by renowned New Zealand architect Frederick de Jersey Clere (1856-1952) and has continued to serve the Manakau community since. This church is of historical, architectural, social, and spiritual significance. It has played an important role in the community's social and religious milestones including baptisms, weddings, and funerals since its establishment, not long after the founding of the township of Manakau in the late 1880s.

After the Wellington-Manawatu Railway's completion in 1886, the township of Manakau was established. With the growth in the town's population there were three practicing religions. The Anglican, Methodist, and Brethren congregations held services in different buildings throughout the town, with St Andrew's Anglican Church being the first purpose-built church in this township. The land for St Andrew's Church was donated by Rev. James McWilliam, a CMS missionary in Ōtaki. The church was erected by voluntary contributions aided

with a loan from the Diocesan Pension Fund Trustees, and was opened on December 23, 1894, and consecrated on Palm Sunday, April 7, 1895.

St Andrew's Church was designed in Neo-Gothic style by Frederick de Jersey Clere and is one of the smallest and simplest churches he designed, among over a hundred others of his in the province of Wellington. The church was built to seat 80 people by local builder Charles Nees, who also built the neighbouring Manakau School. The timber church has a narrow nave, a separate chancel at the east end with a lean-to for the vestry, and steeply pitched roof originally with a distinctive bell tower. The church also features decorative crosses at the west end, lancet windows, and a porch on the western aspect that moves away from the traditional Gothic style to suit New Zealand weather conditions.

St Andrew's has been well maintained over the years. It has been repainted several times and underwent a considerable amount of repairing and strengthening in 1952. The minutes from the church vestry meetings reveals that St Andrew's acquired a Gospel Hall previously used by the Plymouth Brethren in 1909, and moved this hall to St Andrew's in either in 1910 or 1911, but it was blown down in a spectacular gale in February 1936. In 1913, the original church bell was given to Te Horo after a new one was donated to St Andrew's. In 1995 the old bell belonging to St Andrew's was rediscovered and a new belfry based on the original belfry on the roof was built and installed outside on the lawn near the church doors.

With the establishment of the Parish of Ōtaki, outlying vestries collapsed into one in Ōtaki and St Andrew's lost a large number of its congregation. St Andrew's today is still a functioning church and is part of the Anglican Parish of Ōtaki .

Construction professionals

- Clere, Frederick De Jersey, (1856-1952) most significant in the late Victorian, Edwardian and Inter-War years architect in the lower half of the North Island and Nelson. Diocesan Architect of the Anglican Church; he designed more than 100 churches while he held this position. Clere was a pioneer in reinforced concrete construction; the outstanding example of his work with this material is the Church of St Mary of the Angels (1922), Wellington. As well as being pre-eminent in church design, Clere was responsible for many domestic and commercial buildings including Wellington's Harbour Board Offices and Bond Store (1891) and Overton in Marton. Clere was also involved in the design of large woolsheds in Hawkes Bay and Wairarapa.
He was active in the formation of the New Zealand Institute of Architects and served on their council for many years. He was a member of the Wellington City Council until 1895, and from 1900 a member of the Wellington Diocesan Synod and the General Synod. He was also a member of the New Zealand Academy of Fine Arts.

- Charlie Nees

Construction Dates

1884 Original Construction

? Belfry removed from roof

1952 Extensive repair and strengthening work done

1995 Return of original church bell and construction of replica belfry

Name	List entry type	List number	Date entered	Address
Manakau War Memorial	Historic Place Category 2	4065	5 September 1985	Honi Taipua Street



Outline history

Manakau's War Memorial, located opposite the old post office on Honi Taipua Street, was built in 1921 to commemorate the men from the Manakau Township who had fallen in World War One (1914-1918), and later those killed in World War Two (1939-1945). The memorial is of historical, aesthetic, and social heritage significance. It is a place for the community to commemorate not only the men from Manakau, but all men from New Zealand who fought and died in the two world wars. Its uncommon sarcophagus style is a powerful symbol for the loss that comes with war.

Manakau's War Memorial was built by J. W. Fisher & Co Ltd. and said to be designed by Major Charles Tatum, whom the nearby Tatum Park is named after. Constructed over the summer of 1920-1921, it was completed in March 1921 with its official unveiling commencing on April 25 1922. The site for the war memorial was debated throughout several public meetings, with various places including around Manakau School grounds being discussed. The chairman of the School Committee decided that it would be inappropriate to have a tombstone erected outside a school, and so by a vote 12-10, the road reserve outside the Post Office was agreed on.

