



CONSERVATION AND MAINTENANCE PLAN

'The Old Library Building'
and
Kouka (Cabbage Tree) Cottage

at
Stella Bull Park
Greytown
GJ/RW/1515
November 2009

1 INTRODUCTION

1.1 Introduction

This Conservation and Maintenance Plan has been prepared by Gina Jones and Ron Waters of Accent Architects Ltd for the South Wairarapa District Council (for the Old Library Building) and the Greytown Community Heritage Trust (for Kouka Cottage).

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1.2 Acknowledgements

Accent Architects wishes to acknowledge members of the Greytown Community Heritage Trust, South Wairarapa District Council, Greytown Librarians, and New Zealand Historic Places Trust for their assistance in preparing this report.

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1.4 Background

In the Draft Stella Bull Park Management Plan (July 2009), South Wairarapa District Council (SWDC) note "*In 2001 a Draft Management Plan for Stella Bull Park (incorporating Sarah's Walkway) was prepared that included a Development/Improvement Plan. This was prior to the library moving from the Old Library Building to its new location within the Town Hall in July 2007....The draft Management Plan did not proceed.*"¹

The moving of the library and the potential for a new use within the Old Library Building have required a reconsideration of development options, and a redrafting of the Reserve Management Plans.

The draft of the Reserve Management Plan included a policy that a conservation and maintenance plan will be required for the Old Library Building in accordance with the ICOMOS NZ Charter prior to any major development or maintenance work being undertaken. It also noted that the owners of Kouka Cottage (The Greytown Community Heritage Trust) are to be encouraged to establish a Conservation and Maintenance Plan for the building as well. We have chosen to combine these two documents due to the siting of the two buildings on the Stella Bull Park.

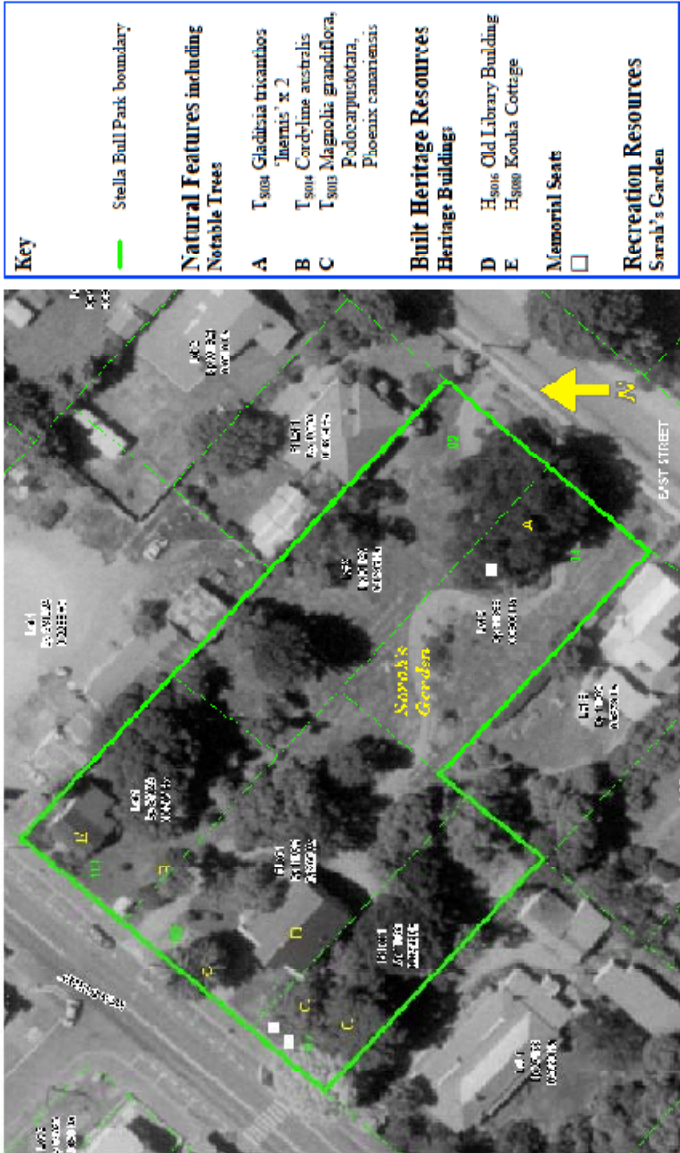
¹ South Wairarapa District Council, Draft Stella Bull Park Reserve Management Plan, 2009. Pp ii.

1.5 Aerial Photo of Kouka Cottage and Old Library Building

Kouka Cottage

Old Library Buildir

Figure 1: Stella Bull Park Resources



1.6 Inspection Process

The building's inspection was visual only and carried out over several visits in July and August 2009. No destructive or invasive investigation was carried out. Recommendations for further actions are included in the report.

The buildings were inspected from the ground and from all available points. The inspection proceeded from the exterior, from the ground starting at the south face, and then into the interior, including the roof space of the library. The interior was inspected room by room (ceiling, walls, and then the flooring).

The grounds and setting works also considered during inspection.

2.0 HISTORY

2.1 Kouka Cottage:

113 Main Street (also known as Cabbage Tree Cottage), is one of the earlier cottages built in the township circa 1860's², and with its verandah and brick chimney is typical of early colonial cottages of the era.

It is possibly the original gardener's cottage associated with the former Kempton/Dunn family home on the Old Library Building site. Jack and Edna McHardy rented the cottage from the council from 1967 to 1993 (26 years) prior to its purchase and refurbishment by the Greytown Community Heritage Trust³. Prior to the McHardy's a family of Hobson lived there for a good number of years.⁴



Kouka Cottage 2009

Speedway motorcycle legend, Tui Morgan, lived in the cottage when in first got married in 1920 for about three years.⁵ He owned the garage which was next door (the early version of it) on the White Swan site.

An early occupier of the cottage is also reputed to have had the first radio in Greytown.

The cottage exterior was refurbished by the Greytown Community Heritage Trust from a derelict state. It is listed as a heritage item in the District Plan and remains of historic, technical and townscape significance.

A building assessment was undertaken by the SWDC in 1993 (a copy is included in the appendices).



In 1994 the verandah was repaired and repiling took place, K&C Crawford were the builders and Max Edridge the architect. This work included removing an addition at the front and reinstating the verandah the full width.

² Wairarapa Times Age, 5 August 1993

³ Kernohan, David. *Wairarapa Buildings – Two Centuries of NZ Architecture*. p 155

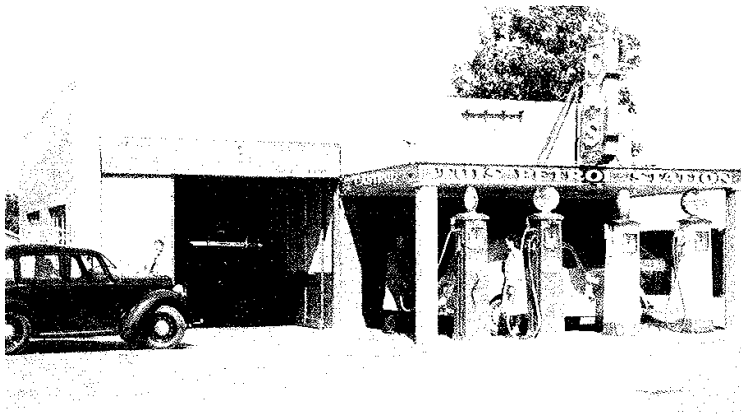
⁴ Email from Malcolm Sutherland 01/11/09 and 03/11/09

⁵ Email from Chris Slater, 18/09/09, Email from Malcolm Sutherland 01/11/09

Kouka Cottage has been noted as potentially requiring structural strengthening in a 2006 SWDC 'drive-by assessment' under the 2004 Building Act.



Kouka Cottage circa 1993



Tui Morgan's Service Station circa 1948. The site is now occupied by the White Swan Hotel.

2.2 The Old Library Building:

115 Main Street, the Old Library Building, opened as a library on its present site in 1980. The building was constructed in 1891 for a cost of £460⁶ by Milton Varnham for the Masonic Lodge in West Street, and was moved to its present site by the Council in 1979 and converted to a library with alterations designed by architect Trevor Daniell. The building is an interesting example of late Victorian wooden architecture, "masonic" in that the timber imitates stone with its neo-classical façade and two square columns at the front entrance. The land the building sits on was given to Sarah Dunn by her father Thomas Kempton as a wedding present. Their house was demolished to make way for the library building. The Old Library Building is listed as a heritage item in the District Plan and has historic, architectural and townscape significance.⁷



Old Library Building

2.3 Library History

"In Greytown the Wairarapa Institute began with a generous gift by G.M. Waterhouse, in 1872, of his Legislative Council honorarium. He made three separate grants of pound £100 with later annual donations while the Greytown Trust assisted in the erection of a two-storied building to house the Institute and the Collection,"⁸ (thought to have been at 41 Main Street). "The building itself was commenced in April and completed in August 1872. A second floor for social occasions was added later."⁹ Dr Welch donated land on the allotment occupied by the house of the Borough Foreman at the north end of Main St. Mrs William Skeet, wife of the surveyor was appointed librarian at a salary of 25 pounds per annum.¹⁰

'By the 1890's it became apparent that the Council should have a suitable building of their own, for administration purposes, which should include the Institute and library. The first tenders were submitted in August 1892. After completion in 1892 (sic), the Greytown Borough Council Chambers were open for business with the library and public reading rooms on the ground floor and the ladies reading room, mothers room and Council Chambers on the upper floor.'¹¹



The Old Borough Chambers, built 1892

⁶Greytown Archive files Folder Book 1 164 – 170A, Book 3 49 and 66 -74, C5

⁷ Kernohan, David. *Wairarapa Buildings – Two Centuries of NZ Architecture*. p 154

⁸ Bagnall, Austin Graham. *Wairarapa: An Historical Excursion*. Hedley's Bookshop for the Masterton Lands Trust. 1976. P 311.

⁹ Bagnall, Austin Graham. *Old Greytown – The story of the first hundred years of Greytown's settlement 1854 – 1954*. The Greytown Borough Council through The Greytown Centennial Book Committee. 1953. P 60.

¹⁰ Wairarapa Library service website – Greytown Library. <http://wls.org.nz/greytown.html> 27 August 2009, Sylvia Lagah, Librarian

¹¹ Wairarapa Library service website – Greytown Library. <http://wls.org.nz/greytown.html> 27 August 2009, Sylvia Lagah, Librarian

In 1970 with two large donations of land, the Council decided to move the library. The Beautifying Society made a gift to the town of their Garden Square, in the Main St opposite Hastwell Street, and Mrs. Stella Bull gifted her house and property to the town.¹² (Locals recall the house as being two storied and at some stage it was reduced to a single storey. In the early 1970s it was either dismantled or removed from the site.¹³) "The idea of a Civic Square for Greytown came into being. '

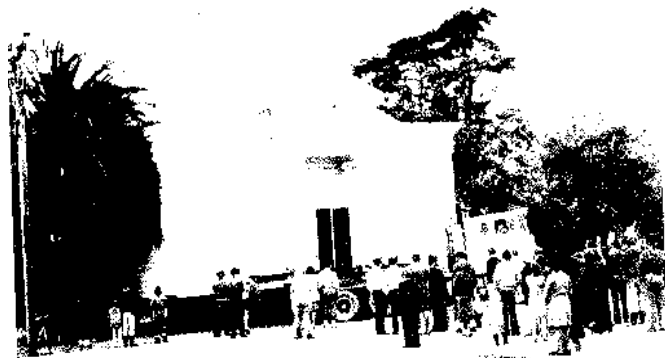
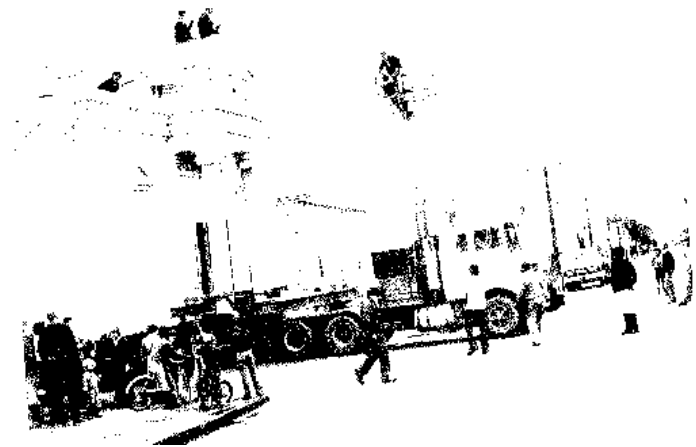
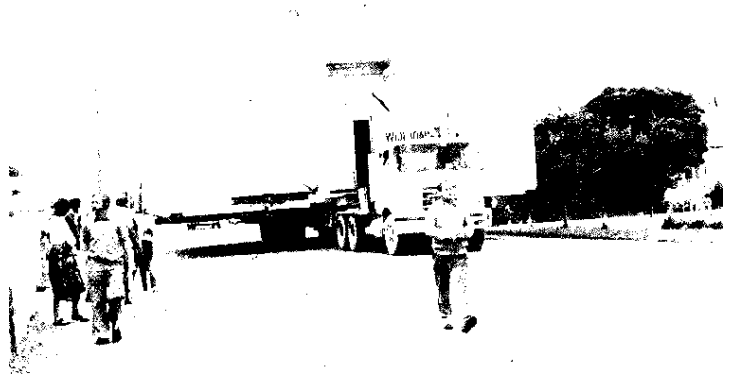
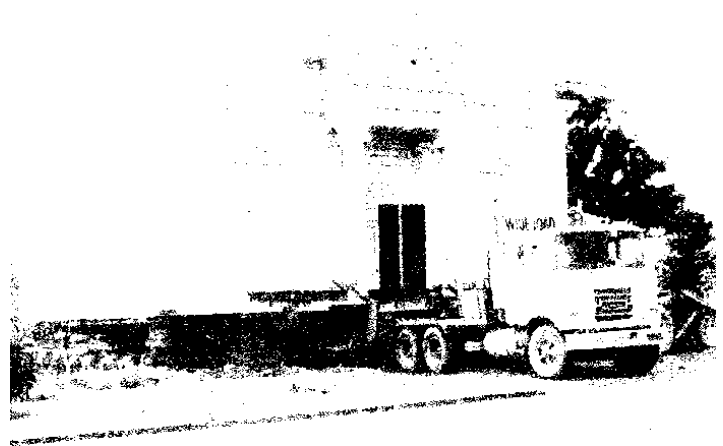
November 1979 saw the transporting of the old Masonic Lodge from West Street to its present site."¹⁴ Work to convert the building to a library was undertaken in 1980 and included the doors, windows, porch and hood shown on this photo.



¹² At the time of writing the deed of gifting was not available.

¹³ Email from Chris Slater 18/09/09 from information gleaned from Jim Farley who rented the house from 1965-72.

¹⁴ Wairarapa Library service website – Greytown Library. <http://wls.org.nz/greytown.html> 27 August 2009, Sylvia Lagah, Librarian



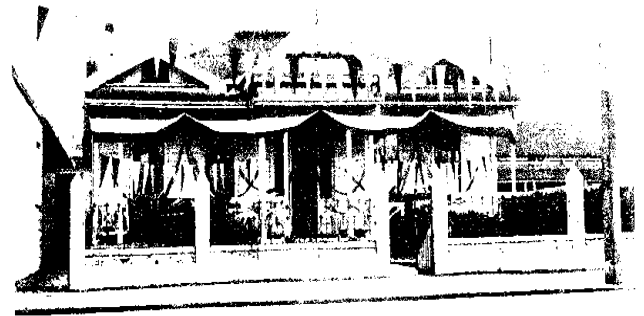
2.4 Masonic Lodge

The first meeting of the Lodge was held at The Forester's Arms Hotel¹⁵ on 26 June 1877 (currently known as the Green Man), when Robert Vernon Smith was installed as Worshipful Master. The Lodge was No 1720EC. The only other lodges in the Wairarapa at the time were Lodge Masterton NO 1430 EC and Lodge Thistle SC. The Greytown Lodge, therefore, had a large field of operation and drew its members from all parts of the Lower Wairarapa, from Carterton and sometimes from Masterton. It played the role of a Mother Lodger or Big Brother Lodge to some of the Wairarapa Lodges which came into existence since then.



