

Baring Head/Ōrua-pouanui

Lighthouse Compound Heritage Plan
Prepared for Greater Wellington Regional Council

7 May 2014



Document Quality Assurance

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Cover photograph: Baring Head Lighthouse Complex. Photographed in 1937 by an unidentified Evening Post photographer (EP-Transport-Shipping-Lighthouses-01, Alexander Turnbull Library)

CONTENTS

| | | |
|------------|-------------------------------------------------|-----------|
| 1.0 | Introduction | 1 |
| 1.1 | Brief | 1 |
| 1.2 | Scope & Limitations | 1 |
| 1.3 | Structure of the Plan | 2 |
| 1.4 | Photographic Sources | 2 |
| 1.5 | Contributors | 2 |
| 1.6 | Date of Inspection | 2 |
| 2.0 | Describing the Place | 3 |
| 2.1 | Summary Description of the Compound | 3 |
| 2.2 | Location | 4 |
| 2.3 | Physical Description | 5 |
| 3.0 | Understanding the Place | 8 |
| 3.1 | Setting and Landscape Character | 8 |
| 3.2 | Chronological Summary of Key Events | 11 |
| 3.4 | Summary of Significant People/Organisations | 17 |
| 4.0 | Assessing the Place | 20 |
| 4.1 | Significance Assessment | 20 |
| 4.2 | Assessment of Heritage Values | 20 |
| 4.3 | Degree of Significance | 27 |
| 4.4 | Significant Fabric/Elements and Condition | 29 |
| 4.5 | Summary Statement of Overall Significance | 31 |
| 5.0 | Managing the Place | 32 |
| 5.1 | Influences on Conservation Guidance | 32 |
| 5.2 | Constraints | 36 |
| 5.3 | Conservation Guidelines, Actions and Priorities | 38 |
| 6.0 | Indicative Development Concept | 47 |
| 7.0 | Bibliography | 48 |
| 7.1 | Unpublished Material | 48 |
| 7.2 | Published Material | 48 |
| 7.3 | Newspaper Articles | 48 |
| 7.4 | Websites | 48 |

Appendices

Appendix 1: Condition & Remedial Action Report

Appendix 2: Heritage Features Research Report

Appendix 3: Baring Head Archaeological Survey

Appendix 4: Cultural Values Report

Appendix 5: Keeper's House No.2 Diagram

Appendix 6: ICOMOS NZ Charter

1.0 Introduction

1.1 Brief

In 2012, Greater Wellington Regional Council (GWRC) amended the Parks Network Plan to include a Baring Head/Ōrua-pouanui chapter. The plan calls for GWRC to manage key sites of historic and cultural heritage significance in the East Harbour Regional Park, including the development of a heritage conservation plan for the area occupied by the lighthouse compound (the compound) comprising the existing lighthouse keepers' houses and ancillary buildings, the shelter belt and associated gardens.

In response to this requirement a team led by Boffa Miskell Limited was commissioned by GWRC in December 2013 to prepare a Heritage Plan (the Plan) for the compound. The purpose of the Plan is to identify guidelines and actions to inform future management, conservation, restoration, adaptive re-use or new development of the site in a way that respects and retains its associated heritage values.

1.1.1. Methodology

The approach applied in preparing this Plan reflects the methodology described in J.S. Kerr's 'The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance' (2005), but adapted to meet New Zealand requirements. Plan preparation involved the following three-stage process:

- Investigating the physical and social history of the compound, and identifying and documenting extant natural and built fabric/elements;
- Undertaking an assessment of the heritage values associated with identified natural and built fabric/elements, along with their associated level of significance; and
- Identifying potential constraints that could affect the sensitive long-term management of the compound and developing specific conservation guidelines and actions to guide future use and development based on the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (2010).

1.2 Scope & Limitations

The scope of the Plan includes the two lighthouse keeper's dwellings (often referred to as Keeper's Houses 1 and 2) and ancillary buildings, the diesel generator building, surrounding gardens, trees and shelterbelt and the Women's Auxiliary Army Corp (WAAC) barracks foundations.

Although the Baring Head Lighthouse is a significant and directly related structure, it is outside the scope of this plan as it is located on a Crown reserve administered by Maritime New Zealand. The area on which the radio beacon mast is located is also excluded as this is a Crown reserve administered by the New Zealand Police.

Since 2010 the GWRC has commissioned a series of reports relating to Baring Head that have focussed on the research/investigation and analysis of the heritage features, archaeology, cultural values and ecological values associated with the area. Consequently, the material contained within these reports was predominantly relied upon in developing this plan and no

additional primary research or investigations were undertaken in relation to these particular aspects.