The monument is rare in the fact that it is one of only 33 out of 505 war memorials nationally that were built in the cenotaph, or tomb-like, style. New

Zealanders generally considered this style to be 'too gloomy' and too powerful a reminder of the cost of war. The concrete cenotaph at Manakau is in the shape of a sarcophagus on top of a shallow stepped base, and has inscribed black granite panels on all four sides; originally it was planned to have two machine guns allotted to Manakau as war trophies flanking either side. A low metal and concrete fence surrounds the monument. It was decided at a public meeting that the names that would go on the memorial would be only those of the Manakau men who had died during the war; there were 12 names.

In 1929, the Manakau Soldiers Memorial Committee gained permission to use land on the road frontage for beautification purposes; later in 1959, Horowhenua County Council leased the land behind the memorial from the New Zealand Railways for the same purposes. After World War Two, three more names were inscribed on a black granite plaque added to the front at the bottom of the memorial. In 1993, the Horowhenua District Council leased extra land from the New Zealand Railways for the development of the Driscoll Memorial Gardens adjoining the War Memorial; these gardens were completed in 1995 along with a beautification of the general area. Sometime between 2008 and 2009, the two further names (S.R. Jones and P.M. Te Hiwi) were added to the World War One plaque.

Construction professionals

- Major Charles Tatum
- J. W. Fisher & Co. Ltd.

Name	List entry type	List number	Date entered	Address
Former Post Office	Historic Place Category 2	4063	5 September 1985	33 Honi Taipua Street



Outline history

Manakau's Post Office (Former) resulted from a 1908 expansion of an existing early twentieth century building and has historic and social importance because it was a vital communications and community hub for its Horowhenua farming district for much of that century. This modest building has architectural significance as a representative timber example of the standardised post office designs established by Government Architect John Campbell.

The advent of the Wellington and Manawatu Railway opened up this area for earnest European settlement in the 1880s. Manakau was established in 1887 and the town's first post office apparently operated out of the General Store. The Post Office Department obtained the property in late 1906; it already featured a building, which was then altered and added to in 1908. Not just a place for sending and receiving communications, the Post Office would also have offered services such as banking facilities and an associated telephone exchange was eventually built in a small separate building nearby. In 1988 the Post Office was said to have 'always been the center [sic] of the village...a popular place for residents to meet and gossip...and its history is woven into that of the district'. As such, in 1987 there was a large gathering to celebrate a hundred years of the post office in Manakau. However, the following year the Post Office was closed. Telecom used the building from 1990.

In the late nineteenth and early twentieth century there was a post office building boom. To manage the Government Architect Office's workload John Campbell

developed three post office standard designs. The 1908 changes to the existing building, which is likely to have been the general store, meant Manakau's Post Office adhered to the simplest of these - the small provincial or suburban post office design. The modest, rectangular, rusticated weatherboard building exhibits features typical of the 1QW standardised design, such as a hipped roof with a pediment over the entrance porch, sash windows, some instances of decoration including corbels and entrance scroll bracketing and contained both a public office area and a private residence for the postmaster/mistress. At the time of the Post Office's closure the building was said to have had 'few alterations...since it was built'. The former Post Office was adapted into a house in 2007.

There are similar late nineteenth and early twentieth century Category 2 historic place examples of this type of Post Office on the New Zealand Heritage List/Rārangi Kōrero, with varying degrees of alteration, in Ashhurst, Halcombe, Havelock North, Kaikoura, Takaka, Te Kopuru and Tokomaru Bay.

Construction professionals

John Campbell, (1857-1952) as Government Architect was the most influential NZ architect of the late Victorian and Edwardian period. Designed major public buildings, Dunedin Lawcourts, Porirua Lunatic Asylum, Wellington Public Trust, Parliament buildings, Auckland and Wellington Chief Post Office, as well as government buildings such as Post Offices, courts

APPENDIX M.3

Information on "Ashleigh"

Name	List entry type	List number	Date entered	Address
Ashleigh	Nil	Nil	Nil	1024 Queen Street East, Levin
A two-storey villa with outbuildings, including barn, creamery, wash house, stable, etc., which is surrounded by trees.				
Authors: Val Burr, historian, Ian Bowman, architect and conservator				
				