Foresters' Arms Hotel from the North, circa 1900

The Lodge continued to hold its meetings in The Forester's Arms Hotel for a year and in June 1878 moved to a lodge room in the Working Men's Club Building. In 1885 the Lodge acquired land for at 111 West St the purpose of building a home for itself and in 1891 resolved to build, with the building being consecrated and occupied on 26 June 1891. The Lodge continued at No 1720 EC until 1892; in February of that year it decided to enrol under The Grand Lodge of New Zealand and at the meeting of March 1892 the Lodge was formally opened and closed under the English Constitution and then formally opened under its charter from the Grand Lodge of New Zealand as No 74 on the roll of The Grand Lodge of New Zealand.



South Wairarapa Working Mens Club 1954

"It was soon found that the new front entrance facing to West Street, was being used by unauthorised persons erecting a building on the High Street frontage. Accordingly a picket fence was erected."¹⁶ "When the Lodge building was constructed, fireplaces were built into two areas but this did not include the Lodgeroom...It was not until June 1912 that it was agreed that gas should be installed and a heater fitted."¹⁷

"In October 1922 a special committee brought down a report recommending repairs and alterations to the Lodge building...it was not until May of 1925 that the Committee's recommendation was agreed to. Work to be done included (a) repairing and painting the outside of the building, (b) papering the Lodgeroom and varnishing the furniture, (c) papering the anteroom, (d) erecting a seven foot partition across part of the refectory making a small room for the convenience of visitors and candidates, (e) erecting a lean-to on the south side of the building for a kitchen and lavatory, (and (f) connect water and

¹⁵ <http://www.thegreenman.net.nz/history.html>

¹⁶ Guy, Alan (PM Lodge of Friendship, No 353). *History of The Greytown Lodge No 75 (Founded 1877 as No. 1720 E.C.).* p 8.

¹⁷ Guy, Alan (PM Lodge of Friendship, No 353). *History of The Greytown Lodge No 75 (Founded 1877 as No. 1720 E.C.).* p11.

drainage. To complete this work \$400 for 5 years at 6% interest was obtained on loan from a Brother of the Lodge.
(presumably the document was written post 1967 and the value converted).

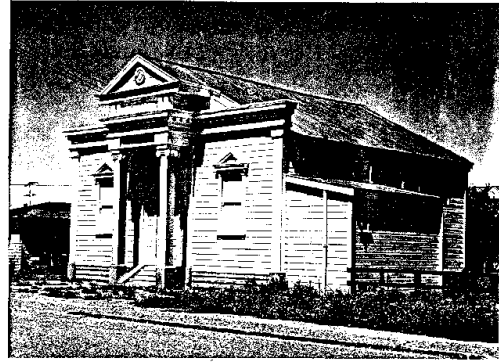
Electric light was installed in the Lodge building in 1926 at a cost of \$42.”¹⁸
 “Further gifts came the way of the Lodge. Hinemoa Lodge No 122 made a presentation of a pair of door knockers in June 1936...in November 1939 Bro F.J. Nichols donated \$40 towards the cost of altering the building so the toilet could be reached from inside....In June 1951 the section next to the Lodge property was purchased for \$150....The floor of the lodgeroom was covered in blue feltex at a cost of just on \$150 in April 1953.

In September 1953 it was decided to obtain costs for (a) extending the Lodgeroom 12 feet to the east, (b) extending the refectory similarly, and (c) extending the refectory southwards to the width of the outer wall of the kitchen. On receipt of prices, the Brethren agreed that the work to the east only, should be put in hand....

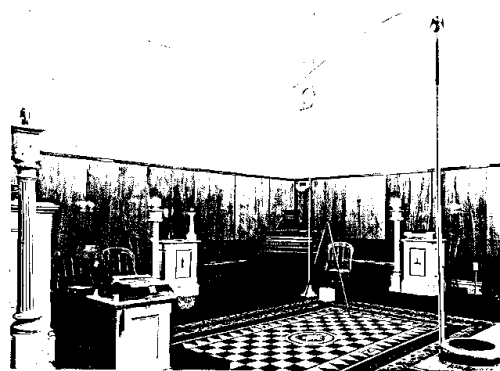
When the annual accounts were under discussion in August 1955, one Brother suggested that it was time to establish a Building Fund, and offered to donate \$50 if 20 other Brethren would do likewise. This came to nothing in comparison to the offer, as in January 1956 it is recorded that the Building Fund stood at \$360. This and more was needed when in August 1957 the interior of the building was lined with pinex and painted, at a cost of \$500.”¹⁹

“A decision was made in March 1975, to sell the vacant section adjoining the Lodgeroom. Subsequently an offer of \$3,000 was made for it, but rejected by the Lodge. It was later sold for a sum a little in excess of that figure.

A very important and serious milestone was reached in 1977. Extensive and costly alterations were needed to the Lodge building in order that it comply with certain standard codes. It was thought that the cost involved, was not warranted on a building the age of this one, and after much discussion, it was agreed unanimously, to vacate the present premises and seek accommodation with St Marks No. 53 at Carterton on the basis of a tenant. The building was placed in the hands of agents and subsequently sold to the



Greytown Lodgeroom



Interior of Greytown Lodgeroom

¹⁸ Guy, Alan (PM Lodge of Friendship, No 353). *History of The Greytown Lodge No 75 (Founded 1877 as No. 1720 E.C.).* p12. *(the history is undated and presumably the document was written post 1967 and the pounds value converted to \$)*

¹⁹ Guy, Alan (PM Lodge of Friendship, No 353). *History of The Greytown Lodge No 75 (Founded 1877 as No. 1720 E.C.).* p12-13

Borough of Greytown. The Borough moved the building from its site in West Street, to a site on the Main Street, and after renovation, it now serves as the public library for the Borough."²⁰

2.5 Library at Stella Bull Park

Work to convert the Lodge to a Library was designed by Trevor H Daniell, Architect and on 3 July 1980 a contract for the construction was accepted with H R Builders Ltd for \$34,500.

Work included the addition of the 'van canopy', and windows with hoods to the south elevation (if you take Main St to run North-South). An 'outlook window and fire door' were added to the East elevation. The arched headed windows to the north elevation were added at this time. The opening between the Main Library and Children's section was formed, with another formed between the Main Library and Reference Section. Doors were removed between the Vestibule and Workroom. A toilet and kitchen/work area were added in the old supper room. The raised platform was removed and 'coffin' shape cut in the T&G floor covered over. The old supper room would appear to have a 150 x 25 Match lining ceiling above the now lowered pinex ceiling.

The Old Library Building has been noted as potentially requiring structural strengthening in a 2006 'drive-by assessment' under the 2004 Building Act.

The Old Library Building has not been occupied since the library moved to the renovated Town Hall Building in July 2007.



The Library occupies the rear portion and mezzanine of the refurbished Town Hall.

²⁰ Guy, Alan (PM Lodge of Friendship, No 353). *History of The Greytown Lodge No 75 (Founded 1877 as No. 1720 E.C.).* p14-15

2.6 History of Land Acquisition

The five parcels of land that now make up Stella Bull park were transferred to predecessors of the South Wairarapa District Council in four separate transactions. The table below identifies the Certificate of Title that the land is now contained in, person(s) who transferred the land, the date of the transfer, and the consideration given.

Table 1: History of Land Acquisition

Current Title	Transferee	Date	Consideration	Area (ha)
WN 47C/447 & WN 47C/448 113 Main Street and 82 East Street	Frederick Atkinson Hobson In 1939 F A Hobson bought the land from the estate of Sarah Ann Dunn for £180	Signed 1969; Registered 1972	\$3,444 Purchase by the Borough of Greytown	0.0707 ha & 0.1245 ha
WN 472/192 84 East Street	Executors of M C Andrews (R H Hobson and L A Bayliss) In 1939 M C Andrews bought the land from the estate of Sarah Ann Dunn for £30	1973	\$1,600 Purchase by the Borough of Greytown for the purchase of a Civic Centre	0.0980 ha
WN B2/665 115 Main Street	Stella Constance Bull In 1963 S C Bull bought the land from Florence Isobel Evans for £1,600	1970	A gift to Council for the purpose of a Civic Centre	0.1268 ha
WN B2/664 117 Main Street	Mary Tate (vested to M Tate by John Ward Tate in 1967)	1970	A gift to Council for the purpose of a Civic Centre	0.0756 ha

The transfer in 1969/1972 of the Title containing Kouka Cottage and the land behind it at 82 East Street did not result in any specific purpose being registered on the Certificate of Title for either of the two parcels. In 1995 the South Wairarapa District Council undertook a boundary adjustment of 113 Main Street/82 East Street and the titles are now Fee Simple Titles in the ownership of the South Wairarapa District Council. The balance Titles for 115 – 117 Main Street and 84 East Street remain vested in the Mayor, Councillors and Citizens of the Borough of Greytown with the purpose “Civic Centre” registered on each Title.

The South Wairarapa District Council took over the management and ownership of the land and buildings on the Reserve following amalgamation in 1989. The Council gave ownership of Kouka Cottage to the Greytown Community Heritage Trust in 1997 for \$1 (A \$1 coin is taped to records in the SWDC files!). In return the Trust was to restore, care and preserve the cottage and make it available to the public. It was in a derelict condition and of no commercial value when sold to the Trust under the provisions of Section 572 of the (then) Local Government Act 1974.²¹

²¹ South Wairarapa District Council. *Draft Stella Bull Reserve Management Plan*. (issued 20 July 2009)

2.7 Classification

All the land comprising Stella Bull Park has a Recreation classification under Section 17 Reserve Act 1977. This classification took effect on 7 December 2006 when notice of the Council resolution regarding classification was published in the NZ Gazette. This altered an earlier classification of the land at 113 Main Street, and 82 – 84 East Street as Local Purpose Reserve (Community Use), gazetted on 4 September 1997.

Section 17 states that recreation reserves are to be managed primarily for the purpose of:

“providing areas for the recreation and sporting activities and the physical welfare and Enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreation activities, including recreation tracks in the countryside”.

Section 17 also states that if there are scenic, historic, archaeological, or other features present on the Reserve, or indigenous flora or fauna, these features must also be managed and protected to the extent compatible with the recreation purpose of the Reserve.

The table below summarises the classification and District Plan zoning for the legal parcels making up Stella Bull Park:

Table 2: Legal Status of Stella Bull Park

Legal Description	Title Reference	Classification	Operative Plan Zoning	Proposed Plan Zoning
Lot 1 DP 81123	WN 47C/447 113 Main Street	Recreation	Open Space	Urban (Commercial) Historic Heritage Precinct and Reserve/Park
Lot 2 DP 81123	WN 47C/448 82 East Street	Recreation	Open Space	Urban (Residential), Reserve/Park overlay
Pt Lot 1 DP 11855	WN B2/665 115 Main Street	Recreation	Open Space	Urban (Commercial) Historic Heritage Precinct and Reserve/Park overlay
Pt Lot 1 DP 11855	WN B2/664 117 Main Street	Recreation	Open Space	Urban (Commercial) Historic Heritage Precinct and Reserve/Park Overlay

The Proposed Wairarapa Combined District Plan identifies 5 trees/groups of trees as “Notable Trees”. The Notable Trees enjoy protection under the Resource Management Act 1991 and a tree cannot be damaged or destroyed unless Resource Consent has first been granted. The trees currently protected include the 2 *Gleditsia Tricanthos* at 113 Main Street, the 3 trunks of the *Phoenix Canariensis* at 115 Main Street, and the *Podocarpus Totara* and the *Magnolia Grandiflora* at 117 East Street (all Ts013).

Please note that there are some errors in the Proposed Plan listing to be corrected when the final plan is issued - it was never Open Space Zoning. It was Urban Town Centre (now Urban Commercial with HHP overlay). The big trees at the back are Robinias not Gleditsias!

Both buildings are listed in the Combined Wairarapa District Plan
Hs 080 is Kouka Cottage
Hs 106 is Former Library

2.8 Existing Leases/Licences

The Council entered into a Deed of Lease with the Greytown Community Heritage Trust on 1 August 1997. This lease was for an original term of five years with a right of renewal for two further five year terms. It covers the land occupied by Kouka Cottage, described on Certificate of Title WN 47C/447 as Lot 1, DP 81123.

2.9 Deed of Gifting

At the time of writing the deed of gifting for the land was not available. This could have important requirements for the use of the land and buildings on it.

3.0 SIGNIFICANCE

The following section summarises the cultural heritage values of the Old Greytown Library. The assessment criteria follow those used in the Historic Places Act, section 23, namely *aesthetic, archaeological, cultural, scientific, social, spiritual, technological or traditional*. The criteria is grouped together under the following four headings of *historic value, social, aesthetic, and scientific value* as recommended in *Guidelines for Preparing Conversation Plans* by Grey Bowron and Jan Harris.

Heritage significance is recognised by its listing in the Combined Wairarapa District Plan.

3.1 Historical Significance

"Historical significance is the ability to demonstrate an association with persons, ideas or events" also they need to demonstrate the importance for their impact upon the community.

The history of old Greytown Library has been the setting for a wide variety of people – children, teenagers and adults over the years. Many of Greytown's citizens have had connections with the library which contributes to the richness of its history. Similarly in its role as a Masonic Lodge there are rich associations for older Greytown residents.

Kouka Cottage has significance not only as an original and early example of a workers' cottage but because of motorcycle legend, Tui Morgan's association with the building. Its location next to his garage is also a reminder of work-life patterns of earlier times.

3.2 Social Significance

"Social significance involves the notion of a spiritual, traditional, political, national" also values associated with the use of the place; what it means to people.

The role of the Library and the Masonic Lodge in the history of public service has been noted and this is certainly of social as well as historical significance.

The building's greatest social significance however derives from its use as a venue for public learning, education and entertainment.

The building is of symbolic and cultural value because of its role within the community of Greytown. This community role has meant that many people have visited the library for a variety of reasons. Also over the years many of the locals have worked as volunteers within the Library.

The social significance of Kouka Cottage lies in it being a reminder of the style of house working families used to live in.

3.3 Aesthetic Value

"Aesthetic value considers the formal qualities of the fabric and setting; the form, scale, materials, space" with one's emotional response to the aesthetic values.

The "Old Library Building" is a small civic building with a very classical façade which follows a long tradition of Masonic Lodges both here and overseas which have sought to

express values such as steadfastness and dependability. The street face of the building, is little changed from when it was built and has great heritage value.

Kouka Cottage is a classic worker's cottage and has a simple gable form with a full length lean-to front porch. At the rear an enclosed lean-to runs along two-thirds of the width of the building, then continues with a lower roof for the balance of the building width. Where these lean-to areas meet there is a back porch.

3.4 Scientific Value

"Scientific Value is concerned with the importance of the past human activity in the place and with the survival of that evidence in the original fabric" and that which can be revealed by using archaeological techniques.

The role of the library's past human activity has been noted above. The technical interest in the framing of the portico, the columns, the roof and the floors in timber joinery, although this was typical of the period, they provide excellent knowledge about the techniques, materials and the building skills of the 1880's.