1.3 Structure of the Plan

Excluding the Introduction the Plan comprises five sections, a brief description of which are as follows:

- Describing the Place: summarises relevant place related information associated with the compound (e.g. legal description, land area, controlling authorities, zoning) and provides a brief description of its physical location and characteristics (e.g. topography, vegetation, layout, key features);
- Understanding the Place: describes the setting and landscape character of the compound and its surrounding environs, identifies significant fabric/elements within the compound and its associated condition and identifies important developments/ events and significant people/organisations associated with the place;
- Assessing the Place: assesses the heritage values and degree of significance attributable to identified fabric/elements within the compound and highlights the heritage significance of the compound overall;
- Managing the Place: outlines the key legislative/non-legislative requirements and constraints that have a bearing on the future management of the compound and identifies guidelines and actions (including their relative priority) to address these matters and guide future management, conservation, restoration, adaptive re-use or new development in a way that respects and retains its associated heritage values;
- Indicative Development Concept: presents an indicative concept of how the compound might be developed in future consistent with its identified heritage values; and
- Bibliography: comprises a list of the documents referenced.

1.4 Photographic Sources

Unless otherwise stated, the photographs included in this plan are those of the authors.

1.5 Contributors

This Plan was prepared by Greg Vossler (Boffa Miskell Limited), Ian Bowman (Architect and Conservator) and Boyden Evans (Boffa Miskell Limited). Technical input and review was also provided by Dave Bamford (TRC Tourism) and Rachel de Lambert (Boffa Miskell Limited).

1.6 Date of Inspection

An inspection of the compound was undertaken by the contributors on 16 December 2013.

2.0 Describing the Place

2.1 Summary Description of the Compound

| | |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property: | Baring Head Lighthouse Keeper's Compound |
| Controlling Local Authorities: | Greater Wellington Regional Council; Hutt City Council |
| Administered Under: | Regional Policy Statement for the Wellington Region 2013; City of Lower Hutt District Plan 2004; Parks Network Plan: East Harbour Regional Park – Baring Head/Ōrua-pouanui 2012 |
| Iwi Authority: | Port Nicholson Block Settlement Trust |
| Physical Address of Place: | Baring Head/Ōrua-pouanui, East Harbour Regional Park |
| Landscape Description: | Situated on the southern edge of an approximately 50m high uplifted marine terrace on the eastern side of Wellington Harbour, the compound is set within an open pastoral landscape clearly defined by a tall shelterbelt |
| Legal Description: | Part Lot 1 DP 72418 (NZ Gazette 1995 pg.324, 1994 pg.2801-2802), Wellington Land District |
| Ownership: | Greater Wellington Regional Council |
| Land Area: | 1.3 Hectares |
| Zoning: | General Recreation (City of Lower Hutt District Plan) |
| Reserve Status: | Recreation Reserve (NZ Gazette 1995 pg.324) |
| HPA Registration: | Neither the compound or individual buildings within it are currently included on the Register of Historic Places, Historic Areas, Wahi Tapu and Wahi Tapu Areas |
| Listed Heritage Buildings/Structures: | None of the buildings or structures within the compound are currently listed in the City of Lower Hutt District Plan |
| Archaeological Sites: | The complex of houses within the compound are currently recorded as an archaeological site under the New Zealand Archaeological Association's site recording scheme (R28/46) |

2.2 Location

The compound is located at Baring Head/Ōrua-pouanui which is within the East Harbour Regional Park administered by GWRC. It is situated adjacent to the Baring Head Lighthouse on a prominent headland on the south-eastern edge of Wellington Harbour between Pencarrow Head and Turakirae Head (refer Figure 1). From the compound there are expansive views towards Wellington, the Cook Strait and the South Island. The compound can be accessed by either the Coast Road out of Wainuiomata or the Pencarrow Coast Road out of Eastbourne.



Figure 1. Location Plan

2.3 Physical Description

The compound is 1.3 hectares in area and is located on an uplifted coastal marine terrace within a larger 10.6 hectare area of Recreation Reserve. It is situated within a pastoral landscape, with the Baring Head lighthouse (administered by Maritime New Zealand), an atmospheric testing station (administered by NIWA) and a radio mast (administered by New Zealand Police) located adjacent.

The site is an irregular, largely pentagonal shaped area, delineated by a mature shelterbelt of macrocarpa, radiata pine and pohutukawa that provides a strong sense of enclosure. The interior of the compound is predominantly grassed, with several tall amenity trees and a stone walled circular garden located at its centre.

There are three primary buildings within the compound – two wooden bungalows and a concrete generator building (which housed the diesel generator for the lighthouse) designed in a bungalow style. These buildings are supplemented by a number of secondary, ancillary structures including a garage and a range of sheds.¹ Two portable metal structures used by Telecom and NIWA for operational purposes are also located within a small reserve vested in the New Zealand Police.