<i>(Photo supplied by Karen Prouse, email to Stephen Bird, 3 August 2022)</i>				
Outline history				
<p>While it has not been possible so far to identify 'Ashleigh's' architect, the builder is understood to have been Levin builder Peter Arcus.⁹ The date of construction for 'Ashleigh' is also not conclusive, however, there is a range of information available that tells a story in that respect once all the various snippets are combined.</p> <p>Tradition has it that the homes of the three Prouse brothers, 'Ashleigh', 'Weraroa House' (both at Levin) and 'Cricklewood' (in Clifton Terrace, Kelburn), were all based on the same house plan. Tradition has also stated that that these houses were mirror images of each other – or at least the two in the Levin area were</p>				

⁹ Anthony Dreaver, *Levin: the making of a town* (Levin, 2006) (p. 35) [based on Una Grey's 'Prouse Bros., Sawmillers: Family History', 1991].

supposed to have been. Comparing available photos of all three reveal the similarities – especially in relation to the facades. However, windows in side walls vary significantly, as also do the layouts of the chimneys.

Prouse descendant, Una Grey, described the two Levin houses in her 1991 work, 'Prouse Bros., Sawmillers: Family History'. She said that 'Ashleigh' faced north, while Weraroa House faced west. Both were two-storied, with 12-foot studs downstairs and 11-foot studs upstairs. They were both built of milled heart matai brought from Whiteman's Valley – the location of Prouses' previous mill. Each house contained ten rooms, one double chimney and one triple chimney, a pantry, scullery, upstairs bathroom and all the necessary outbuildings, including laundry, toilet, dairy, creamery, hay loft with feed stalls below, cow bails, windmill, trap shed with harness room, tool shed etc.¹⁰

Weraroa House was built south of the centre of Levin and to the east of Oxford Street, and was close to both the Prouse family's sawmill and the Levin Railway station. This house was demolished in the latter 1950s.¹¹

In the case of the Wellington house, 'Cricklewood', its roof layout differs from the other two, and it also has an additional level below its bay window, due to its location on the edge of a hill.

It is not clear as to the order in which the three houses were built. However, "J. Prouse" of Clifton Terrace, advertised to let an 8-roomed house with a range of attributes and conveniences, in February 1890.¹² John Prouse was a prominent singer and this date – assuming this was 'Cricklewood' - coincides with his trip to London. The *Press* of 22 April 1890 (p. 5) reported that he was to take a two-year trip 'Home', partly in vocals study and also to listen to the best artists. The article added that he had not given up on his New Zealand business but intended returning unless some very tempting inducement was offered to him to remain in England. He returned in October 1891.¹³ This suggests that 'Cricklewood' might have been the first of the three houses to be built. That, in turn, might also suggest a Wellington architect.

Background

In 2014, Nick Wallingford wrote a history of the 'big' houses owned by the Prouse brothers of Levin and Wellington. Their grandparents, Richard and Mary Prouse, had arrived in Wellington in 1840 and had settled at Wainuiomata, where they became sawmillers and farmers. The couple's son, Richard Prouse II in due course married Janet Gorrie, and continued in the sawmilling industry. This latter couple had three sons – James (born 1853), Richard III (born 1855) and John (born 1857), and they, in turn, also entered the sawmilling industry.

However, in 1891, when the area they were then working (Whiteman's Valley, Upper Hutt) was becoming milled out, Richard III and James relocated their mill to Levin. There they had purchased 600 acres within the 4,000 acre Horowhenua Block – which is where Levin is now sited. In addition to a number of houses being built for their mill workers (who they had brought with them), the two brothers had the two large homes for themselves.¹⁴

¹⁰ Dreaver (p. 35).

¹¹ Nick Wallingford, 'The Houses of the Prouse Brothers' (3 December 2014): <http://www.qwerty.geek.nz/ProuseHouses/>.

¹² NZ Times, 18 February 1890 (p. 5).

¹³ Evening Post, 6 October 1891 (p. 2); Press, 23 October 1891 (p. 2).

¹⁴ 'Prouse house had first electricity' in 'The News', 18 August 1982 (Note re the headline: A different Prouse house had the first electricity): <https://horowhenua.kete.net.nz/item/dca8c027-3ea8-413f-aea5-a3664338d041>.

In July 1891, James Prouse and his two young sons walked up the railway line to Levin, after having stayed the night with relatives in Ohau.¹⁵ The other members of the two brothers' families then followed in August 1891 after their new homes were completed.¹⁶ A Prouse family story stated that the two brothers had tossed a coin to decide which brother would live in which house.