Similarly Kouka Cottage provides knowledge about buildings of that period.

4.0 STELLA BULL RESERVE

4.1 The Physical Features of the Site

The Old Library Building and Kouka (Cabbage Tree) Cottage are located within Stella Bull Park. The park is a Recreation Reserve located at 113 – 117 Main Street and 82 – 84 East Street, Greytown. It comprises 0.4956 hectares and has three distinct amenity areas:

- The Old Library Building (including the courtyard and street frontage)
- Kouka (Cabbage Tree) Cottage (including its garden setting and street frontage)
- Sarah's Garden (the balance of the land through to East Street containing trees and garden plots).

There are a range of amenity, historic, open space and recreational values and features associated with the Reserve. These are:

- The only green open public space in the centre of town
- A historic association with Stella Bull who was a prominent figure in civic matters and Sarah Dunn (daughter of Thomas Kempton) who lived on the property
- A number of trees which are an integral part of the treed character of Greytown. Five of these trees are listed as Notable in the Proposed Wairarapa Combined District plan
- The Old Library Building and Kouka (Cabbage Tree) Cottage which are listed as Heritage Items in the Proposed Wairarapa Combined District Plan
- Three memorial seats which are of local historic significance
- A history of community support for the care and development of the area

4.2 The Setting for the Buildings²²

The Reserve, with its two heritage buildings – Kouka Cottage and the Old Library Building – framed by mature exotic and native trees, provides attractive amenity and a facility for passive recreation in the centre of the town. The land stretches between Main and East Streets and a walkway through the site provides a through-route for children attending the local primary school in East Street. The land was originally part of the grounds of an early Greytown homestead that belonged to the first Mayor of Greytown, Thomas Kempton. The park commemorates the work and enthusiasm of Stella Bull for the creation and beautification of parks and reserves in Greytown.

Some of the trees in the Reserve are over 100 years old and were planted by the original families that lived there.

The area surrounding the Old Library contains a number of mature trees and shrubs three of which are listed as Notable Trees in the District Plan – the *Phoenix Canariensis*, the *Magnolia Grandiflora* and the *Podocarpus Totara*. Research suggests that the Elm on the south western boundary of the land was planted by Sarah Dunn, Thomas Kempton's daughter, who lived in a house where the Old Library Building now stands. A courtyard area has been developed on the northern side of the Old Library Building, and a large information board sits between this and the Kouka Cottage.

Kouka Cottage is named after a large Cabbage Tree which originally stood in front of the cottage, and since died. The historic cottage now sells antiques. A number of Cabbage Trees have been planted to replace the original. One of these older *Cordyline Australis* still claims the listing as a Notable Tree in the District Plan. A Lavender hedge characterises the front garden of the cottage, while the rear is planted with mature trees and shrubs.

Sarah's Garden extends from the rear of the heritage buildings over the two rectangular allotments that have frontage to East Street. For many years the area was planted as a kitchen garden providing fruit and vegetables for the families living in the two houses on the Main Street frontage. Following purchase by Council of Kouka Cottage and the rear sections, this areas was developed by members of the local community and has become known as Sarah's Garden. The area is largely a flat open grassed area with a few mature specimen trees including two *Gleditsia Tricanthos* "Internist" that are listed as Notable Trees in the District Plan. There are two commemorative trees planted on the northern boundary; one is a Totara planted by the Inner Wheel Group to commemorate the millennium; and the second, an evergreen Magnolia, was planted by Frank Fyfe's family and his ashes are buried under it. A surviving Grapefruit tree (then known as a Poor Mans Orange) is thought to be one of Sarah Dunn's original plantings. The recently planted Lemon tree, next to the Grapefruit, was grown from an original Lemon tree brought from Lebanon by the Bouzaid family. The lemons from the original tree were used effectively during the Spanish Influenza pandemic of 1918. There is a small floral garden with a mixture of perennial and annual plantings. Many of the large trees were planted on successive Arbor Days. The development of the park by the SWDC in 2003 was

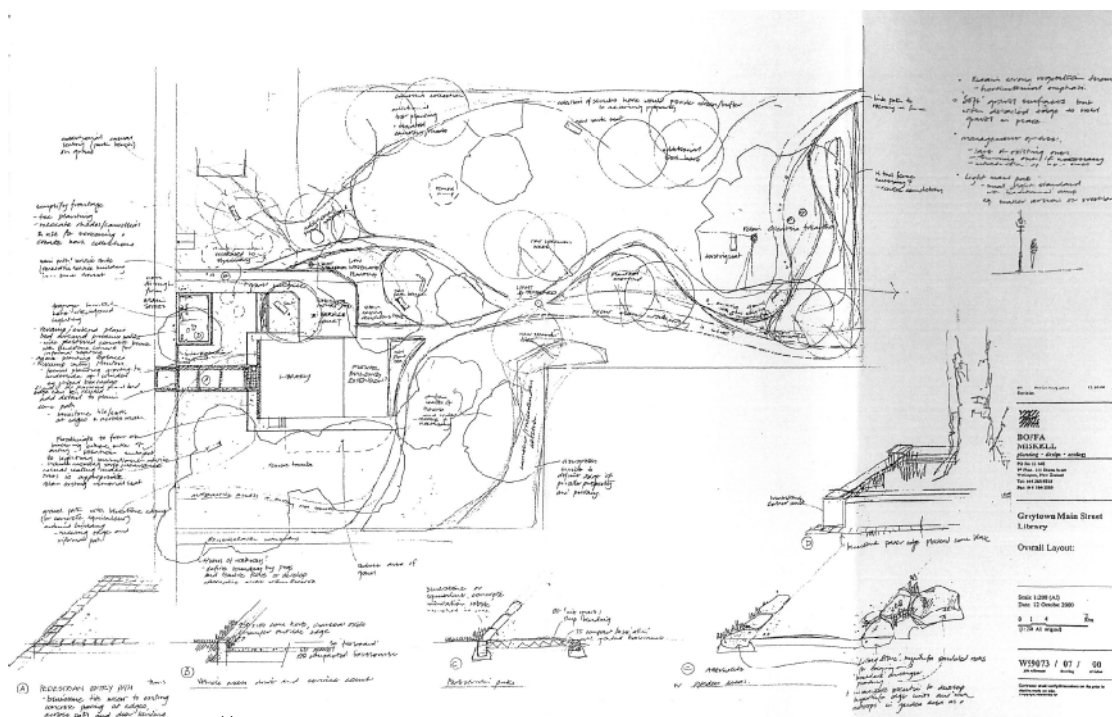
²² South Wairarapa District Council. *Draft Stella Bull Reserve Management Plan*. (issued 20 July 2009)

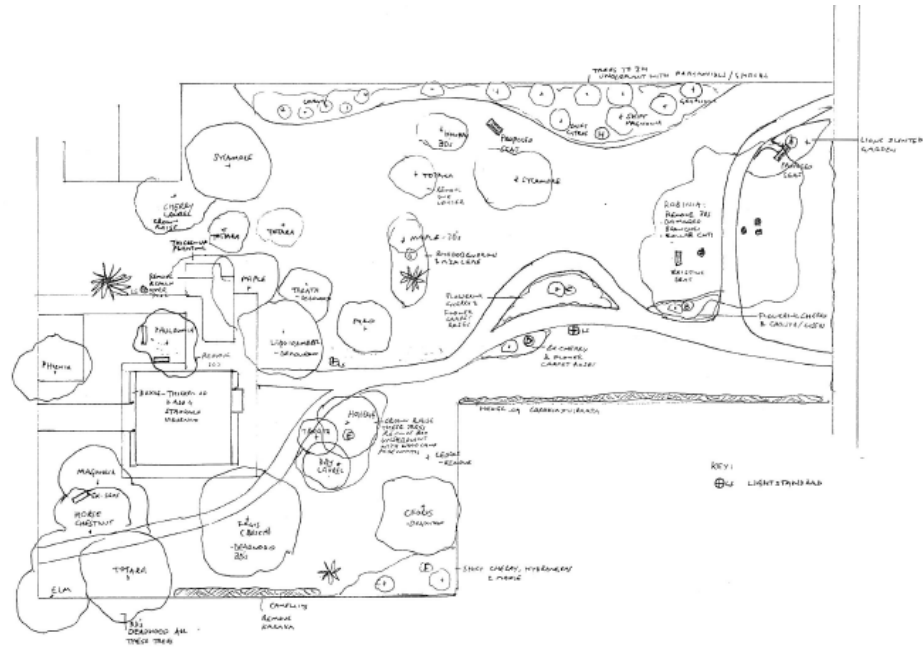
funded by a bequest from the late BHL (Jack) Bull of \$12,000, and a grant from the Eastern and Central Community Trust and the sale of surplus Council assets.

A Landscape Plan was prepared for the Reserve in 2005 by Jon Muller Landscape Design and has been a guide for the maintenance and development of the garden area (this follows from one prepared in 2000 by Boffa Miskell – both are shown below). In addition, a Courtyard Landscape Plan was later prepared to develop the area adjacent to the Old Library Building. This has been implemented. General maintenance is currently undertaken by Council, although there has been significant community involvement in the past.

4.3 Vegetation

Vegetation growth immediately around any building is not advisable, even though this may be very attractive. Deterioration can be caused by physical action and by the moisture content of the plant. Any vegetation has moisture in the roots, stem and foliage. This moisture will increase the moisture level of adjacent surfaces and will maintain the level. The foliage, while possibly affording some measure of protection from winds and driving rain, is likely to cause damage from the increased moisture levels. The humidity of the space between the foliage and building surface is likely to be higher creating a micro climate, and with the higher level of moisture the growth of mosses and lichens and other plants are encouraged.





Jon Muller
Landscape Design,
Consultancy & Nursery

LANDSCAPE PLAN

SCALE 1:500

CLIENT GREYTOWN LIBRARY

DATE: 12-06-05

5.0 SPACES AND FABRIC SIGNIFICANCE ASSESSMENT

5.1 Levels of Significance

The Heritage Assessment which follows is based on site visits by Gina Jones and Ron Waters. The buildings were opened for viewing and access was obtained to the ceiling space of the Old Library Building.

The report identifies specific design elements and heritage features of each building in an inventory format. Each element is ranked to give a measure of the comparative contribution which each makes to the overall significance of each building. The rankings are based on visual inspection only and are informed by limited archival information. They are, therefore, based on a professional assessment of the contribution of each element to the architectural consistency of the buildings, and of the extent to which change to any element can be identified.

The rankings are based on a simple hierarchy of relative importance, and have implications for the extent to which change may be contemplated in each case, as follows:

E	Exceptional	Elements and features which are original to the buildings;
C	Considerable	Elements and features which are later additions and / or changes but are still significant to the history and development of the building;
S	Some	Elements/features/changes which have occurred later, but which play a lesser significant role in the history and development of the building;
L	Little or 'no' significance	Elements and features which have little or no significance in the history and development of the building;
I	Intrusive	Elements and feature which intrude on the heritage character of the building
NR	Not Relevant.	

5.2 Fabric

In the following assessment an indication is given of the assumed period from which each element originates:

Original Historic Fabric (hf)
 Reproduced or Renewed Fabric (rf)
 Old Fabric but not Original (of)

In general terms it is expected that original historic value "(hf)" materials should be retained and conserved.

5.3 North

Main Street has been taken as running North/South.

5.4 Assessment - Kouka Cottage

5.4.1 Kouka Cottage - Exterior

Kouka Cottage presents as a classic miner’s cottage with a full width front porch. (E)

It has a very pretty classic cottage face to the street. The side profiles are also close to their original appearance, however at some stage the main rear lean-to has been either completely replaced or possibly just re-clad with solid stucco, which returns a way along the north wall. (C or S) Further research may provide an answer to the date and extent of this work, utilising a cladding which was not in common use when the cottage was built. The windows appear to be original or are similar to those that would have been. (E)

Very little work is required to maintain the heritage value of the exterior of the cottage, although it would perhaps be well to paint the stucco the same colour as the weatherboards to lessen the contrast between the materials.

The rear lean-to where the roof level steps is untidy as well as having no heritage value. (I) Unless the existing heath-robinson roof detailing is to be celebrated it would be good to rebuild the roof step in this area of this part of the building so it looks less like a chook-house roof detail.

Space		Heritage Values						
Fabric		Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
	Roof	C	S	C	S	S	NR	S
	Corrugated steel rooing (hf)							
	Ridge (hf)							
	Barge flashings (hf)							
	Painted timber soffit and fascia (hf)							
	Guttering (pvc downpipes) (rf)							
	Painted timber cover boards (hf)							
	Painted timber bargeboards (hf)							



Roofing with some loose ridging

Space		Heritage Values						
Fabric	West Elevation	Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/ Craftmanship
		C	C	C	L	C	NR	S
Painted timber weatherboards (rf)								
Painted timber architraves to doors and windows (hf) and (rf)								
Painted timber frames to windows (hf) and (rf)								
Painted timber frames to doors (hf)								
Painted timber verandah (rf)								
Painted timber corner boards (hf) and (rf)								
Painted timber doors, painted timber parapet (rf)								
Guttering with PVC downpipes (rf)								
Painted timber posts (rf)								



Front Elevation. Almost a classic ‘miner’s cottage.

Space

Heritage Values

Fabric

Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
S	S	S	S	S	NR	S

South Elevation

- Painted timber weatherboards (hf)
- Painted timber corner boards (hf) and (rf)
- Baseboards (rf)
- Painted timber top fascia board (hf)
- Various services (rf)
- Trellis screen over Stucco wall (rf)



South Elevation– Unpainted sprinkler pipe. Wall needs cladding

Space		Heritage Values						
Fabric	East Elevation	Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
		L	L	I	L	I	NR	S

- Stucco (of)
- Painted timber architraves to doors and windows (of)
- Painted timber frames to windows (of)
- Painted timber frames to doors (of)
- Painted timber doors, painted timber parapet (rf)
- PVC guttering with PVC downpipes (rf)
- Concrete foundation wall (of)



Back porch with nearly all the exterior maintenance items. Unpainted high level roof, untidy draped water piping, waste pipe, missing access door, old DP bracket.



Northeast corner showing the stucco clad lean-to and the roof step which is oddly placed over the porch.

Space

Heritage Values

Fabric

North Elevation

Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
S	S	S	S	S	NR	S

- Painted timber weatherboards (hf)
- Painted timber architraves to windows (of)
- Painted timber frames to windows (of)
- Painted timber base board (hf)
- Painted timber corner boards (hf)
- Stucco (of)
- Brick chimney (hf)



5.5 Assessment – Old Library Building

5.5.1 Exterior

The 'Old Library Building' is a small civic building with a very classical façade which follows a long tradition of Masonic Lodges both here and overseas which have sought to express values such as steadfastness and dependability. This, the street face of the building, is little changed from when it was built and has great heritage value. (E)

One item however which detracts greatly is the spouting which has been returned across the bottom edge of the pediment over the Entry. (I) Removal of this section of spouting will restore the original appearance. This pediment is the most important element of the façade and should share a common appearance with the adjacent windows, as it would have originally.

The balance of the exterior exhibits interesting alterations to whatever preceded them. The north wall has two small semi-circular windows and the east wall has a large glazed panel with a central door. These three elements have all been detailed to be sympathetic with the front wall, by using a similar keystone arch window head that appears above the front entry door. (C)

The south wall has a further, reconstruction replaced a former side lean-to. This has two pairs of windows each with hoods and a door and porch, all of which are constructed in a timber gothic style quite removed from the classical façade. (C)

Space

Heritage Values

Fabric	Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/ Craftmanship
	C	S	C	S	S	NR	S
Roof							
Corrugated steel roofing (hf)							
Ridge (hf)							
Barge flashings (hf)							
Painted timber soffit and fascia (hf)							
Colursteel guttering (pvc downpipes) (rf)							
Painted timber cover boards (hf)							
Painted timber bargeboards (hf)							



Roof, showing sheet overlaps, ridging and timber rear barge capping.