A radio mast situated on a natural mound is located in the south-west corner of the compound. The mast is approximately 21m in height and also lies within the New Zealand Police reserve. A second radio mast was also located on the north-eastern boundary of the compound but was dismantled in July 2012 for safety reasons.

Directly adjacent and to the south of the compound is the Baring Head lighthouse and the NIWA atmospheric testing station. The lighthouse is a hexagonal, 12m high 1930's reinforced concrete structure that is situated on a small reserve vested in Maritime New Zealand. To the east of this is the NIWA complex comprising a tower, three concrete block and fibrolite buildings, a small wind turbine and a radio mast. Directly adjacent and to the west of the compound are the remnant foundations of the former WAAC Barracks.

The key elements of the compound described above are illustrated in Figure 2.

¹ For further information refer to Appendix 2 – Baring Head/Orua-pouanui Archaeological Survey for the Wellington Regional Council, pages 6-7



Figure 2. Site Context Plan

The buildings and associated ancillary structures form a distinct and largely inter-related assemblage of elements, something that is further reinforced by their historical and functional connection to the adjacent lighthouse.

3.0 Understanding the Place

3.1 Setting and Landscape Character

Baring Head is a distinctive landscape, comprising remnants of two marine terraces cut by the sea during the interglacial phases of the Pleistocene period and subsequently elevated by land movements². The compound sits on the very edge of the lower more extensive terrace, whereas the upper terrace has been reduced by erosion to low hummocks.

The Baring Head landscape is easy to discern from the western side of Wellington Harbour and from many other areas because of the flattened step-like terraces, which are essentially devoid of trees and other woody vegetation; it is a simple and easily-read landscape. The location of the compound on the south-eastern tip of the lower terrace is readily distinguishable by the tall shelterbelt that encloses it. The compound sits within an open farmed landscape which is largely comprised of improved pastoral grassland in partially fenced blocks currently used for sheep grazing.³



Aerial photograph of the Baring Head headland including the lighthouse and associated compound, escarpment and uplifted marine terrace. Date unknown (courtesy of Maritime New Zealand)

² About 125,000 years ago for the lower terrace and 250,000 years ago for the upper terrace

³ Crisp, P (2011), Baring Head Ecological Values, Greater Wellington Regional Council

The compound's adjoining land uses and activities are located on Baring Head because of its prominent, elevated, and remote location. The lighthouse sits on a headland just outside the compound due to the locational advantages, while the NIWA atmospheric monitoring station immediately to the south, along with the communication mast within the compound, are located here for functional reasons.

Although at a broad landscape scale the compound and the other adjoining activities are visible, they do not compromise the simple, open character of the Baring Head landscape. However, at a more intimate scale the current adjoining uses, the NIWA testing station and the Telecom and Police communications mast, have a pronounced influence on how the compound is perceived in a heritage landscape sense. Further, within the compound itself the modern portacom buildings associated with the NIWA and the Police communications sites contrast with the more 'permanent' nature of the keepers' houses.

Elevated on the edge of a steep escarpment approximately 50m above sea level the compound occupies a commanding position with extensive views; a factor that significantly enhances its setting and context. The tall shelterbelt around the compound provides definition and enclosure in an otherwise open and exposed landscape.



Shelterbelt looking north towards the compound entrance

Shelter was a significant issue for the compound from the outset, with a double row of manuka brush fencing initially erected around the compound on what was a very exposed and windswept site. The fencing provided temporary shelter for the young shelterbelt trees and other plantings to establish. The selection of primarily macrocarpa and radiata pine to provide the perimeter shelter enabled other vegetation to be planted within the compound once they had established. The shelterbelt and other vegetation planted within and around the compound

has ameliorated the challenging environment around the keepers' houses and within the compound generally.

While the shelterbelt appears to have been planted around the perimeter of the compound, and also a section between the north-western boundary and the escarpment, not all trees have survived. Regardless, the existing mature macrocarpa and pines continue to provide definition and enclosure to the compound despite the gaps which are particularly evident along the south-eastern boundary. Unfortunately the remains of the shelterbelt that was planted between the compound and the escarpment presently consist of only a few straggly, damaged trees.

Within the compound the keepers' houses, generator house and ancillary buildings, together with remnants of occupation such as the rock garden and remnants of once more extensive picket fencing, create a domestic, small-scale residential character which contrasts with the isolated and exposed coastal setting. However, this domestic, almost suburban environment is not surprising given that two families would have resided in the compound from its inception in 1935 until the last keeper departed in 1989. Early photographs illustrate that the compound was well kept with paths, mown lawns and gardens. While this 'domestication' is still evident today, in the 40 years since the compound was permanently occupied the detail of this occupation has largely disappeared.