Giving credibility to the timeline is an article from the *New Zealand Mail* of 28 August 1891 (p. 13) referred to the activities going on in Horowhenua: "*Levin and Manakau are making rapid strides, the mills at these places being full of orders. A powerful new mill, which will shortly be in operation, is being laid down at the former place by Messrs Prouse Brothers, one of the partners in which firm has erected for himself a handsome two-storied residence in the immediate vicinity.*" This clearly refers Richard Prouse's 'Weraroa House' - which appears in the background of photos of the mill.

However, James Prouse's home was evidently not finished when they arrived in Levin, as initially they lived in the previously unoccupied Levin School house (built 1890) while their house was still under construction. The school house – now believed to be Levin's oldest house – appears to have been needed again for a schoolteacher by March 1892.¹⁷ Possibly this indicates that 'Ashleigh' was the second of the two Prouse houses to be completed.¹⁸ Thus it apparently completed 'after' August 1891 when the families arrived in Levin.

Clara Prouse (1859-1953)

James Prouse's wife, Clara Ann (nee Sedcole), was a keen gardener, and this enthusiasm included planting a row of Golden Ash trees along the northern edge of the front garden. These trees became the source of the house's name. The house's gardens and lawns, which covered an area of 2½ to 3 acres, contained a wide variety of trees, shrubs and plants.¹⁹

The Papers Past website lists a number of social events held at 'Ashleigh' during Clara Prouse's time. For example, in May 1910 there was an 'At Home' event for the local Methodist Ladies Guild, with "*dainty afternoon tea*", music and song.²⁰ In January 1911, the annual Methodist School picnic was held there with dinner, tea and games.²¹ A family wedding was held there in September 1912, complete with a "*profusely decorated*" marquee on the lawn.²² Two garden parties held there in 1924, and another was proposed for 1938.²³ In 1931 it was used as a polling place.²⁴

James Prouse (1853-1919)

OBITUARY.

MR. JAMES PROUSE. *Levin and district learned with profound surprise and regret yesterday that sudden death on Sunday evening had removed in the*

¹⁵ Dreaver (p. 34).

¹⁶ Allan Prouse's manuscript (Allan was the son of Richard Prouse III)

<http://www.qwerty.geek.nz/media/Prouse/NationCuffie/TunningtonTaylorAlexander/ProusesMill.pdf> *The NZ Mail* of 28 August 1891, p. 13, also refers to the newly built 'Weraroa House', which was described as "a handsome two-storied residence" close to the Prouse mill.

¹⁷ Dreavor (p. 68). The age and status of the old school house (as Levin's oldest house) was told to me by Corrie Swanwick in 1996. Corrie was a local historian who was recognised as the authority of all things historic about Levin.

¹⁸ 'Mrs Clara Ann Prouse', from a biography compiled by Una Agnes Grey (Clara's granddaughter) for a talk given to the Horowhenua Historical Society "Family Album" on 14 November 1984.

¹⁹ 'Mrs Clara Ann Prouse', from a biography compiled by Una Agnes Grey (Clara's granddaughter) for a talk given to the Horowhenua Historical Society "Family Album" on 14 November 1984.

²⁰ Horowhenua Chronicle, 12 May 1910 (p. 2).

²¹ Horowhenua Chronicle, 24 January 1911 (p. 2).

²² Horowhenua Chronicle, 13 September 1912 (p. 2).

²³ Horowhenua Chronicle, 9 February 1924 (p. 2); 15 December 1924 (p. 1); & 7 February 1938 (p. 4).

²⁴ Evening Post, 21 November 1931 (p. 5).

person of Mr **James** Prouse, one of the fathers of the town and a pioneer settler universally esteemed and widely known. The deceased gentleman had been in indifferent health for some time past, heart trouble having caused his friends anxiety on his behalf, but on Sunday morning he appeared to be in the best of health. He attended the Methodist Church as usual assisting the choir in the anniversary singing and during the day also he was particularly bright. In the evening, however, a heart attack was attended with fatal results, and, at the age of 67 years, a well-lived (life) came to a peaceful close.