Roof, showing loose roofing sheet. (and (disgusting) downpipe detail)

Space		Heritage Values						
Fabric	West Elevation	Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
		C	S	C	S	S	NR	S

- Painted timber rusticated weatherboards (hf)
- Painted timber architraves to windows (hf)
- Painted timber moulds to top of the windows (hf)
- Painted timber frames to windows (hf)
- Painted wooden frames to doors (hf)
- Painted timber base moulding (rf)
- Painted timber corner boards (hf)
- Painted timber panelled doors (hf)
- Painted timber cover boards to the columns (hf)
- Painted timber top moulding (hf)
- Painted timber dentil moulds pediment with tympanum (hf)
- Painted double dentil moulds (hf)
- Painted timber columns (hf)



“Old Library Building” Stella Bull Park, Greytown – Street (West) Elevation
(former Masonic Lodge, relocated)

Space		Heritage Values						
Fabric	South Elevation	Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/ Craftmanship
		C	C	C	L	C	NR	S
		Painted timber rusticated weatherboards (hf)						
		Painted timber architraves to doors and windows (rf)						
		Painted timber frames to two pairs of windows (rf)						
		Painted timber window frames (rf)						
		Painted timber frames to doors (rf)						
		Painted timber corner boards (hf)						
		Painted timber doors (rf)						
		Coloursteel guttering with PVC downpipes (rf)						
		Painted timber and shingle window hoods (rf)						
		Painted timber and shingle porch (rf)						



South wall, with mould and lichen growth, broken sub-floor access door.

Space		Heritage Values						
Fabric	East Elevation	Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
		L	L	L	L	L	NR	L

- Painted new timber rusticated weatherboards (hf)
- Painted timber frames to window/door (hf)
- Painted timber corner boards
- Foundation wal (rf)
- Painted timber top fascia board (hf)
- Timber roof vent (hf)
- Extract fan (rf)



East wall with added door in glazed frame (this element is central in the ‘big room’). (The modern extract fan is an intrusive item)

Space

Heritage Values

Fabric

North Elevation

Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/ Craftmanship
C	C	C	L	C	NR	S

- Painted timber rusticated weatherboards (hf)
- Painted timber arched architraves to windows (rf)
- Painted timber arched frames to windows (rf)
- Painted timber corner boards (hf)



North wall with added windows.

5.6 Assessment Kouka Cottage

5.6.1 Interior

Although the interior would have undoubtedly have had wallpaper over scrim, rather than Gib or other wallboards, the interior also presents well. There are 'picture rails', which have been added, the lower ones probably recently by the shop owner and large moulded scotia and decorative ceiling features which are also a relatively recent addition. (maybe 1950s?)

There is a beautiful highly decorative varnished fire-surround, which is very likely to have been installed at some stage, from much grander home.

The ceiling light fittings both fluorescent tube fixtures, one mounted over a central decorative ceiling rose, and a multi-spotlight fitting (l) have no value and intrude. Similarly the wall mounted meter-box stands out.

The off white colour is classic enough although a rich cream colour would have been the closest likely original option. Similarly the bright mauve in the washroom is a very modern choice.

The Toilet in the rear lean-to is likely to have always been unlined, as this was common practice in such rooms, but as noted above the room needs tidying up.

Space

Heritage Values

Fabric	Heritage Values						
	Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
Front – North Room	L	L	L	NR	L	NR	L

Ceiling

- Painted wallboard (rf)
- Decorative celing rose (rf)
- Electrical light fittings (rf)
- Painted cornice (rf)

Walls

- Painted wallboard (rf), possible over sarking (hf)
- Painted timber architraves (possibly hf)
- Skirtings (rf)

Floor

- Timber boards (hf)

Windows

- Probably original timber window (hf)

Doors

Internal doors removed

Fixtures and Fittings

Shelving (rf)

Fire surround (rf)



Space

Heritage Values

Fabric

Front – South Room

Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
L	L	L	NR	L	NR	L

Ceiling

Soft board ceiling and timber trim (rf)
Electrical light fittings (rf)

Walls

Painted wallboard (rf)
Painted matchwood boards (hf) behind the hardboard
Painted timber archives
Skirtings (rf)

Floor

Timber boards (hf)

Windows

New window match North Room (rf)

Doors

Doors removed.

Fixtures and Fittings

Steel shelving (rf)



Space

Heritage Values

Fabric

Rear– North Room

Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
L	L	L	NR	L	NR	L

Ceiling

Painted wall board and trim (rf)
Electrical light fittings (rf)

Walls

Painted wallboard (rf)
Painted sarking (hf)
Cornice and skirtings (rf)
Rails (rf)

Floor

Painted timber (timber hf)

Windows

Timber plain glass window and architraves (hf)

Doors

Removed.

Fixtures and Fittings

Steel shelving (rf)



Space

Heritage Values

Fabric

Rear – South Room

Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
L	L	L	NR	L	NR	L

Ceiling

- Painted wall board and trim (rf)
- Electrical light fittings (rf)

Walls

- Painted wallboard (rf)
- Painted sarking (hf)
- Skirtings (rf)

Floor

- Timber boards (hf)
- Concrete pad (of)

Windows

- Timber windows and architraves (suspect of)

Doors

- Exterior door (of)

Fixtures and Fittings

- Counter (rf)



Space

Heritage Values

Fabric

Bathroom and Toilet (Limited Access Only)

Historical Value

L

Cultural/Spiritual

L

Architectural/Artistic

L

Group/Setting

NR

Landmark

L

Archaeological

NR

Technology/
Craftmanship

L

Ceiling

Uncertain (of)
Electrical light fittings (rf)

Walls

Painted wallboard and unlined

Floor

Timber boards (of)
Concrete (of)

Windows

Timber windows (of)

Doors

Internal doors (of)

Fixtures and Fittings

Bathroom fixtures (of)



5.7 Assessment Old Library Building

5.7.1 Interior

The “Main Library Space” has a barrel vault ceiling appears to follow the original (from early descriptions and photos), or may have been constructed inside a coved ceiling. This would become clear with further investigation, which may be as little as removing the present lining. This room and the offices and entry all have varnished plywood dados with painted Softboard above, which also lines the ceiling.

In places where shelf brackets have been removed, the original wallpaper and scrim can be seen behind the Softboard. Various untidy holes could be remedied by the replacement of the Softboard with wallpapered Gibboard which would also offer a degree of improved fire protection as well as returning some of the original appearance, the sarking beneath should not be removed.

These rooms also have a variety of wall and ceiling mounted electric heaters fluorescent lights etc which haven’t been fitted with any sympathetic consideration. Replacement and rationalisation of these would be an improvement.

The balance of the rooms are a Kitchen, Toilet and Passage etc. These have a lowered ceiling and wallboard with battened joints and are fitted with a variety of relatively recent, utilitarian joinery fittings to suit the library support function.

Some care has been taken in using rimu panel doors sympathetic with the age and nature of the building , however there are also various suspended fluorescent lights, heaters etc and the bright pink painted, battened wall linings which achieve a distinctly 80’s ambience. If any work is to be done to these rooms to suit a future purpose it could easily be done in manner that would be more compatible with the character of the balance of the interior.

Space	Heritage Values						
	Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
Fabric							
Main Library Space	C	C	C	NR	C	NR	C

Ceiling

Painted barrel vaulted soft board ceiling (of) (suspect match lining behind (hf))
Electrical light fittings (rf)

Walls

Ply dado and timber trim (of)
Painted soft board (of) over wallpaper, scrim and sarking (rf)

Skirtings (hf)
Electrical light fittings (rf)

Floor
Carpet (rf) over timber (hf)

Windows
Timber around head windows and architrave (rf)

Doors
External timber curved head windows/doors (rf)
Internal painted timber panelled door with top panels in glass (hf)

Fixtures and Fittings
Reception counter (rf)



Space		Heritage Values						
Fabric	Children's Section	Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
		S	S	S	NR	S	NR	S

Ceiling
Painted soft board linings and timber trim (of)
Electrical light fittings (rf)

Walls
Painted soft board (of) probably over sarking

Floor
Carpet (rf) over timber (hf)

Windows
Timber around head windows and architrave (rf)

Doors
External timber curved head windows/doors (rf)
Internal painted timber panelled door with top panels in glass (hf)

Fixtures and Fittings
Reception counter (rf)



Space

Heritage Values

Fabric

Work Room

Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
L	L	L	NR	L	NR	L

Ceiling

Covered softboard ceiling and timber trim (of)
(Can see original board above at man hole (hf))
Electrical light fittings (rf)

Walls

Painted soft board (of) (if over sarking – sarking (hf))
Skirtings (of)

Floor

Vinyl tiles over timber (hf)
Timber (rf)

Windows

Double hung timber window and trim (hf)

Doors

Internal painted timber panelled door (hf)?
Entrance door (rf)

Fixtures and Fittings

Steel shelving (rf)



Space

Heritage Values

Fabric

Vestible

Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
S	S	S	NR	S	NR	S

Ceiling

Soft board and timber trim (of)
Electrical light fittings (rf)

Walls

Painted softboard (of) and timber panelling (of)
Probably over sarking (hf)
Skirtings (rf)

Floor

Vinyl tiles over timber (rf) (Ramped)

Windows

-

Doors

Timber entry door (hf)
Internal timber door (hf) half glass panel (rf)

Fixtures and Fittings

Shelving and hooks (of)



Space

Heritage Values

Fabric

Toilet and Bathroom

Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
S	S	S	NR	S	NR	S

Ceiling

Painted gib board and trim (rf)
Electrical light fittings (rf)

Walls

Painted gib-board (rf)

Floor

Vinyl (rf)

Windows

-

Doors

Internal painted timber panelled door (rf)

Fixtures and Fittings

Bathroom fixtures (rf)



Space

Heritage Values

Fabric

Reference Section

Historical Value	Cultural/Spiritual	Architectural/Artistic	Group/Setting	Landmark	Archaeological	Technology/Craftmanship
S	S	S	NR	S	NR	S

Ceiling

Painted soft board and timer trim (of)
Electrical light fittings (rf)

Walls

Painted soft board (of) and ply panelling (rf)
Probably over sarking (hf)
Timber skirtings (hf)

Floor

Carpet (rf) over timber (hf)

Windows

-

Doors

-

Fixtures and Fittings

-



6.0 OBSERVATIONS OF BUILDING CONDITION AND RECOMMENDATIONS FOR REMEDIAL REPAIR

The condition of the exterior and interior spaces is illustrated with photographs in the text accompanying the written description.

Recommended remedial repairs and priorities are described. When the work is to be carried out it is recommended that appropriate drawings and specifications be prepared and the work observed by a person appropriately trained and experienced in building conservation. Appropriately skilled people for this project must include:

- A Conservation Architect experienced in timber who will prepare the Contract Documentation; observe and administer the Contract;
- A competent builder with previous experience in timber building repairs.

When carrying out remedial work, maintaining authenticity of materials, design, and workmanship should be of paramount importance. The maximum of original material should be retained, and repairs should be harmonious in colour, texture, form and scale.

6.1 Kouka Cottage Background

The Cottage has a simple gable form with a full length lean-to front porch. At the rear an enclosed lean-to runs along two-thirds of the width of the building, then continues with a lower roof for the balance of the building width. Where these lean-to areas meet there is a back porch.

Overall the building appears to be in reasonably sound condition, although there are areas that require remedial work.

6.1.1 Kouka Cottage Maintenance: Exterior

Roofing:

The painted, corrugated galvanised roofing, including ridging, barges and spouting, appears to be in reasonable condition although there are a couple of areas where it is lifting at side laps, and the ridging has some edges which appear to need fixing down.

Immediate remedy: Make a full, close inspection of the state of the roofing material to establish the extent of any rust and attend to any lifting edges or flashings. *A sound roof is the most basic requirement to ensure the continued life of any building.*

Windows and Doors:

The building has timber windows and doors. While it was unclear, during our inspection, whether many or any of the windows are able to be opened, they all appear to be weatherproof and in good condition.

The back door, which is a non-original flush door, has unpainted plywood added over the lower section, possibly covering damage. It appears from the interior that this door isn't currently used. The front and bathroom doors are reasonably sound, old panel doors.

Cladding:

The cladding to the major part of the cottage is sawn weatherboards with stucco to two walls of a lean-to area at the north-east corner. The weatherboards have facing boards to the doors and windows and are butted to a corner trim board. All of these appear sound although the south wall of the building needs cleaning.

Soffit:

There is a narrow timber soffit at either side of the cottage and some kind of Hardiflex or similar soffit at the rear and to the back porch. Apart from needing cleaning these are in good shape.

Porch:

The east wall has a recessed porch to the back door with a Toilet opening off it. This is the most disorderly area of the house with ad hoc cupboards fitted to the Porch and various other untidy features. Eg. Unpainted sprinkler pipes to the Porch ceiling (also to the south wall); sub-floor access door missing; irregular, messy looking roofing detail above the Porch; redundant, broken downpipe bracket; waste pipe running along exterior wall; water pipes 'draped' along the wall. All of these items need to be tidied up or repaired to be presentable.

The concrete porch floor has a lot of flaking paint which cries out for a re-paint.

Chimney:

The chimney looks sound but there is some weathering of the grout between bricks, which is accentuated by either mould or lack of paint. This needs at least cleaning and probably would be better re-painted.

Paintwork:

The exterior paintwork is generally in reasonable condition, although needing a clean in some areas. Some of the windows are ready for repainting and the high level wall area above the lower rear lean-to badly requires painting. This area has obviously been missed during the last painting cycle or more.

Floor:

The subfloor area was not surveyed, apart from what could be seen immediately adjacent to the access door, which looked to be in good condition.

6.1.2 Kouka Cottage Maintenance: Interior

General:

The building interior is generally well decorated to suit the needs of the retail tenant.

The ceilings and walls are have a variety of linings including one plaster ceiling and a lot of 'softboard' (Pinex Insulating Board) with battens over joints. All of these are in good condition and have good paintwork. Another room has exposed timber match lining, which is also well painted.

The floor is well worn, as is to be expected, but is sound and looks well. There is a small area of concrete where a stove or similar has been removed.

The Toilet in the low roof lean-to is only accessible from the back porch. The concrete floor has a bad open crack. The walls and ceiling are all very untidy with ad hoc fittings and linings as well as gaps. This room needs considerable attention.

Overall Condition:

The building appears generally sound, however there are several minor maintenance items which need repair and the Toilet truly is in need of tidying up.

6.2 Kouka Cottage Photos



'Kouka Cottage' Stella Bull Park,
(street (west) façade)

6.2.1 Maintenance Items: Exterior:



Northwest corner.



Roofing with some loose ridging.



Back porch with nearly all the exterior maintenance items. Unpainted high level roof, untidy draped water piping, waste pipe, missing access door, old DP bracket...



Back door. Non-original modern flush door with patch, presumably over damage.



Back Porch with unpainted sprinkler pipes and general untidyness



Back Wall: Items needing attention



Ad-hoc roof edge detail

6.2.2 Maintenance Items: Interior



Exposed timber sarking. Stripped of the original wall paper and scrim and painted. Panel ceiling material is also a modernisation.



Another part of the floor where something has been removed



The toilet off the back porch. Such rooms were commonly unlined, but this is pretty untidy and the concrete floor needs attention. Cracked WC bowl!

6.2.3 Heritage Items: Exterior



Front Wall. Almost a classic "Miner's Cottage".