Interior of the compound including Keepers' House 1&2, the diesel generator house, the remaining radio beacon mast, the rock garden and the internal driveway. Date unknown (courtesy of Maritime New Zealand)

The four tall Norfolk Island pines and the large golden macrocarpa planted in the lee of the shelterbelt within the compound, are very distinctive elements that contribute to the character of

the compound; so too are the succulent plants in the raised rockery near the centre. Approaching the compound from the main access road the Norfolk pines, with their distinctive form and branch structure, are clearly visible above the macrocarpa-dominated shelterbelt.



Ornamental rock garden with original garage in the background

Various other species are also present within and along the edge of the compound. Some, such as several pohutukawa along the outer edge of the shelterbelt on the western boundary were deliberately planted, while others are mostly self-sown (e.g. karo, taupata, coastal flax). All the tree species planted, along with those that have survived and flourished in and around the compound, appear to be responsive to the harsh coastal environment.

An historical comparison of changes that have occurred within the setting of the compound since 1941 is illustrated in Figure 3.

3.2 Chronological Summary of Key Events

The table below provides a chronological summary of key historical events that have influenced the development of the compound. More detailed descriptions of the history of the compound and its environs are included in the following reports appended to this plan:

- Research Report on Heritage Features – Baring Head, Wellington (refer Appendix 2);
- Baring Head/Ōrua-pouanui – Archaeological Survey for Wellington Regional Council (refer Appendix 3);
- Ōrua-pou-anui/Baring Head – Cultural Values Report (refer Appendix 4).

In order to provide a contextual basis to better understand the development of the compound,



The compound six years after the lighthouse was opened clearly shows the extent of the shelterbelt planting within the compound and the internal fencing around the two keepers' houses. Date of imagery: 1941



Seventy years later the shelterbelt remains intact around part of the compound, but there are gaps particularly along the south-eastern boundary. The shelterbelt between the western boundary of the compound and the escarpment is reduced to a few straggly trees. The internal fencing around the keepers' houses no longer exists. Date of imagery: 2013

key events in the history of the evolution of the coastal lighthouse system in New Zealand are also set out in the table.

| Period | Key Event in History of Baring Head Lighthouse Compound | Reference | Key Event in History of New Zealand's Coastal Lighthouse System |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Pre-1820 | The Baring Head landscape occupied by a succession of iwi including Rangitane, Ngati Ira and Te Atiawa | Raukura Consultants, 2011, pgs.13-14 | |
| Pre-1820 | Parangarahu Pa established north of Baring Head at Fitzroy Bay. ⁴ | Raukura Consultants, 2011, pg.7 | |
| 1820 - Present | Manawhenua over the Parangarahu area assumed by Te Atiawa. | Raukura Consultants, 2011, pg.14 | |
| 1847 | Block of land that encompasses Baring Head (Parangarahu – Pitone No.2 Block) awarded to Petone Maori under the McCleverty Deeds. ⁵ | Raukura Consultants, 2011, pg.18 | |
| Pre-1859 | | Beaglehole, 2002, pg.279 ⁶ | Control of harbours and shipping vested in the Colonial Secretary. |
| 1859 | | Beaglehole, 2002, pg.281 | First lighthouse to be commissioned in New Zealand commences operation at Pencarrow Point. |
| 1862 | | Beaglehole, 2002, pg.279 | Marine Board Act establishes a Chief Marine Board under the Postmaster-General. Amongst a number of functions it establishes a system of coastal navigational aids. |
| 1865 | | Beaglehole, 2002, pg.279 | The Marine Board Amendment Act abolishes the Marine Board. |
| 1866 | | Beaglehole, 2002, pg.279 | Marine Department established including the lighthouse service. James Balfour appointed as colonial marine engineer as well as superintendent of lighthouses. Amongst other duties he is responsible for |

⁴ The Orua-Poua-Nui Cultural Values Report prepared by Raukura Consultants notes that the pa was established many centuries ago and was home to a succession of iwi including Ngati Ira and Te Atiawa (pg.3)

⁵ The above mentioned report also notes that at the time the block was described as being used as a fishing station and that Maori had eel ponds, vegetable production and extensive cultivation; it was later used for sheep grazing (pg. 18)

