

**ENVIRONMENT COURT OF NEW ZEALAND  
WELLINGTON REGISTRY**

**I MUA I TE KOOTI TAIAO O AOTEAROA  
TE WHANGANUI-A-TARA**

**ENV-2023-WLG-000005**

**Under** the Resource Management Act 1991

**In the matter of** the direct referral of applications for resource consent and notices of requirement under sections 87G and 198E of the Act for the Ōtaki to North of Levin Project

**By** Waka Kotahi NZ Transport Agency

---

**STATEMENT OF EVIDENCE OF IAN ALEXANDER BOWMAN  
ON BEHALF OF WAKA KOTAHI NZ TRANSPORT AGENCY**

**BUILT HERITAGE**

Dated: 4 July 2023

---

**BUDDLE FINDLAY**

Barristers and Solicitors  
Wellington

Solicitor Acting: **David Allen / Thaddeus Ryan**  
Email: david.allen@buddlefindlay.com / thaddeus.ryan@buddlefindlay.com  
Tel 64 4 044 620450 Fax 64 4 499 4141 PO Box 2694 DX SP20201 Wellington 6011

## TABLE OF CONTENTS

INTRODUCTION .....	1
EXECUTIVE SUMMARY .....	2
WORK SINCE LODGEMENT .....	4
COMMENTS ON SUBMISSIONS .....	4
COMMENTS ON THE COUNCIL REPORTS.....	4

## INTRODUCTION

1. My full name is **Ian Alexander Bowman**.
2. I am an architect and conservator with approximately 40 years' experience in advising clients on issues relating to built heritage.
3. I prepared Technical Assessment M: Built Heritage (**Technical Assessment M**) as part of Volume IV of the Assessment of Environmental Effects (**AEE**), which accompanied the application for resource consents and notices of requirement for designations (**NoRs**) lodged with Manawatū-Whanganui Regional Council (**Horizons**), Greater Wellington Regional Council (**GWRC**), Horowhenua District Council (**HDC**) and Kāpiti Coast District Council (**KCDC**) in November 2022 in respect of the Ōtaki to north of Levin highway Project (**Ō2NL Project** or **Project**).
4. My qualifications and experience are set out in paragraphs 9 and 10 of Technical Assessment M. My evidence is supplementary to Technical Assessment M.
5. In preparing Technical Assessment M and my evidence:
  - (a) I have provided advice on built heritage matters related to the Project to Waka Kotahi since May 2020.
  - (b) I have been involved in site inspections and visits. Manakau School was inspected, as part of another project, on 28 June 2018 and 31 October 2018, and other properties were visited on 11 November 2020.
  - (c) I have visited "Ashleigh" for 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.

### Code of conduct

6. I confirm that I have read the Code of Conduct for expert witnesses contained in section 9 of the Environment Court Practice Note 2023. This evidence has been prepared in compliance with that Code. In particular, unless I state otherwise, this evidence 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 the evidence**

7. Technical Assessment M determines what, if any, impacts on built heritage fabric and values there will be from the construction and operation of the Ō2NL Project. This involves the identification, inspection and assessment of actual or potential effects on built heritage items within one kilometre of the outer extent of the proposed designations.
8. My evidence does not repeat in detail the matters discussed in Technical Assessment M. Rather, in this evidence I:
  - (a) present the key findings of Technical Assessment M in an executive summary, updated to factor in the additional work carried out since lodgement; and
  - (b) comment on issues raised in submissions received in respect of the Project.

### **EXECUTIVE SUMMARY**

9. This technical assessment assesses the actual and potential effects of the Ō2NL Project on built heritage. The assessment supports the NoRs and application for resource consents for the Ō2NL Project.
10. 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.<sup>1</sup> 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.
11. 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 the Historic Heritage

---

<sup>1</sup> Also known as the Prouse homestead.

Schedule which are affected by, or within, one kilometre of the Ō2NL Project. The listed HNZPT and HDP properties are:<sup>2</sup>

- (a) War Memorial Sarcophagus, Honi Taipua Road, Manakau;
  - (b) Manakau School, 9 Mokena Kohere Street, Manakau;
  - (c) St Andrew's Church, 23 Mokena Kohere Street, Manakau; and
  - (d) the former Manakau Post Office, 33 Honi Taipua Street, Manakau.
12. 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 the Ō2NL Project.
13. 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. The evidence of Mr Michael Smith, Mr Andrew Curtis and Mr Gavin Lister comment specifically on these effects on Ashleigh.
14. In short, I understand potential construction and operational effects on Ashleigh can be mitigated by appropriate measures, such as vibration monitoring (as required in the Construction Noise and Vibration Management Plan, Condition DNV3) and dust control during construction (as required in the Construction Air Quality Management Plan, Condition RAQ3). Potential visual effects once the Ō2NL Project is operational will be mitigated by planting (Conditions DLV1 and DLV2). In relation to operational noise levels, landscaping or property boundary fencing, or other noise barriers, appropriate to the heritage values of the property by the highway have been considered.
15. Overall, I understand the Ō2NL Project will have effects on Ashleigh that are less than minor. The Project will have no other effects on built heritage values.

---

<sup>2</sup> See the New Zealand Heritage List/Rārangi Kōrero.

## **WORK SINCE LODGEMENT**

16. Since the application was lodged, I have not been required to undertake further work in relation to:
- (a) the response to section 92 requests for further information; to
  - (b) engagement with stakeholders.

## **COMMENTS ON SUBMISSIONS**

### **Heritage New Zealand Pouhere Taonga**

17. Heritage New Zealand Pouhere Taonga's submission is in support of the resource consent application and does not discuss any concerns relating to built heritage.

### **Prouse Trust Partnership / SJ & KM Prouse, 1024 Queen Street East, Levin**

18. Stephen and Karen Prouse's submission raises the issues of noise, vibration, air quality, dust, landscape visual and natural character, hydrology and flooding, hydrogeology and groundwater, terrestrial ecology, archaeology, social impacts, transport and economics with regard to their property, 'Ashleigh', at 1024 Queen Street East, Levin. Their submission considers that there is insufficient mitigation to address their concerns in these areas. In addition they are concerned that there is no definitive design for road access. These are not effects on built heritage.
19. These issues are best dealt with by experts in these areas.

## **COMMENTS ON THE COUNCIL REPORTS**

20. The section 87F and 198D reports do not discuss the Project's built heritage effects. Horizons, GWRC, KCDC and HDC did not engage a built heritage expert to comment on Project archaeological effects.

**Ian Alexander Bowman**

**4 July 2023**