Northeast corner where the lean-to has been stucco clad



Junction of stucco and weatherboards

6.2.4 Heritage Items: Interior



Front Room. Fireplace has been added as have picture rails



Highly decorative fireplace from a grander house somewhere

The ceiling rose appears a 50's item.
The fluorescent does not fit



Ceiling and doorway trims are both modern. Switch box intrudes.



Beautiful original hardwood flooring

50's ceiling linings with out of place 80's spotlights



Battened modern sheet linings, fluorescent light and AC unit are all out of place.



Modernised bathroom in Mauve

6.3 Library General

6.3.1 Library Maintenance – Exterior:

Roofing

The painted, corrugated galvanised roofing is old, pre-dating the use of long-run roofing. There are two, mid-run, end laps to each side of the roof which are likely locations for serious rusting although this was not able to be established without closer ladder access. On the north face the roofing is lifting at these end laps and is sitting up at several side laps.

Immediate remedy:

Re-nail all lifting roof areas as soon as possible, to ensure that rain isn't blown into the building. Check the balance of the lead head nails fixing the roof, as these tend to lose their heads with age, and replace any that require it. Make a full, close inspection of the state of the roofing material to establish the extent of any rust.

Long Term remedy:

If a measurable amount of rusting is present - replace the roofing with long-run 0.55 galvanised corrugate and paint.

Ridging:

The ridging appears to also be sitting up at junctions and is lifting where it has a lead-edge at the top of the north face roofing. These items also require remedial attention as soon as possible.

Barge flashings:

The building is interesting in having a galvanised barge flashing at the street (west) end while it has timber barge capping boards at the eastern end. The condition of the galvanised barge has not been established, but the timber cappings appear quite weathered. Again closer inspection is required. If sound these require preparation and repainting, however if there are any cracks or splits that extend from face to face then the boards need replacing as they form the weatherproofing above the eastern soffit.

Spoutings:

The spouting is a modern Colorsteel square type to both the sides of the building and around the pediment above the street entry. This all appears sound however there are a couple of issues. A traditional quadrant or ogee pattern spouting would be more in keeping with the age of the building. Furthermore, it seems unlikely that the spouting above the Entry originally extended around the front face the pediment, which is a pure classical element similar to those above the adjacent windows. These are conservation rather than maintenance issues.

Windows and Doors:

The building clearly has windows and doors of different ages. Those of the front, street, face appear to all be original while the south wall windows are quite recent additions (1980). Records show the door at the rear and the accompanying glazed frame were also added at this time. All of these appear sound.

Again, it is of interest that although the semi-circular windows to the north wall appear original (they were also added in 1980), there are cut weatherboards between these which suggest that another window may have previously existed in that location.

Cladding:

The cladding is wide rusticated weatherboards with boxed corners and facing boards at windows and doors. The front has a full decorative, classical façade treatment, all in timber. Apart from any isolated minor damage or imperfections this is all in reasonable condition.

Soffit:

There is a small area of tongue and groove timber soffit at the Entry and a wide single board soffit to the rear gable. These are all in good shape, however an area of flaking paint above the Entry suggests that there may be water leaking in above this. Further investigation of this is required.

Porch:

The south wall has a porch over the Kitchen entry door and two hoods over the windows, which were added in 1980. These are from a gothic tradition quite removed from the classical style of the front façade.

Both the porch roof and the window hoods are clad with boards, much like weatherboarding. While the structure and cladding of these is sound there is an abundance of lichen growth on the roof cladding and some discoloration to the whole of this wall. These are normal south-wall maintenance items which need regular removal with a chemical wash and brushing.

Paintwork:

The exterior paintwork, which includes the doors and windows, soffits and all cladding elements is by its nature in need of a regular cleaning and repainting schedule, to keep the exterior in good condition. This would be along the lines of a good clean down annually, possibly including chemical washing and scrubbing of the south wall, with repainting on a 7-10 year cycle. At present the south wall is overdue for a thorough clean. The entire building is also near the end of a painting cycle.

General:

There are various other minor defects or maintenance items which require attention.

Eg. The sub-floor access hatch has a broken hinge and needs attention.

Metal repair to rear soffit. Remove a redundant galvanised extract hood to the rear wall.

Etc.

6.3.2 Library Maintenance – Interior:

Roof Space:

The ceiling space, including an area between the later and the original ceilings has an accumulation of various old shelving, builder's rubbish including a door etc and in a couple of locations, big piles of straw where starlings have been nesting (these should all be removed). Although there is some water marking to the rimu sarking, consistent with occasional leaks through the old roofing, the roof structure appears sound.

While the roof is insulated it needs to be refitted to avoid any gaps in it.

Floor:

The timber floor which has rimu structural members on concrete piles appears sound, there is good ground clearance and ventilation. Closer inspection could be made if floor coverings were being lifted or changed however there appears no pressing need for this at present.

General:

The building interior can be conveniently divided into two areas. There is a main large room with an Entry and two ante rooms which are fitted out as public spaces. These rooms have various areas of clear finished ply dado with painted wall surfaces above. The large room has a high, curved, barrel ceiling lined with painted Pinex Insulating Board ('Softboard'), as are the ceilings to the smaller rooms., which are at about 3.5m. It is unclear what the ceiling linings were before the Softboard was fitted, although the walls above the dado appear to be wallpaper over timber sarking, with a Softboard overlay. (This is all consistent with the Masonic records for the building).

The walls have had shelving stripped from them leaving holes in the lining and untidy areas of wall which need repair. The large room is painted dark blue and most of the painted walls are pink.

The service rooms including a staffroom, toilet and passage have been built within the older structure, with a new ceiling framed down about 500mm below the original. These rooms have all painted walls and are fitted out with various cabinetwork, bathroom and kitchen fittings etc.

Again the building shows the signs of a relinquished tenancy with un-painted areas where items have been removed, but to a lesser extent than in the public areas.

Library Overall Condition:

The building seems generally sound and well placed to stand for another 100 years. The roof however needs closer inspection as it appears near the end of its useful life. There are a number of minor maintenance items which need repair and tidying up but otherwise the building exterior needs cleaning and repainting.

The interior needs repair where items have been stripped out leaving holes and marks. Generally it is sound but would be much improved by redecoration as neither the dark blue or pink are very successful.

Even better, if a use for the building was established, eg as a small hall, then a remedial work plan could be formulated. This might at the same time restore some of the wall and ceiling surfaces, by removing the softboard and relining.

6.3 Old Library Photos

6.3.1 Maintenance Items: Exterior

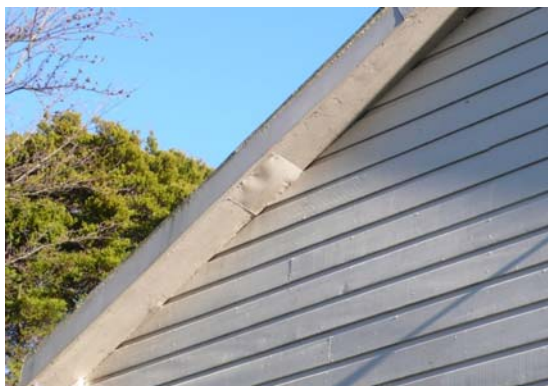


Soffit, with peeling paint indicative of leaking (downpipe needs paint.)



South wall, with mould and lichen growth, broken sub-floor access door.

South wall window hood with growth.



East wall soffit, metal patch



Sub-floor access door with broken hinge

6.3.2 Maintenance Items - Interior



Rubbish in roof space.



Roof space with strapping.



Space between new lower ceiling and original with stored stuff.

a



Dado rail at Large Room with gap where fitting has been removed (revealing old wallpaper and sarking beneath).



An 'office' where fittings have been removed and wiring left hanging.



Another similarly untidy 'office' where fittings have been removed.



Main Entry door. The ply patch covers the book return slot

6.3.3 Heritage Items – Exterior:



Classical (west) street façade.

Elegant detailing of Entry pediment, with intrusive spouting added across bottom edge



West façade window with a similar, smaller pediment



North wall with added windows



Added north wall window showing detail mimicked from original facade



Original detail at the head of the Main Entry Door



East wall with added door in glazed frame (this element is central in the "Big Room" (The modern extract fan is an intrusive item)).



East door head detail, again with the same detail from Entry facade



South wall with added "timbr gothic" styled porch and window hoods



Detailing to south wall window hood



Timer detailing to South wall porch roof

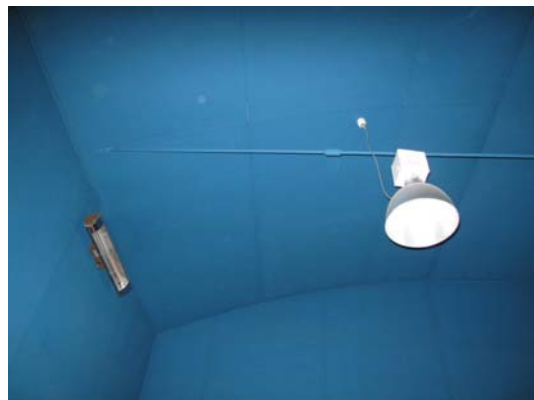


Timber detailing to South wall porch roof

6.3.4 Heritage Items – Interior



Big Room' with dark blue 'Softboard' lining and varnished timber dado. Fittings have been removed from white area.



Big Room ceiling with intrusive lights and heater



Close up of wall at dado rail.



Where fittings have been removed at the dado rail, old (original?) wallpaper and scrim are exposed.



Small exposed area of beautiful matai flooring.



50's+ look achieved wit pink wallboard and fluorescent light



Office with fluorescent lights and heater.
Wire hangs unfinished where a fitting has been removed.



Kitchen



Kitchen – New lowered ceiling boxed around original high front wall window



Added South wall windows. Almost "deco" style cf. original vertical classical profile



Space between new and original ceilings, showing original wallpaper on scrim and sarking



Original wallpaper exposed between new and original ceilings

7.0 STATUTORY FRAMEWORK

7.1 Resource Management Act

The Council's role under the Section 5 of the Resource Management Act 1991 is to promote the sustainable management of natural and physical resources. In achieving this purpose, under Section 6(f), the Council is required to recognise and provide for, as a matter of national importance, the recognitions and protection of heritage values of sites, buildings, places or areas.

In Section 187(c) of the Resource Management Act 1991, the New Zealand Historic Places Trust is defined as a "Heritage Protection Authority" and may, under that Act, give notice of a requirement to the territorial local authority to protect any building classified under Section 22.1(a)(i) of the Historic Places Act. In this event, the requirement must be heard by Council under the provisions of the Resource Management Act (note at the time of writing neither building has a NZHPT listing).

7.2 Local Authority Registration

The former Greytown Library building and Kouka Cottage are scheduled in Appendix 1.7: Schedule of Natural and Historic Heritage Sites) of the Combined Wairarapa District Council District Plan. Kouka Cottage is identified as HS 080, and the former library as HS 106.

The Combined Wairarapa District Plan provides the following protection to buildings scheduled in Appendix 1.7:

Rule 21.4 Discretionary Activities

(f) Any alteration, addition, relocation, reconstruction, partial demolition or total demolition not complying with the permitted activity standards (maintenance) for any heritage item listed in Appendix 1.7 heritage items, except for relocation and demolition of a category 1 item under Rule 21.5.(a).

Rule 21.5: (a) Non-Complying Activities

Relocation or demolition of any structure or building listed as a Category 1 item in Appendix 1.7 heritage items –

Resource Consent is required where an application involves significant work or alteration to Scheduled Cultural Heritage Items and the application must be accompanied by a Conservation Plan or Detailed Heritage Assessment. Exceptions to this provision will be considered if the proposed work involves: "repainting, repair and/or insignificant alteration of any existing fabric, or detailing carried out in a manner and design and with similar materials and appearance to those originally used".

Both the former Greytown Library building and Kouka Cottage are located within the Greytown Heritage Precinct. Any proposed additions or alterations to the buildings would be assessed under the Combined Wairarapa District Plan's, Appendix 8: South Wairarapa Town Centres Design Guide.

The criteria for listing a place on the Combined Wairarapa District Plan are listed in Section 10: Historic Heritage, of the Combined Wairarapa District Plan. Key identification policies are:

10.3.2 (a). Identify significant historic heritage

10.3.4 (f). Identification of historic heritage important to the Wairarapa community using the New Zealand Historic Places Trust Register and, as appropriate, the New Zealand Archaeological Association Site recording Scheme.

The Southern Wairarapa District Council has the primary responsibility for protecting Greytown's heritage on behalf of its residents.²³

In accordance with the provisions of the Combined Wairarapa District Plan, and to help prioritise protection, heritage buildings, places and objects are listed within the Plan based on their relative importance.²⁴

- A Activities will generally be permitted within heritage buildings listed in Appendix 12A, provided certain base performance standards are met within each zone and there are no structural alterations.
- B Any external alteration, or modification of any listed heritage resource will be a Discretionary Activity as per Rule 21.4 detailed earlier. Council's consideration of discretionary activities will be guided by the assessment criteria in the Appendix 8: South Wairarapa Town Centres Design Guide, section of the District Plan.
- C Demolition or removal of a listed heritage resource is a Non-Complying Activity as per Rule 21.5 detailed earlier.
- D Significant heritage resources are listed in Appendix 1.7 of the Combined Wairarapa District Plan.

7.3 Building Code Requirements

7.3.1 Historic Places and Sites

Section 39 of the Building Act 2004 requires that a territorial authority must advise the New Zealand Historic Places Trust if they receive an application for a project information memorandum concerning a registered historic place, wahi tapu or historic site. (Note the buildings were not listed at the time of writing).

7.3.2 Building Consent Process

Section 40 – 42 - It is an offence to undertaken any building work (other than that exempted in Schedule 1 of the Building Act) without consent. Section 41 part (c) allows for any work that is urgent and cannot practically obtain the consent in advance, part (i) for the saving or protecting life, health of preventing serious damage to property. Section 42(1) as soon as practicable obtain a Certificate of Acceptance under Section 96.

²³ In a 1996 report on heritage management in New Zealand, the Parliamentary Commissioner for the Environment recommended that all territorial authorities recognize "their primary role for the historic and cultural heritage under the Resource Management Act 1991 and use available protection measures accordingly". (Parliamentary Commission for the Environment, Historic and Cultural Heritage Management in New Zealand, Wellington, 1996, Recommendation 5).

²⁴ See Section 10: Historic Heritage, of the Combined Wairarapa District Plan

7.3.3 Compliance Schedules and Warrant of Fitness

Section 100 – 111 – A Compliance Schedule is required for buildings with specified systems that relate to the means of escape from fire, safety barriers, means of access, facilities for use by disabled and meets Section 118. Fire fighting equipment and signage (Section 12). Owners to provide annual building Warrant of Fitness for buildings with Compliance Schedule. The building owner is required to state that the requirements of the Compliance Schedule have been fully complied with during the previous 12 months.

7.3.4 Alterations to Existing Buildings

Section 112 – All alterations (other than that exempted in Schedule 1 of the Building Act) requires a consent. The local territorial authority will issue a Building Consent. When they are satisfied the alterations will comply :

- A as nearly as reasonable practicable, to the same extent as if it were a new building:
 - i Means of escape from fire; and
 - ii access and facilities for persons with disabilities, and
- B continue to comply with the other provisions of the Building Code to at least the same extent as before the alteration.

The territorial authority will allow alterations that do not fully comply with the Building Code by written notice to the owner of the building if they are satisfied that:

- A If the alteration were required to comply with the relevant provisions of the Building Code, the alteration would not take place; and
- B The alteration will result in improvements to attributes of the building that relate to:
 - i means of escape from fire; or
 - ii access and facilities for persons with disabilities; and
- C The improvements referred to in paragraph B outweigh any detriment that is likely to arise as a result of the building not complying with the relevant provisions of the Building Code (also see Change of See Section 114).