⁶ Beaglehole, H (2002), *Lighting the Coast, A History of New Zealand's Coastal Lighthouse System*, Canterbury University Press, Christchurch

| Period | Key Event in History of Baring Head Lighthouse Compound | Reference | Key Event in History of New Zealand's Coastal Lighthouse System |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1869 | | Beaglehole, 2002, pg.279 | lighthouses, new lights and coastal surveys. James Balfour drowns and Captain Robert Johnson temporarily in charge. ⁷ The Marine Department is transferred to the Customs Department with John Blackett, acting Engineer-in-Chief to Public Works, responsible for engineering and technical duties. |
| 1871 | | Beaglehole, 2002, pg.279 | John Blackett appointed as marine engineer and Robert Johnson as nautical adviser. |
| 1878-1880 | | Beaglehole, 2002, pg.279 | Marine Department operated as a separate department under Robert Johnson. |
| 1874 - 1900 | | http://www.teara.govt.nz/en/lighthouses/page-2 | Sixteen manned lighthouses and six manned harbour lights commissioned and constructed by the Marine Department. |
| 1881 | | Beaglehole, 2002, pg.279 | Authority over the Marine Department reverts back to the Customs Department. |
| 1893 | | Beaglehole, 2002, pg.279 | Responsibility for lighthouse construction assumed by the Public Works Department under the direction of the Engineer-in-chief, who was also marine engineer. |
| 1897 | | Beaglehole, 2002, pg.290 | Cape Palliser Lighthouse commences operation. |
| 1903 | | Beaglehole, 2002, pg.279 | Marine Department becomes a stand-alone entity. |
| 1912-1913 | Native Land Court determines title over the Parangarahu Block and issues certificates of title for subdivision, a number of which are subsequently on-sold. | Raukura Consultants, 2011, pg.18 | |
| 1913 | | Beaglehole, 2002, pg.291 | Castlepoint Lighthouse commences operation. |
| 1925 | Wellington Merchant Service Guild suggests siting a lighthouse at Baring Head to replace the existing | Beaglehole, 2002, pg.104 | |

⁷ Captain Robert Johnson was mail agent for the English government, master of inter-colonial ships, the pilot in New Zealand waters for the San Francisco steamers and the Marine Department's inspector of steamers. During two brief periods he was also the Secretary of the Marine Department as well as its nautical advisor (Beaglehole, pg.52)

| Period | Key Event in History of Baring Head Lighthouse Compound | Reference | Key Event in History of New Zealand's Coastal Lighthouse System |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| | lighthouse at Pencarrow Head. | | |
| 1928 | Offer made to the Crown by local landowner Eric Riddiford to donate land at Baring Head for the purposes of a lighthouse. | Cox, Kelly & Wagstaff, 2011, pg.9 | |
| 1930 | Decision by Marine Department to construct New Zealand's penultimate lighthouse at Baring Head, the first in the country to be electrically powered and the first manned light to be built in 22 years. | Cox, Kelly & Wagstaff, 2011, pg.9 http://www.maritimenz.govt.nz/Commercial/Shipping-safety/Aids-to-navigation/Lighthouses-of-NZ/Baring-head-lighthouse.asp | |
| 1931-1932 | Construction of a road and bridge over the Wainuiomata River linking the Coast Road with the lighthouse site. ⁸ | Cox, Kelly & Wagstaff, 2011, pgs.10-11 | |
| 1931-1934? | Shelterbelt established by Bob Wilson, the first lighthouse keeper at Baring Head. | Beaglehole, 2002, pg.172 | |
| 1932 | Baring Head Lighthouse commissioned. ⁹ | Cox, Kelly & Wagstaff, 2011, pg.10 | |
| 1933 | Construction of the lighthouse, lighthouse keepers' houses 1 & 2 and the diesel generator house (with radio room) commences. | Cox, Kelly & Wagstaff, 2011, pgs.11-12 | |
| 1934 | Completion of lighthouse keepers' houses 1 & 2. | Cox, Kelly & Wagstaff, 2011, pg.27 | |
| 1935 | Baring Head Lighthouse opened by the Minister of Marine, Hon. J.G. Cobbe, and commences operation supported by 2 keepers. Completion of diesel generator house. Beacon at Pencarrow Head Lighthouse extinguished. | Beaglehole, 2002, pg.292 Cox, Kelly & Wagstaff, 2011, pgs.27 Cox, Kelly & Wagstaff, 2011, pgs.13 | |

⁸ The Research Report on Heritage Features – Baring Head, Wellington prepared by Cox, et al notes that the bridge and access road not only helped to facilitate construction of the lighthouse but also ensured that supplies and equipment necessary for the operation of the lighthouse could be supplied by road rather than sea (pg.11)