*It would be impossible to write a history of the progress of this prosperous ' community without at the same time writing the life story of Mr **James Prouse**, for 110 movement for the advancement of town or district was pushed to a successful consummation. without out the aid of his foresight, energy and tact, he was always eloquent concerning the possibilities of the district, and lost, no opportunity of advertising its productivity and residential attractions.*

Coming as a young man from Wainuimata and Whiteman's Valley just on thirty years ago with his brother Richard the brothers commenced sawmilling in Levin, and their energy and business ability soon built a thriving business, many millions of feet of timber being placed on the market. Another mill was opened at Hautere, where is the splendid totara of the district were successfully exploited. With the disappearance of the bush the brothers turned from the saw to the plough and their considerable holdings were enterprisingly worked, contributing in no small degree to the general prosperity of the district. In later years the operations of the firm were carried into the west coast of the South Island where in partnership with Saunders " Bros., a big holding is still being successfully worked for timber, flax and agriculture.

*In public life the late Mr **Prouse** was never idle. He was one of the promoters of the Levin Borough and a member of the first Borough Council, being one of the prime movers in the many schemes for the advancement of the town, notable among them being the water races. He was elected a member of the County Council, of which he was a valued member for many years and chairman for the 1906-7 period. Among the numerous activities of a busy life was Mr **Prouse's** enthusiastic support of the Levin Horticultural Society, of which he was President for many years and through it he succeeded not a little in advertising the resources of the district. Mr **Prouse** was largely responsible for the formation of the Levin Dairy Company. He joined the Board, of Directors in 1901 and in 1909 was elected chairman of •directors, a position he filled with conspicuous success up to the time of his death. He took a very active part during the war in negotiating with the Imperial Government concerning the sale of butter and was a member of the N.Z. Butter Committee.*

*By the sudden removal of one of its oldest and most revered members the Levin Methodist Church has sustained a heavy blow. The **Prouse** brothers were almost the first Methodists in the district and they built the little church in Cambridge street not long after taking up their residence in Levin. As steward, member of the choir, local preacher, and representative to Conference Mr **Prouse** did a work of lasting value, and the New Zealand, Conference recognised his, splendid work by electing him a representative to the General Australasian Conference. One of the leading no-license workers, Mr **Prouse** was taking a keen and active interest in the big fight nearing the issue. The ' Y.M.C.A. was another local institution which felt Mr **Prouse's** inspiring help and for a number of years he conducted in that institution a most successful Young Men's Bible Class.*

Wide sympathy will be felt for the deceased gentlemen's widow, sons (Messrs Percy and Bert Prouse, of West Wanganui, Mr Lance Prouse, Levin), and daughter, Mrs T. G. Vincent. Levin. Messrs Richard Prouse (Levin), John Prouse (the noted singer), and Mesdames Burdan, J. Woods (Wainui) and I Collier (Christchurch) are brothers and sisters of deceased. The funeral will take place at Levin on Wednesday, at 2 p.m.

Physical description

The two storey timber framed and clad house is designed in the Victorian Italianate style. Characteristics of the style as seen in Ashleigh include asymmetry in the main elevation, eaves brackets, hipped roofs, bay windows, tall and narrow double hung sash windows, bay windows, visible and substantial chimneys and a verandah to the front. The front of the house, facing north east, is parallel to Queen Street.

The ground floor houses the entry hall, stair, living and dining rooms, kitchen and scullery. The first floor houses the bedrooms. Ceilings are panelled timber with painted cornices, flooring is timber strip and architraves, skirtings, archways, stairs, mantelpieces, sideboards, dado rails and doors are all varnished timber. Walls are lined with scrim and wallpaper. Almost all the rooms and the exterior are original other than the kitchen that was modernised perhaps in the 1950s.

Setting

The entry to the house from Queen Street is through the original gate with picket fence. The house is near the centre of the site and is reached through curving drive of approximately 80 metres through dense and mature bush, making the house invisible to the street.

To the north of the house is an expansive lawn, formerly a tennis court, while the dense vegetation frames and surrounds the house. To the west of the house is a stables and workshop and to the south is a dairy. There are numerous other structures in various states of repair throughout the site as well as various mechanical machinery including two traction engines. There is also some milling machinery relating to the family business.

To the west and north west of the house are an ornate garden and an orchard. Various paths have been laid out through the garden and into the trees to the north of house. The western and southern boundaries of the site also have large trees, providing a substantial visual buffer from neighbouring, smaller, residential sites.

STATEMENT OF SIGNIFICANCE

This building has **regional** significance for demonstrating high **architectural, technology, scientific, rarity, representative, integrity, context, people, pattern** and **education values**.

Ashleigh has **high architectural** and **representative** values exhibiting defining characteristics of the style. The house has **high technology** and **scientific** values in the high quality and use of local timber milled and manufactured by the owners of the house.