7.3.5 Access – Section 117 - 120

Section 118(1) – If provision is being made for the construction or alteration of any building to which members of the public are to be admitted, whether for free or on payment of a charge, reasonable and adequate provision by way of access, parking provisions, and sanitary facilities must be made for persons with disabilities who may be expected to:

- A Visit or work in that building; and
- B Carry out normal activities and processes in that building.

Section 120 – If any provision that is required by Section 118, a notice or sign that

indicates in accordance with the international access symbol that provision is made for the needs of persons with disabilities must be displayed.

7.3.6 Section 121-132

A building is dangerous for the purposes of this Act if, (a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause (i) injury or death (whether by collapse or otherwise).

7.3.7 Section 122

(1) a building is earthquake prone for the purposes of this Act if, having regard to its condition and to the ground on which it is built, and because of its construction, the building (a) will have its ultimate capacity exceeded in a moderate earthquake (as defined in the regulations); and (b) would be likely to collapse causing (i) injury or death to persons in the building or to persons on any other property; or (ii) damage to any other property.

The sections allow territorial authorities to give notices requiring work to be done to earthquake prone buildings. Professional advice will be required to confirm the extent to which the building meets (or fails to meet) the requirements of the Act in respect to seismic capacity.

A territorial authority can, if a building is deemed to be dangerous, insanitary or earthquake prone, require the concerned owners of the property to reduce, remove or make it sanitary.

7.3.8 Fire Safety

Fire is the greatest single threat to the building. The best protection against fire is prevention.

To the greatest extent possible fire protection systems such as sprinklers or smoke detectors has detectors with alarms connected to the local brigade should be installed in the Old Library. (Kouka Cottage has sprinklers) Management policies should also be established to ensure that electrical services are regularly checked and that accelerants are not kept on the property. There should be no smoking in or around the building as a further control to protect against the possibility of fire. The vegetation around the building should be controlled to keep flammable material away from the exterior of the building.

8.0 ARCHAEOLOGICAL PROVISIONS

An archaeological site is defined in Historic Places Act 1993 as any place in New Zealand that:

Either;

- was associated with human activity before 1900; or
- is the site of the wreck of any vessel where the wreck occurred before 1900; and is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand.

Anyone wishing to damage, destroy or modify an archaeological site must apply to the New Zealand Historic Places Trust (NZHPT, the trust) for an author to do so.

The Trust may allow or decline any application.

It is unlawful for any person to damage, destroy or modify the whole or any part of an archaeological site without the prior consent of the New Zealand Historic Places Trust. Offenders risk prosecution with a fine up to \$100,000 for destruction and up to \$40,000 for damage or modification of a site and a criminal conviction.

Both sites would be considered archaeological sites.

9.0 APPROPRIATE STANDARDS

ICOMOS – stands for International Council of Monuments and Sites.

NZPHT – New Zealand Historic Places Trust

Conservation standards for use in New Zealand are the ones set out by ICOMOS (New Zealand Charter for Conservation of Places of Cultural Heritage), this charter has been adopted by NZPHT and several local territorial authorities, and it is recommended that these requirements of the charter are followed.

9.1 Regular Maintenance

It is recommended that regular maintenance is carried out in order to ensure the long life of the two buildings. If regular maintenance is not carried out on the planned rota, the repairs can become more difficult and expensive. In some cases causing the fabric of the heritage value to fail and be lost forever. This will in turn diminish the significance of the buildings. If the buildings are well maintained it will fair better than a poorly maintained building in natural disasters.

9.1.1 Repair Rather than Replace

When repairs are required and deemed necessary, cut out and replace only the decayed material. It is far better to have part of the fabric that is worn and perfectly repaired than replacing with modern material that replicates the old. No matter how respectfully it is copied.

9.2 ICOMOS New Zealand Charter

The International Council on Monuments and Sites, ICOMOS, is a non-governmental body organized through UNESCO, which promotes the practice and standards of conservation through its international and national committees. Each committee is required to determine standards for conservation in the member country. The New Zealand national committee of ICOMOS has been recognized by the New Zealand Historic Places Trust, the Department of Conservation standards and ethics for conservation in New Zealand. The New Zealand national committee has published the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value*, as the guiding standard for conservation.

This Conservation Plan has been prepared to comply with the principles outlined in the ICOMOS New Zealand charter and the document is attached as Appendix: ICOMOS New Zealand Charter. All decisions relating to the conservation of the two buildings should be made according to the principles in the Charter and all new works should be consistent with accepted international conservation practice, as expressed in the Charter.

The ICOMOS International Wood Committee has prepared a document to guide the conservation of timber buildings: *Principles for the Preservation of Historic Timber Buildings*. The aim of this document is to define basic and universally applicable principles and practices for the protection and preservation of historic timber structures with due respect to

their cultural significance. As both buildings are constructed of timber, this guide should be followed in any conservation work in addition to the ICOMOS New Zealand Charter.

9.2 Explanation of Conservation Policies

Following on from the Assessment and Statement of Significance and taking into account statutory requirements and the aims and aspirations of the building owner, a series of conservation policies can be formulated to guide any proposed work on the buildings.

The purpose of the conservation policies set out in this section is to provide a guide to the development and care of the building in a way that retains the significance of the place. Such policies are framed to:

- Retain the character and quality of the building and its elements including its immediate setting;
- Permit adaptations and new works which are compatible with the above and which will make the place more effective in its use as a community facility;
- Identify elements which adversely affect the place and which are in need of modification or removal;
- Provide an approach to the replacement of deteriorated fabric;
- Draw attention to the need for co-ordination and continuity of conservation decisions.

The conservation policies are based on the principles and processes described in the ICOMOS New Zealand Charter and each are discussed in turn as they are relevant to both buildings

The recommended policies are set out in italics. They are followed by the information upon which the recommended policies are based. The policies should be read in conjunction with the following text.

General policies concerned with general principles on conservation are stated first while the more specific policies on appropriate conservation processes follow and are described as Intervention Policies. These are also explained below.

9.3 General Conservation Policies

9.3.1 General Policy 1

That the policies identified in the Plan be adopted by the South Wairarapa District Council as the guide for future work on both buildings.

The conservation policies are designed to guide the owner and users of the buildings taking into account practical requirements for use while retaining essential heritage values. Adoption of the policies makes a clear statement of intent by South Wairarapa District Council and Greytown Community Heritage Trust as owners to users, regulatory bodies, and others with an interest in the building, of a commitment to long term conservation using appropriate conservation methods.

9.4 Framework for Conservation of Kouka Cottage and Old Library

9.4.1 General Policy 2

That the conservation of the Old Library and Kouka Cottage should be carried out in accordance with the "ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value."

The International Council on Monuments and Sites (ICOMOS), is a non-governmental body organized through UNESCO, which promotes the practice and standards of conservation through its international and national committees. Each national committee is required to determine standard for conservation in the member country. The New Zealand National Committee of ICOMOS has published the "ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value", as the guiding standard for conservation and this is included in Appendix: ICOMOS New Zealand Charter.

9.4.2 Principles

The ICOMOS New Zealand Charter discusses general principles before identifying conservation processes.

The principles are discussed under the following topics:

- Conservation method;
- Respect for existing evidence
- Setting;
- Risk mitigation;
- Invasive investigation;
- Contents
- Works of art and special fabric; and
- Records

Each of these principles is discussed in turn to the general policies of this Conservation Plan.

9.4.2 Processes

The "ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value" identifies eight conservation processes:

- Non-intervention means not carrying out any conservation work
- Maintenance means the protective care of an historic place
- Stabilisation means the arrest of the processes of decay
- Repair means the making good of decayed or damaged material
- Restoration means returning a place as nearly as possible to a known earlier state by reassembly, reinstatement and/or the removal of extraneous additions.
- Reconstruction means the introduction of new material to replace that which has been lost and can only be carried out where sufficient evidence is available and the need is essential.

- Adaptation means modifying the places to suit to a compatible use, involving the least possible loss of cultural heritage value.
- Interpretation means making the heritage values of the structure accessible

Typically one or a combination of these processes is appropriate to effect the optimum level of conservation. Each of these processes is discussed in turn in relation to the Plan's conservation policies.

9.5 Conservation Method

9.5.1 General Policy 3

Conservation of the Old Library and Kouka Cottage shall not diminish heritage values.

Conservation processes should take account of the heritage values as identified in the Spaces and Fabric significance assessment section. The selection of the appropriated conservation treatment is defined by the heritage values of the buildings as a whole and of its spaces and fabric. The aims of the conservation method can be summarised:

- All work is to be thoroughly documented
- Historic evidence should not be removed, destroyed or falsified
- Any intervention is to the minimum and reversible where possible
- The aesthetic, historical and physical integrity of the building must be respected.

9.6 Authenticity

9.6.1 General Policy 4

That authenticity is retained in all conservation works.

Conservation interventions are largely determined by the existing levels of authenticity of design, materials, craftsmanship and setting. As there is authenticity in the design of the buildings it is critical that the treatment respects this. Conservation processes include maintenance and repair, stabilisation and restoration. Any adaptation must respect the design concepts of the historic building.

Where there is authenticity in materials, respect for the original materials should be given and new material should be in keeping but distinguished from the original. This is generally achieved with date stamping of new material. Treatments include maintenance, stabilisation of materials related to the significant periods of construction and restorations with appropriate new material where necessary.

Retention of authenticity in workmanship requires respect for evidence of past workmanship and structural systems. Appropriate treatments include maintenance and repair of original materials and structures. Stabilisation is also appropriate. Restorations requiring new elements should use traditional skills and methods or new techniques where traditional techniques are inadequate and where these new techniques are proven.

9.7 Spaces and Fabric Significance

9.7.1 General Policy 5

That the conservation policies description of spaces and fabric significance should be accepted as the main basis for future planning and work.

Work on the building should be undertaken with due regard to the significance of each element. The building's significance is likely to be diminished if elements are subject to inappropriate activities. The recommended level of intervention (as defined in the ICOMOS New Zealand Charter) that is acceptable is as follows: maintenance,

High significance – work on these elements should be restricted to activities of maintenance, stabilisation, repair or restoration to a known earlier state. Elements or fabric having exceptional significance should not be removed from the buildings.

Some significance – a greater degree of intervention may be permitted, including adaption. Elements and fabric having some significance should be retained in their present form wherever possible and practical.

Little significance – elements and fabric assessed as not being relevant obviously have little significance and generally allow the buildings to function. They may be retained or removed, providing fabric of greater significance is not obscured.

Any intervention should not reduce heritage values and should enhance values where possible.

9.8 Regulatory Controls

9.8.1 General Policy 6

Any modifications required to achieve compliance with the Building Act 2004 should be carried out with reference to conservation principles.

The Building Act 2004 focuses on the need for improved earthquake strengthening. How this Act applies specifically to the Old Library and Kouka Cottage should be discussed with South Wairarapa District Council. When Building Code requirements conflict with the heritage values then an alternative or dispensation, applications should be considered.

9.9 Control of Conservation

9.9.1 General Policy 7

Where conservation work is to be undertaken, it shall be thoroughly documented and supervised by an appropriately qualified person experienced in built heritage building conservation while the work itself should be carried out by tradesmen experienced in conservation of timber structures.

The conservation of heritage buildings requires expert knowledge, skills and training in the understanding of the needs of such buildings and how best to ensure those needs are met.

There should be continuity of specialist conservation advice from inception of any conservation work through to its completion for all work on the building and related site features. This includes the advice of a conservation professional in the development of a Rehabilitation Plan and any treatment, repair or maintenance plans that will be part of the full work specifications. The Rehabilitation Plan and its subsidiary plans must be prepared prior to any conservation interventions.

9.10 Use

9.10.1 General Policy 8

That the proposed uses are appropriated for the Old Library and Kouka Cottage.

The issue of use has been discussed by the main charters published by ICOMOS. These include the ICOMOS NZ Charter, the Burra Charter and the Venice Charter. Articles in these charters largely relate to change of use and the need for adaptation in order to facilitate a change of use. General Policy 8 discusses use and adaptation in general terms, while the separate section on adaptation in the conservation intervention section, examines specific area of adaptation.

The New Zealand ICOMOS Charter recommends:

The conservation of a place of cultural heritage value is usually facilitated by its serving a socially, culturally or economically useful purpose. In some cases, alteration and additions may be acceptable where they are essential to continued use, or where they are culturally desirable, or where the conservation of the place cannot otherwise be achieved. Any change, however, should be the minimum necessary and should not detract from the cultural heritage value of the place. Any additions should be compatible with original fabric but should be sufficiently distinct that they can be read as new work.

The key principle is the retention of cultural heritage values and the minimum change to significant fabric, with changes being reversible where possible. The cultural heritage values have been defined above in the Significance Assessment and significant fabric has been defined in the Spaces and fabric significance assessment section. Therefore there should be no or minimal change to the values and significant fabric listed.

Based on the above principles and the use of the Library it needs to reflect the best conservation practice, and to educate visitors and the general public about heritage values and principles.

9.11 Review and Interpretation of the Conservation Plan

9.11.1 General Policy 9

That this Plan be periodically reviewed and interpreted.

When and if further knowledge is gained about the building, especially during the period of conservation work, it is recommended that this Plan be reviewed and where necessary, revised at intervals. It is suggested that the Plan first be reviewed at the end of any repair work to take account of information gathered following decisions affecting the content of this Plan. As international bodies periodically revise conservation principles and new materials and practices come into use, the recommendations made in this Plan may require modification in the future. New information may also be discovered which may have a bearing on conservation of the building. In these cases, it should be appropriate to modify the Plan to take account of these new developments.

It is recommended that this Plan be reviewed ten yearly intervals or earlier if modifications to the fabric or use are proposed.

9.12 Risk Mitigation

9.12.1 General Policy 11

That precaution against fire and vandalism should be considered.

The building is at risk from arson and vandalism (the cottage already has been vandalised). An intruder alarm and sprinkler system should be considered for the Old Library building.

9.13 Invasive Investigations

9.13.1 General Policy 12

That non-destructive investigate technique is favoured over destructive. Where destructive techniques are required, these be located in low heritage are.

It is recommended that where investigations are necessary for engineering or other studies that the priority is given to non-destructive investigative techniques. Where there is a critical need for destructive investigations that these are located in a low heritage area of the building and on fabric which is not of high heritage value. Areas with ratings of 'some', 'little' or 'intrusive' significance would be appropriate.

9.14 Contents

9.14.1 General Policy 13

That original fabric is conserved in situ.

Original or significant fabric, generally noted in the spaces and fabric significance assessment section as historic fabric (hf) or old fabric (of) should not be removed. The only exception is where there is no practical alternative to removing or altering significant fabric in spaces, and where this is absolutely necessary for the ongoing survival of the building. While it is not anticipated that this should be necessary for the building if it was to happen, the fabric should be recorded, catalogued and securely stored until such time the reinstatement or reuse is possible in its original or an appropriate alternative location within the building or site.

Replacement of original fabric should only be considered where the original fabric has deteriorated such that it no longer performs its intended function or it is a hazard to the public or other areas of the building.

9.15 Records

9.15.1 General Policy 14

Where conservation or other work is to be carried out, appropriate recording of fabric shall be carried out.

Measured drawings should be prepared. Thorough documentation of all treatments and the removal or modification of any fabric should be carried out before, during and after the conservation interventions. This documentation should use international standards (e.g. the creation of a professional photographic record; the compilation and maintenance of records outlining the treatment materials and techniques, and the names and qualifications of those people who completed work; and samples of original material that has been replaced etc.) The records should be of an archival standard and stored appropriately. Such records are an essential part of the conservation process. They are valuable in their own right, but are also useful for insurance purposes.