⁹ The Research Report on Heritage Features – Baring Head, Wellington suggests that the design of the lighthouse, keepers' houses and the diesel generator house was the work of the Public Works Department (pg.11) – the building plan for Keeper's House 2 (Drawing No.MD 7025 – refer Appendix 5) confirms that this is the case for this building and implies that the other buildings within the compound are likely to have been designed by the department as well

| Period | Key Event in History of Baring Head Lighthouse Compound | Reference | Key Event in History of New Zealand's Coastal Lighthouse System |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------|
| 1936-1937? | Installation of radio beacon and associated masts. ¹⁰ | Jones, 2010, pgs.9-10 | |
| 1938 | Eric Riddiford donates a further 17.2ha of land for the purposes of extending the keepers' compound. | Cox, Kelly & Wagstaff, 2011, pgs.14 | |
| Late 1930s | Baring Head and environs used by local regiments, Air Training Corps commandos and US Marines for a range of military exercises. | Cox, Kelly & Wagstaff, 2011, pg.19 | |
| 1940-1941 | Construction of WWII naval signal station building (Port War Signal Station) and WAAC barracks adjacent to the compound. ¹¹ | Cox, Kelly & Wagstaff, 2011, pg.19 | |
| 1941 | | Beaglehole, 2002, pg.292 | Last lighthouse to be commissioned in New Zealand commences operation at Cape Reinga. |
| 1945 | Naval signal station ceases operations. | Cox, Kelly & Wagstaff, 2011, pg.28 | |
| 1946 | Removal of the WAAC barracks building. Department of Scientific and Industrial Research (DSIR) occupies former signal station building to conduct experiments on radar. | Cox, Kelly & Wagstaff, 2011, pg.19 | |
| 1950 | School established in the compound, with an enrolment of 7 pupils. Connection of Baring Head to mains electrical power results in use of the diesel generators being terminated. | Cox, Kelly & Wagstaff, 2011, pg.15 | |

¹⁰ The Research Report on Heritage Features – Baring Head, Wellington observes that the operation of the radio beacon was the responsibility of the second keeper and that the purpose of this equipment was to assist vessels locate their position when they were out of sight of the lighthouse or when it was obscured by fog (pg.14)

¹¹ The Research Report on Heritage Features – Baring Head, Wellington notes that the naval signal complex was staffed, at least in part, by the WAAC and that the barracks were constructed to accommodate WAAC members (pgs.18-19)

| Period | Key Event in History of Baring Head Lighthouse Compound | Reference | Key Event in History of New Zealand's Coastal Lighthouse System |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1954 | Royal New Zealand Air Force takes possession of former signal station building as a base for military exercises. | Cox, Kelly & Wagstaff, 2011, pg.19 | |
| 1957 | | http://www.maritimenz.govt.nz/Commercial/Shipping-safety/Aids-to-navigation/Lighthouses-of-NZ/Baring-head-lighthouse.asp | Electrification of all major lighthouses completed. |
| 1960 | | Beaglehole, 2002, pg. 288 | Keepers at Pencarrow Head Lighthouse, retained to look after the fog signal and lower level light after it was decommissioned, are withdrawn. |
| 1961 | Number of lighthouse keeper's reduced from two to one. | Cox, Kelly & Wagstaff, 2011, pg.15 | |
| 1960s | Compound school closed, with pupils transferred to schools in Wainuiomata. | Cox, Kelly & Wagstaff, 2011, pg.15 | |
| 1972 | | Beaglehole, 2002, pg. 279 | Marine Department absorbed into the Ministry of Transport. |
| 1974-Present | DSIR (now NIWA) establishes a meteorological station on the former signal station site, the purpose of which is to measure and collect atmospheric data. | Cox, Kelly & Wagstaff, 2011, pg.20 | |
| 1980s | | Beaglehole, 2002, pg. 279 | B. W. Rees appointed superintendent of lighthouses and controller of the Lighthouse Service. |
| 1987 | | Beaglehole, 2002, pgs. 292/290 Cox, Kelly & Wagstaff, 2011, pgs.16 | Cape Reinga Lighthouse fully automated and de-manned, as is the lighthouse at Cape Palliser. Seven manned lighthouses located in the vicinity of Cook and Fouveaux Straits still extant. |

| Period | Key Event in History of Baring Head Lighthouse Compound | Reference | Key Event in History of New Zealand's Coastal Lighthouse System |
|--------|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| 1989 | Baring Head Lighthouse fully automated. | http://www.maritimenz.govt.nz/Commercial/Shipping-safety/Aids-to-navigation/Lighthouses-of-NZ/Baring-head-lighthouse.asp | |
| | Last lighthouse keeper, Steve O'Neill, vacates the compound. | Cox, Kelly & Wagstaff, 2011, pg.17 | |
| 1990 | | Beaglehole, 2002, pg.279 | The Maritime Safety Authority, a Crown Agency, assumes responsibility for all navigational aids. |
| 1992 | GWRC and the Department of Conservation enter into an agreement to oversee management of the keeper's houses. | Cox, Kelly & Wagstaff, 2011, pgs.20-21 | |
| 2005 | | Beaglehole, 2002, pg.279 | Maritime Safety Authority transforms into Maritime New Zealand |
| 2010 | Baring Head lighthouse compound purchased as part of wider area (285 ha) by a consortium of public and private interests led by GWRC. | Cox, Kelly & Wagstaff, 2011, pg.21 | |
| 2014 | | http://www.maritimenz.govt.nz/About-us/History-of-Maritime-New-Zealand.asp | Maritime New Zealand owns and maintains a complement of 23 fully automated lighthouses. |