The house is **rare** as one of the earliest constructed in Levin and its intimate association with the Prouse family. Except for the kitchen modifications, the house has **high authenticity**.

The **setting** of the house is **highly** significant as a cultural landscape with numerous outhouses, equipment and machinery related to the activities of the

Prouse family businesses. The site comprising the gardens, orchard and extensive mature trees is of considerable landscape significance.

The house has **high people** values in its association with 5 generations of the Prouse family since its construction in 1891. Its association with James Prouse in particular is of historical significance, as a pioneering and successful regional businessman, local body politician and active member of a number of community groups. His impact on the development of Levin was considerable.

The history of the house and site has **high pattern** values in demonstrating the abilities and range of business interests of an early pioneering family and their continuous ownership of the house and site from 1891.

Given the wide range of heritage values of the house and site, they contribute **considerable educative** values in the history and development of Levin and the forestry, timber and agricultural industries

Construction professionals

Builder, Peter Arcus

Bibliography

Grey, Una Agnes, 'Mrs Clara Ann Prouse', from a biography compiled for a talk given to the Horowhenua Historical Society "Family Album" on 14 November 1984.

Prouse, Allan, manuscript (Written before 1963)

<http://www.qwerty.geek.nz/media/Prouse/NationCuffie/TunningtonTaylorAlexander/ProusesMill.pdf>

Wallingford, Nick, 'The Houses of the Prouse Brothers' (3 December 2014):

<http://www.qwerty.geek.nz/ProuseHouses/>

<https://horowhenua.kete.net.nz/item/58324339-19b5-4891-83b7-3b49f9392f64>

Clara – Otaki Historical Society

<https://horowhenua.kete.net.nz/item/2da7fc9c-f23e-47c9-8923-55afd1638f89/pdf>

Levin's Golden Jubilee

<https://horowhenua.kete.net.nz/item/68c95371-8e25-4779-8a8f-6c312983ddd9/pdf> 1981

2016 letter from Ian Bowman re 'Ashleigh' (pp. 44-46)

<https://www.nzta.govt.nz/assets/projects/otaki-to-north-of-levin/docs/technical-reports/mca-reports/O2NL-Taylors-Rd-to-Levin-MCA-Report-November-2016-App-E-H.pdf>

Additional historical information provided by Stephen and Karen Prouse²⁵

A quote from Otaki Historical Society Historical Journal vol 16 1993 Clara Prouse (Sedcole) and Christina Prouse (McIlvride) by Una Grey, pg98

A further note re garden parties held at "The last big garden party to be held at Ashleigh was in 1936 to raise funds for the new Methodist Church". "Then on 3 June 1936, along with her sister -in-law Christina, she laid the foundation stone

²⁵ Kindly provided in an email from Karen Prouse to Stephen Bird, 11 August 2022

of the present Methodist Church, designed by their nephew William Prouse and opened on 7 November 1936".

Also in this same publication Una Grey says "When James came to Levin in July 1891, Clara and the children accompanied him by train to Ohau where they stayed with two relatives the Gorrie Brothers who had a sawmill there. James with two of his sons, Percy and Bert (my father) , walked on to Levin the next morning and arranged accommodation in the Levin School house which was not in use. Clara, with Norman and Emma arrived in Levin the following day. Her fourth son , Lance, was born in Levin in 1895". Pg97

This record documents Clara and the children accompanying James to Ohau. This is different to that referenced in the assessment from the Manuscript of Allan Prouse. We note the Manuscript records both homes being built in August 1891. The assessment discusses the timing around the completion of the building of Ashleigh. Family history accounts through 5 generations have referenced 1891.

Another point of note in reference to Clara Prouse is that she was a suffragette and this is an important link to plantings in the garden. The garden at Ashleigh includes the suffragette white *camellia* flower which was a symbol of the *suffrage* movement. Anthony Dreaver also mentioned Clara as a suffragette in his book.

<https://nzhistory.govt.nz/suffragist/clara-prouse>

Links to other heritage listed buildings and community assets which we consider important are:

280 Cuba Street, Wellington
HPT Listed
Richard Prouse's home 1885/6 to 1892

Coast Road Church
<https://www.coastroadchurch.nz/>
HPT Listed

Prouse Bush,
Levin. <https://www.horowhenua.govt.nz/files/assets/public/rmps/hdc-waiopehu-and-prouse-bush-reserve-management-plan-2016.pdf>

Richard Prouse Park in Wainuiomata.