9.16 Policies for Conservation Interventions

9.16.1 Intervention Policy 1

Intervention, where necessary, is appropriate

As the structure is of significant heritage value with areas of necessary repair, intervention is appropriate.

9.17 Maintenance

9.17.2 Intervention Policy 2

That a maintenance plan be prepared for the building according to accepted standards

Regular maintenance is the most cost-effective method of conserving heritage buildings. Regular maintenance avoids urgent remedial repairs, which can be costly.

Following the writing and implementation of a planned maintenance regime, the plan should be regularly reviewed at least yearly intervals.

9.18 Stabilisation

9.18.1 Intervention Policy 3

Where significant fabric is deteriorated, stabilisation should be considered before repair or replacement.

The building has significant timber lining and decorative elements. Where these are deteriorated, stabilisation should be considered, using international best practice.

9.19 Repair

9.19.1 Intervention Policy 4

*That required repairs and maintenance be carried out as soon as practicable.
Summary of conditions*

A condition report on both building is included in Section 5.

9.20 Restoration

9.20.1 Intervention Policy 6

That restoration of fabric currently hidden in unattached original elements is recommended where such fabric is identified.

The ICOMOS NZ Charter's definition of restoration comprises reinstatement of existing but unattached original elements. Where elements are currently hidden, but known to exist behind partitions or boarding, removal of covering material to reveal the original element is recommended where possible and practical.

Similarly, restoration of any elements currently not attached but available, is recommended to enhance fabric, design and craftsmanship authenticity. It is recommended that, where owners or

users of the buildings become aware of such fabric, that it is conclusively identified and reinstated at the earliest opportunity.

9.22 Reconstruction

9.22.1 Intervention Policy Z

That reconstruction of missing elements is not recommended except where these have a structural or weatherproofing function.

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<http://www.thegreenman.net.nz/history.html>

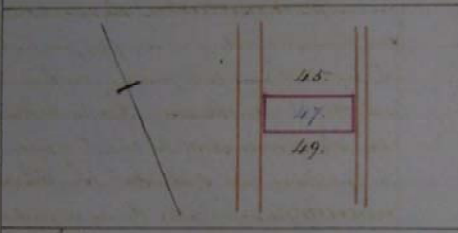
Greytown Archive files Folder Book 1 164 – 170A, Book 3 49 and 66 -74, C5

APPENDICES

Deeds and Certificate of Titles
1993 Report on Kouka Cottage, 113 Main St, Greytown
ICOMOS (Charter New Zealand)
Library Conversion Drawings

Deeds and Certificates of Titles

2nd day of July 1839. This deed made the tenth day of July in the year of our Lord one thousand eight hundred and fifty seven Between Charles Reeling, son of Thomas Reeling, senior of Greytown in the said colony of New Zealand on the one part and Thomas Reeling, senior of Greytown in the said colony of New Zealand on the other part Whereas under and by virtue of a partition deed of Grant made the sixth 6th day of December one thousand eight hundred and fifty eight 1858 and numbered one thousand five hundred and twenty three 1823 under the seal of the said colony and signed by Thomas Gore Browne Governor and over the Islands of New Zealand the said Charles Reeling has possessed of an otherwise well and sufficiently entitled to the free title and estate of inheritance (under alias) of and in the piece of land hereinafter described. Now this be Witnesseth that in consideration of the sum of two Pounds five shillings paid by the said Thomas Reeling, senior to the said Charles Reeling, junior (the receipt whereof is hereby acknowledged) the said Charles Reeling, junior doth hereby convey and assign unto the said Thomas Reeling, senior his heirs and assigns all that piece or parcel of land containing one acre to the same little more or less situate and being in Greytown in the said colony and numbered forty seven 47 on the Plan of the said Town. Described on the North by Town acre Number forty five 45 On the South by Town acre Number forty nine 49 On the East by a Road and on the West by the main Road leading from Wellington



49. And also the within deed. It holds the said piece of land 2000 premises with their rights members and appurtenances unto the said Thomas Reeling, senior his heirs and assigns for ever and the said Charles Reeling, junior for himself his heirs executors and administrators doth hereby covenant promise and agree to and with the said Thomas Reeling, senior his heirs executors administrators and assigns that he the said Charles Reeling, junior his heirs executors administrators or assigns shall and will at all times hereafter practice and show forth in any court of law or otherwise the said known and 8th Vol: Deeds for 266. Grant hereinafore in part recited unto the said Thomas Reeling, senior his heirs or assigns or any person lawfully claiming any estate right title or interest to the said premises hereby conveyed and he or they shall be entitled at his and their expense to perpetrate and obtain true copies of the said Deed of Grant attested or otherwise as he or they shall require unless prevented by fire or other inevitable accident. In witness whereof the said parties to these presents have hereunto subscribed their hands.

8th Vol: Deeds for 13/4.

Witness my hand and seal this 10th day of March 1863.

C. R. Carter.

Signed by the said Charles Reeling, junior in the presence of

J. Robinson, Solicitor, Wellington.
 Robt. J. Chessman, Wellington, Solicitor.

704

This I did made the fourth day of March One thousand eight hundred and twenty two Between Thomas Hempton of Greytown in the Province of Wellington and Colony of New Zealand Farmer of the one part and Thomas Hempton the younger of the same place Farmer of the other part Witnesseth that in consideration of the sum of Six Shillings Sterling paid by the said Thomas Hempton the younger to the said Thomas Hempton (the receipt whereof is hereby acknowledged) and in consideration of the love and affection borne by the said Thomas Hempton to his daughter Sarah Ann Dunn for the said Thomas Hempton doth hereby convey and assigns with the said Thomas Hempton the younger his heirs and assigns all that piece or parcel of land containing Two (2) acres or thereabouts being the Sections numbered Forty seven (47) and Forty nine on the official plan of the Township of Greytown in the Province of Wellington aforesaid Bounded on the North East by Section number 45 on the said plan on the South west by Section number 51 on the said plan on the Southeast by a public River and on the Northwest by the Main Road from Wellington to Masterton With all the appurtenances to the same belonging as the said piece or parcel of land is delineated in the plan drawn in the margin hereof and thereon colored red In Trust for the sole and separate use of the said Sarah Ann Dunn during her life and after her death In Trust for such one or more of her children as she shall indicate by her last will and Testament and in default of any such devise then In Trust for all such children of the said Sarah Ann Dunn (in equal shares) who may be alive at her decease and the children of such of them who may be dead at that time in like equal shares such children to take the share only to which their deceased parent if alive would have been entitled and in default of any such issue then In Trust for the right heirs of the said Sarah Ann Dunn Provided always that no other covenant is to be herein implied on the part of the said Thomas Hempton other than that he hath done in and to the number of the said land Witness Whereof the said Thomas Hempton hath hereunto subscribed his name.

Thomas Hempton

Thomas Thompson built
Signed by the said Thomas Thompson
in the presence of

Thomas Kempton

John Fuller, Publician, Gryftown,
John D Campbell, Painter, Gryftown,

John Fuller, Publisher, Boston,
John R. Campbell, Painter, Springfield,

John Campbell, Painter, Springfield,

Recorded 24 Decrs for 704.
Printed 9. Vol. 6. to be 47 + 49.
9 for fees 16/6

Indep 9. Vol. 6. f. 47+48.
9 f. f. 16/6

9 ft 10 in 16/6

No. 14376
Resents 12 Nov 1892
John E. Smith
Registrar of Deeds

Peranto 12. now Thursday

7th March 1872 -
John E. Smith

Register of Deeds,

Compared & received
20 May 1872
Wm B. Bowditch

20. May 1872

W. T. Boultade

229

Dated the 1st day of August 1859.

Charles A. Carter Esq.

to

Mr. J. Fisher

Conveyance

N^o 3537.

Witness the within deed for
Registration at London, at which, occurs
on Monday the 14th day of February
1863.

John A. Smith
Agent of Deeds.

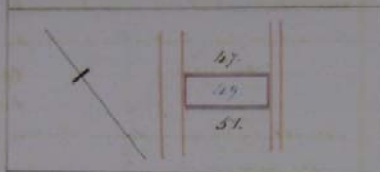
Witnessed & del. Deed for 229.

John J. del. map each for 149.

8 for 149.

Compared & revised
18th March 1863.

These Deeds make the twentieth day of August in the year of our Lord one thousand eight hundred and fifty nine Between Charles Reeling Esquire of Nottingham in the County of New Zealand Bachelor of the one part and Isaac Fisher of Greytown in the District of Hauraki of the other. Part Whereof under and by virtue of a certain Deed of Grant dated the 10th day of December one thousand eight hundred and fifty eight and numbered one thousand six hundred and twenty three 1823 under the Seal of the said Colony and signed by Thomas Gore Browne Governor in and over the Islands of New Zealand the said Charles Reeling Esquire is possessed of or otherwise well and sufficiently entitled to the said Deed and Estate of Isaac Fisher (inter alia) and in the presence of John A. Smith Esquire. Now this Deed witnesseth that in consideration of the sum of one Pound five shillings paid by the said Isaac Fisher to the said Charles Reeling Esquire (the receipt whereof is hereby acknowledged) the said Charles Reeling Esquire doth hereby convey and assign unto the said Isaac Fisher his heirs and assigns all that piece or parcel of Land containing one acre to the same little more or less situate now being in Greytown in the Province of Wellington adjacent in the said Colony and numbered Forty nine 49 on the Plan of the said Town is bounded on the North by seven more more Number Forty seven 47 on the South by seven more more Number Fifty one 51 on the East by one more more and on the West by three more more from Wellington.



To hold the said piece of Land unto the said Isaac Fisher his heirs and assigns forever and to the said Charles Reeling Esquire for himself his heirs executors and administrators doth hereby covenant promise and agree to and with the said Isaac Fisher his heirs executors administrators and assigns that he the said Charles Reeling Esquire his heirs executors administrators or assigns shall and will at all times hereafter perform and show forth in any Court of Law or otherwise the said Isaac Fisher his heirs executors and assigns in point of fact and the said Isaac Fisher his heirs or assigns or any person lawfully claiming any estate right title or interest in the said premises hereby conveyed nor he or they shall be entitled at his or their request to suspend or obtain time before of the said Deed of Grant or otherwise nor he or they shall require notice presented by him or others in writing to the said Isaac Fisher his heirs or assigns or any person lawfully claiming any estate right title or interest in the said premises to these presents and their heirs the day and year first above mentioned.

C. A. Carter.

Signed by the said Charles Reeling Esquire
in the presence of

Robt. L. Chessman, Wellington, Solicitor.
William R. Chessman, Wellington, Clerk.

These Acres make the fourth day of July one thousand eight hundred and
 fifty nine. Between the within named Thomas Fisher of the one part and
 Thomas Knapperton Senior of Greytown, New Zealand, for the Province of
 Wellington and Henry of New Zealand, Governor of the other part. Whereas
 that in consideration of the sum of seven pounds sterling in hand paid by the
 said Thomas Knapperton Senior to the said Thomas Fisher (the receipt whereof
 is hereby acknowledged) the said Thomas Fisher doth hereby convey
 and assign unto the said Thomas Knapperton Senior his heirs and assigns -
 All that piece or parcel of land...
 containing one acre in the within
 title containing one acre in the same title
 more or less being the section numbered
 forty nine 49 in the Plan of Greytown
 as shown. At the same is more particularly
 delineated and described in the
 Plan drawn for the Margin hereof.

Together with the appurtenances thereto belonging to hold the same
 unto the said Thomas Knapperton Senior his heirs and assigns for ever. In
 witness whereof the said parties to these presents have hereunto set their hands
 the day and year first above written.

Thomas Fisher.

Signed by the said Thomas Fisher
 in the presence of
 W. Hardesty, Esquire, Greytown.
 William Baynham, Esquire, Greytown.

N^o 1338.

Received the above title for Registration at Public Office
 on the twenty the fourth day of February, 1853.

John E. Smith,
 (S. L.) Registrar of Land.

Accorded to. Vol: 1. Page 230.

Index 9 Vol: Map. 11. 6. p. 49.

Is for: page 11/10.

and also
 11/10/53
 11/10/53



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **WN47C/447**
Land Registration District **Wellington**
Date Issued 22 February 1996

Prior References

WN474/194

Estate	Fee Simple
Area	707 square metres more or less
Legal Description	Lot 1 Deposited Plan 81123

Original Proprietors

South Wairarapa District Council

Interests

Identifier

WN47C/447

References
Prior CIT 474/194

Land and Docks 69

Transfer No.
N/C. Order No. B.503438.1



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 22nd day of February one thousand nine hundred and ninety-six under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that SOUTH WAIRARAPA DISTRICT COUNCIL

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 707 square metres more or less situate on the District of South Wairarapa being Lot 1 on Deposited Plan 81123

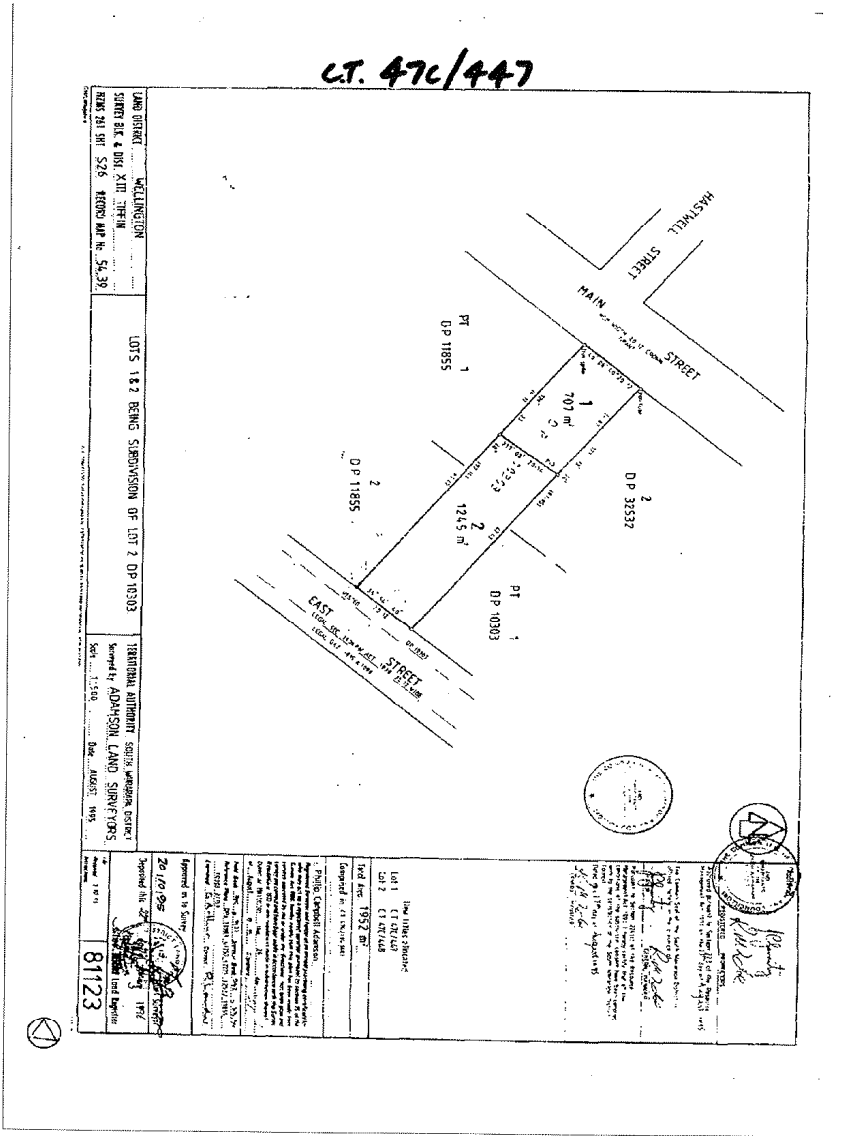


Assistant Land Registrar
WELLINGTON

Measurements are Metric

Identifier

WN47C/447





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy



R. W. Muir
Registrar-General
of Land

Identifier **WN47C/448**
Land Registration District **Wellington**
Date Issued 22 February 1996

Prior References

WN474/194

Estate	Fee Simple
Area	1245 square metres more or less
Legal Description	Lot 2 Deposited Plan 81123

Original Proprietors
South Wairarapa District Council

Interests

Identifier

WN47C/448

References

Prior C/T 474/194

Land and Deeds 69

Transfer No.