3.4 Summary of Significant People/Organisations

In addition to the key events highlighted in the preceding table, a number of people and organisations have played an influential role in the compounds' development. The following table identifies some of the more significant amongst these.

| Person/Organisation | Association | Sources |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Eric Riddiford | <p>Eric Leslie Riddiford was born in Lower Hutt in 1885, the son of a wealthy Wairarapa and Lower Hutt landowner. From 1907 he and his 2 brothers farmed several large stations in partnership with their father. When their father died in 1911 the partnership continued with the 3 sons inheriting and managing the land holdings. Eric and his wife Phyllis (nee Barnicoat) lived at the Orongorongo Station and he travelled from there to manage other land holdings. He and his brother provided the money for the Riddiford Baths in Lower Hutt, and Eric was responsible for gifting land to the Crown for the purposes of establish the Baring Head lighthouse.</p> | <p>Manawatu Standard, Volume XLI, Issue 9541, 19 June 1911, pg. 5</p> <p>Evening Post, Volume XCIII, Issue 49, 26 February 1917, pg. 6</p> <p>Hutt News, Volume 7, Issue 20, 17 October 1934, pg. 5</p> |
| Bob Wilson | <p>Bob (Robert Stephen) Wilson was Principal Keeper at Baring Head lighthouse when it opened in 1935, transferring there from Pencarrow where he had been Principal Keeper for three and a half years. He and his wife moved into one of the two houses at Baring Head, but their 3 children had left home by then. He was a qualified oil engineer who, prior to becoming a lighthouse keeper, had served on the Government steamer Tutanekai. Previous lighthouse keeping positions included Cape Foulwind, Tiritiri Matangi, and Cape Brett.</p> | <p>Evening Post , Issue 22, 26 July 1934, Page 15</p> <p>Evening Post, Volume CXIX, Issue 135, 10 June 1935, pg. 11</p> |

| Person/Organisation | Association | Sources |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Public Works Department/Ministry of Works | <p>In 1870 Premier Julius Vogel proposed extensive infrastructure development to assist with economic development and immigration. The Department of Immigration and Public Works was established to manage the proposed development with 20 staff including eight engineers. Following the abolition of the Provincial system the Public Works Act was passed in 1876. This defined the role of the department as including:</p> <p><i>'surveys, railways, tramways, roads, bridges, drains, harbours, docks, canals, waterworks, and mining works, electric telegraphs, lighthouses, buildings, and every undertaking of what kind so ever, which the General Government or a County Council or a Road Board is authorised to undertake under this or any other Act or Ordinance of the General Assembly or of any Provincial Legislature for the time being in force'.</i></p> <p>The Public Works Act 1928 brought the Public Works Department and the Ministry of Works into a single unit. The department was re-named the Ministry of Works and Development in 1973, with the Minister of Works and Development having responsibility for it.</p> <p>The Ministry of Works and Development was abolished in 1988 when it became the Consultancy Division of the State-Owned-Enterprise Works and Development Services Corporation NZ Limited. The Division became a separate subsidiary in 1992 known as Works Consultancy Services Ltd. Works Consultancy Services was sold to Kinta Kellas of Malaysia in November 1996, and its name changed to Opus International Consultants Limited in April 1997.</p> | <p>http://www.poriruahospitalmuseum.org.nz/public-works-department-ministry-of-works</p> <p>http://www.opus.co.nz/assets/Uploads/PDFS/Opus-Heritage-Timeline.pdf</p> |

| Person/Organisation | Association | Sources |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Marine Board of New Zealand/ Marine Department | <p>In 1862 the New Zealand government established the Chief Marine Board to superintend the construction and maintenance of lighthouses. The Board was disestablished and replaced in 1866 by the Marine Department, with James Balfour engaged as colonial marine engineer and superintendent of lighthouses.</p> <p>The Marine Department commissioned and constructed 16 manned coastal lighthouses and six manned harbour lights between 1874 and 1900, while only a further six manned lighthouses were built between this latter date and the final lighthouse constructed at Cape Reinga in 1941.</p> <p>In 1972 the Department was absorbed into the Ministry of Transport as the Marine Division, becoming the Maritime Transport Division under government restructuring in 1988. The division became part the Maritime Safety Authority in 1992, with the authority being renamed to Maritime New Zealand in 2005 to reflect its wider roles of maritime safety, security and marine environment protection</p> | <p>http://www.teara.govt.nz/en/lighthouses/page-2</p> <p>http://www.maritimenz.govt.nz/About-us/History-of-Maritime-New-Zealand.asp</p> |