N/C. Order No. B.503438.1



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 22nd day of February one thousand nine hundred and ninety-six
under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that SOUTH WAIRARAPA DISTRICT COUNCIL

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by
memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon,
be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1245 square
metres more or less situate on the District of South Wairarapa being Lot 2 on Deposited
Plan 81121



Assistant Land Registrar

Measurements are Metric

Transaction Id

Client Reference cgrant001

Historical Search Copy Dated 26/08/09 10:27 am, Page 2 of 3



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy



R. W. Muir
Registrar-General
of Land

Identifier **WNB2/665**
Land Registration District **Wellington**
Date Issued 23 July 1963

Prior References
WN474/195

Estate	Fee Simple
Area	1268 square metres more or less
Legal Description	Part Lot 1 Deposited Plan 11855
Purpose	Civic Centre

Original Proprietors
The Greytown Borough Council

Interests

Identifier

WNB2/665

Reference:
Prior C/T. 474/195
Transfer No. 564758
N/C. Order No.



Land and Deeds 69

No B2/665

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 23rd day of July one thousand nine hundred and Sixty-three under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that STELLA CONSTANCE BULL of Greytown Married Woman

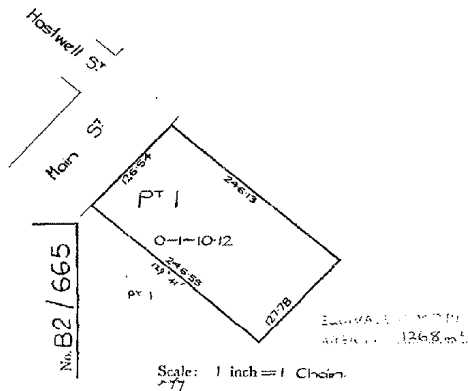
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1 rood 10.12 perches more or less situate in the Borough of Greytown being part of Section 49 Town of Greytown and being also part of Lot 1 on Deposited Plan 11855



Assistant Land Registrar

Transfer 856001 to The Mayor, Councillors and Citizens of the Borough of Greytown
15.4.1971 at 11.54 a.m.

[Signature]
A.L.R.



Register copy for L. S. D. 19, 71, 72





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy



Identifier **WNB2/664**
Land Registration District **Wellington**
Date Issued 23 July 1963

Prior References
WN474/195

Estate	Fee Simple
Area	756 square metres more or less
Legal Description	Part Lot 1 Deposited Plan 11855
Purpose	Civic Centre

Original Proprietors
The Greytown Borough Council

Interests

Identifier

WNB2/664

Reference,
Prior C/T. 474/195
Transfer No. 564757
N/C. Order No.



Land and Deeds 69

REGISTER

No B2/664

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 23rd day of July one thousand nine hundred and Sixty-three under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that JOHN WARD TATE of Greytown Solicitor

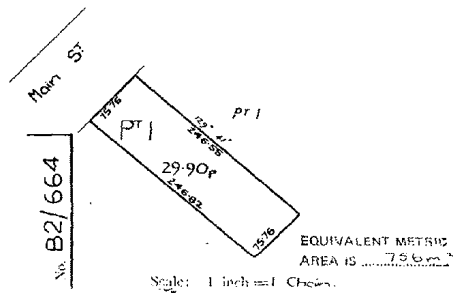
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 29.9 perches more or less situate in the Borough of Greytown being part of Section 49 Town of Greytown and being also part of Lot 1 on Deposited Plan 11852 —



[Signature]
Assistant Land Registrar

Transmission 70769: to Mary Tate of Greytown, Widow as executrix — 11.5.1961 at 11.20a.m.

Transfer 856000 to The Mayor, Councillors and Citizens of the Borough of Greytown Civic Centre — 15.1.1971 at 11.33 a.m.



Printer copy for L. & D. 19, 76, 72

1993 Report on Kouka Cottage

Building/report.mayor

To: His Worship the Mayor

REPORT ON KOUKA COTTAGE, MAIN STREET, GREYTOWN:

EXTERIOR

FRONT: Veranda foundations sunk or rotted away and is almost 150mm (6") out of line.
Window frame and sill rotten, sash sagging and stuffed with paper to keep out draught.
Weather boards rotten.

WEST SIDE: Rotten weatherboards
Outside wall sunk out of line.

EAST SIDE: Rotten weatherboards.
Eaves lining rotten and open allowing in nesting birds.

BACK: This wall partly roughcast and is sound
Sub standard waste pipes here have been joined with radiator hoses.

INTERIOR: Floor is springy and out of level throughout except for in the bathroom.
In the kitchen it slopes away about 80mm (3") all this indicates that the piles are either rotten or the ground has subsided under the piles.

LOUNGE: Walls and ceiling tidy but heavily tobacco smoke stained, as is the whole house.
Window does not open.

BEDROOM 1: Wallpaper poor condition. Ceiling tidy. Sunporch off this room, window and wall linings rotten.

BEDROOM 2: Walls - poor condition
The window is too low for height from the floor and does not comply with NZ Standards for residential buildings.

KITCHEN: Walls and ceiling in tidy structural condition.
Window is too low as in bedroom 2. Back door frame twisted and out of square because of sloping floor.

BATHROOM: This room is okay


LAUNDRY: Concrete floor cracked in several places due to subsidence.
Some walls not lined
General condition of walls and ceiling is poor.
W.C. is in laundry and is ok.

DRAINS: In view of the subsidence that has occurred here, my feeling is that the sewer drains also would have moved out of alignment and possibly cracked open.

ROOF: Corrugated iron - Appears in fair condition although out of alignment. There are no signs of any leaks within the building.

GENERAL: Many of the windows do not open.
This building is in very poor condition structurally mainly, and would require major upgrading to bring to a habitable standard.

INSPECTORS NOTE: This building is not to be occupied for residential use in its present state.


Matt Stainton
BUILDING INSPECTOR

2 June 1993



ICOMOS NEW ZEALAND CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL HERITAGE VALUE

PREAMBLE

New Zealand retains a unique assemblage of places of cultural heritage value relating to its indigenous and its more recent peoples. These areas, landscapes and features, buildings, structures and gardens, archaeological and traditional sites, and sacred places and monuments are treasures of distinctive value. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage for present and future generations. More specifically, New Zealand peoples have particular ways of perceiving, conserving and relating to their cultural heritage.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter 1966), this charter sets out principles to guide the conservation of places of cultural heritage value in New Zealand. It is intended as a frame of reference for all those who, as owners, territorial authorities, tradespeople or professionals, are involved in the different aspects of such work. It aims to provide guidelines for community leaders, organisations and individuals concerned with conservation issues. It is a statement of professional practice for members of ICOMOS New Zealand.

Each section of the charter should be read in the light of all the others. Definitions of terms used are provided in section 22.

Accordingly this charter has been adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 7 March 1993.

1. THE PURPOSE OF CONSERVATION

The purpose of conservation is to care for places of cultural heritage value, their structures, materials and cultural meaning. In general, such places:

- (i) have lasting values and can be appreciated in their own right;
- (ii) teach us about the past and the culture of those who came before us;

- (iii) provide the context for community identity whereby people relate to the land and to those who have gone before;

- (iv) provide variety and contrast in the modern world and a measure against which we can compare the achievements of today; and

- (v) provide visible evidence of the continuity between past, present and future.

2. INDIGENOUS CULTURAL HERITAGE

The indigenous heritage of Maori and Moriori relates to family, hapu and tribal groups and associations. It is inseparable from identity and well-being and has particular cultural meanings.

The Treaty of Waitangi is the founding document of our nation and is the basis for indigenous guardianship. It recognises the indigenous people as exercising responsibility for their treasures, monuments and sacred places. This interest extends beyond current legal ownership wherever such heritage exists. Particular knowledge of heritage values is entrusted to chosen guardians. The conservation of places of indigenous cultural heritage value therefore is conditional on decisions made in the indigenous community, and should proceed only in this context. Indigenous conservation precepts are fluid and take account of the continuity of life and the needs of the present as well as the responsibilities of guardianship and association with those who have gone before. In particular, protocols of access, authority and ritual are handled at a local level. General principles of ethics and social respect affirm that such protocols should be observed.

3. CONSERVATION PRACTICE

Appropriate conservation professionals should be involved in all aspects of conservation work. Indigenous methodologies should be applied as appropriate and may vary from place to place. Conservation results should be in keeping with their cultural content. All necessary consents and permits should be obtained.

ICOMOS NEW ZEALAND CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL HERITAGE VALUE

Conservation projects should include the following:

- (i) definition of the cultural heritage value of the place, which requires prior researching of any documentary and oral history, a detailed examination of the place, and the recording of its physical condition;
- (ii) community consultation, continuing throughout a project as appropriate;
- (iii) preparation of a plan which meets the conservation principles of this charter;
- (iv) the implementation of any planned work; and
- (v) the documentation of any research, recording and conservation work, as it proceeds.

GENERAL PRINCIPLES

4. CONSERVATION METHOD

Conservation should:

- (i) make use of all relevant conservation values, knowledge, disciplines, arts and crafts;
- (ii) show the greatest respect for, and involve the least possible loss of, material of cultural heritage value;
- (iii) involve the least degree of intervention consistent with long term care and the principles of this charter;
- (iv) take into account the needs, abilities and resources of the particular communities; and
- (v) be fully documented and recorded.

5. RESPECT FOR EXISTING EVIDENCE

The evidence of time and the contributions of all periods should be respected in conservation. The material of a particular period may be obscured or removed if assessment shows that this would not diminish the cultural heritage value of the place. In

these circumstances such material should be documented before it is obscured or removed.

6. SETTING

The historical setting of a place should be conserved with the place itself. If the historical setting no longer exists, construction of a setting based on physical and documentary evidence should be the aim. The extent of the appropriate setting may be affected by constraints other than heritage value.

7. RISK MITIGATION

All places of cultural heritage value should be assessed as to their potential risk from any natural process or event. Where a significant risk is determined, appropriate action to minimise the risk should be undertaken. Where appropriate, a risk mitigation plan should be prepared.

8. RELOCATION

The site of an historic structure is usually an integral part of its cultural heritage value. Relocation, however, can be a legitimate part of the conservation process where assessment shows that:

- (i) the site is not of associated value (an exceptional circumstance); or
- (ii) relocation is the only means of saving the structure; or
- (iii) relocation provides continuity of cultural heritage value.

A new site should provide a setting compatible with cultural heritage value.

9. INVASIVE INVESTIGATION

Invasive investigation of a place can provide knowledge that is not likely to be gained from any other source. Archaeological or structural investigation can be justified where such evidence is about to be lost, or where knowledge may be significantly extended, or where it is necessary to establish the existence of material of cultural heritage value, or where it is necessary for conservation work. The examination should be carried out according to accepted scientific standards. Such investigation should leave the maximum amount of material undisturbed for study by future generations.

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10. CONTENTS

Where the contents of a place contribute to its cultural heritage value, they should be regarded as an integral part of the place and be conserved with it.

11. WORKS OF ART AND SPECIAL FABRIC

Carving, painting, weaving, stained glass and other arts associated with a place should be considered integral with a place. Where it is necessary to carry out maintenance and repair of any such material, specialist conservation advice appropriate to the material should be sought.

12. RECORDS

Records of the research and conservation of places of cultural heritage value should be placed in an appropriate archive and made available to all affected people. Some knowledge of places of indigenous heritage value is not a matter of public record, but is entrusted to guardians within the indigenous community.

CONSERVATION PROCESSES

13. DEGREES OF INTERVENTION

Conservation may involve, in increasing extent of intervention: non-intervention, maintenance, stabilisation, repair, restoration, reconstruction or adaptation. Where appropriate, conservation processes may be applied to parts or components of a structure or site.

Re-creation, meaning the conjectural reconstruction of a place, and replication, meaning to make a copy of an existing place, are outside the scope of this charter.

14. NON-INTERVENTION

In some circumstances, assessment may show that any intervention is undesirable. In particular, undisturbed constancy of spiritual association may

be more important than the physical aspects of some places of indigenous heritage value.

15. MAINTENANCE

A place of cultural heritage value should be maintained regularly and according to a plan, except in circumstances where it is appropriate for places to remain without intervention.

16. STABILISATION

Places of cultural heritage value should be protected from processes of decay, except where decay is appropriate to their value. Although deterioration cannot be totally prevented, it should be slowed by providing stabilisation or support.

17. REPAIR

Repair of material or of a site should be with original or similar materials. Repair of a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and the cultural heritage value is not diminished. New material should be identifiable.

18. RESTORATION

Restoration should be based on respect for existing material and on the logical interpretation of all available evidence, so that the place is consistent with its earlier form and meaning. It should only be carried out if the cultural heritage value of the place is recovered or revealed by the process.

The restoration process typically involves reassembly and reinstatement and may involve the removal of accretions.

19. RECONSTRUCTION

Reconstruction is distinguished from restoration by the introduction of additional materials where loss has occurred. Reconstruction may be appropriate if it is essential to the function or understanding of a place, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving heritage values are preserved.

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Reconstruction should not normally constitute the majority of a place. Generalised representations of typical features or structures should be avoided.

20. ADAPTATION

The conservation of a place of cultural heritage value is usually facilitated by it serving a socially, culturally or economically useful purpose. In some cases, alterations and additions may be acceptable where they are essential to continued use, or where they are culturally desirable, or where the conservation of the place cannot otherwise be achieved. Any change, however, should be the minimum necessary and should not detract from the cultural heritage value of the place. Any additions and alterations should be compatible with original fabric but should be sufficiently distinct that they can be read as new work.

21. INTERPRETATION

Interpretation of a place may be appropriate if enhancement of public understanding is required. Relevant protocol should be complied with. Any interpretation should not compromise the values, appearance, structure or materials of a place, or intrude upon the experience of the place.

22. DEFINITIONS

For the purposes of this charter:

adaptation means modifying a place to suit it to a compatible use, involving the least possible loss of cultural heritage value

conservation means the processes of caring for a place so as to safeguard its cultural heritage value

cultural heritage value means possessing historical, archaeological, architectural, technological, aesthetic, scientific, spiritual, social, traditional or other special cultural significance, associated with human activity

maintenance means the protective care of a place

material means physical matter which is the product of human activity or has been modified by human activity

place means any land, including land covered by water, and the airspace forming the spatial context to such land, including any landscape, traditional

site or sacred place, and anything fixed to the land including any archaeological site, garden, building or structure, and any body of water, whether fresh or seawater, that forms part of the historical and cultural heritage of New Zealand

preservation means maintaining a place with as little change as possible

reassembly (anastylosis) means putting existing but dismembered parts back together

reconstruction means to build again in the original form using old or new material

reinstatement means putting components of earlier material back in position

repair means making good decayed or damaged material

restoration means returning a place as nearly as possible to a known earlier state by reassembly, reinstatement and/or the removal of extraneous additions

stabilisation means the arrest of the processes of decay

structure means any building, equipment, device or other facility made by people and which is fixed to the land

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