4.0 Assessing the Place

4.1 Significance Assessment

The significance of a place is generally derived through a process of:

- Understanding the heritage values associated with the place (e.g. historic, architectural, archaeological, social, cultural); and
- Assessing the relative importance of these values based on a range of relevant criteria.

For the purposes of this Plan the assessment of the significance of the compound and its constituent fabric/elements has been informed by the criteria identified in Policy 21 of the Regional Policy Statement for the Wellington Region 2013 (RPS).

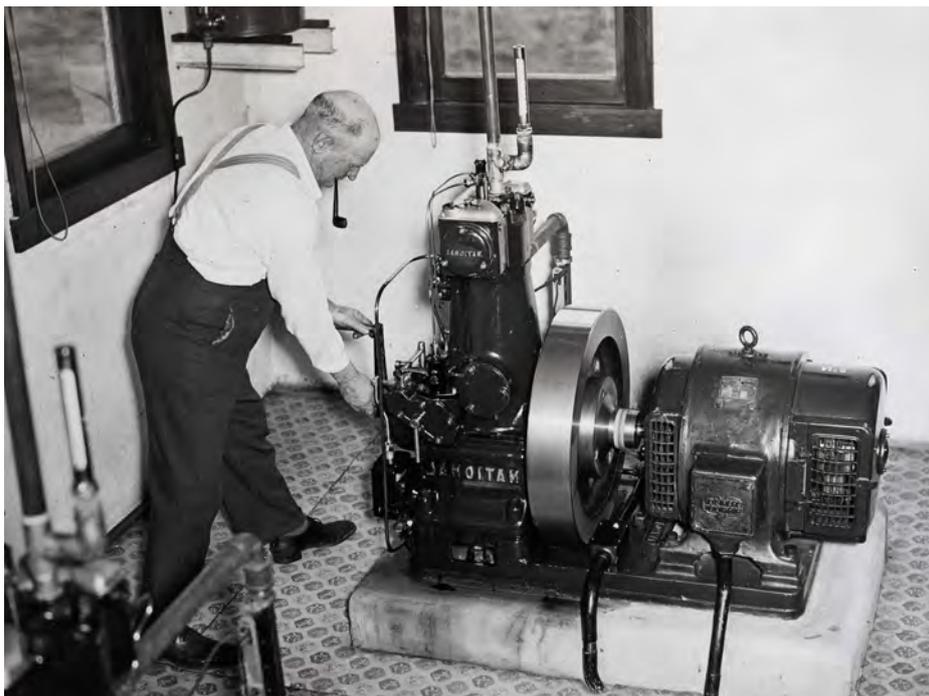
4.2 Assessment of Heritage Values

Based on the criteria contained in Policy 21 of the RPS, the heritage values associated with the compound that have been identified through the assessment process are as follows:

- Historic values: these relate to the history of a place and how it demonstrates important historical themes, events, people or experiences.*

- i. *Themes: the place is associated with important themes in history or patterns of development.*

The group of buildings within the compound were constructed in the final phases of the development of a system of coastal lighthouses in New Zealand and to improve maritime safety around the country's coastline. The buildings were constructed to service Baring Head lighthouse, the second-to-last lighthouse to be built in New Zealand and the first to be automated by electricity. An associated structure was also constructed to house the diesel-generator powering the light.



Bob Wilson attending to the diesel generator. Date unknown (courtesy of Maritime New Zealand)

The electrification of this watched lighthouse was part of a longer process of technological advances, which went back to the first decade of the 20th century and which allowed unwatched lights and de-manning and so eventually resulted in all New Zealand's lighthouses being de-manned. Following the installation of diesel electricity at Baring Head, other lighthouses were gradually electrified, either by diesel-electricity, or reticulation from the main grid. These now rely on solar power.

Within the local history of lighthouse development, Baring Head was the second lighthouse to be constructed on the east coast of Wellington heads. The first of these, Pencarrow Head, built in 1859 and New Zealand's first lighthouse was too often lost in fog and its inland position meant its light was blocked by land for coastal shipping. It was decommissioned as a lighthouse when the new Baring Head lighthouse became operative in 1935. A beacon was also installed at the foot of the cliff below Pencarrow Head in 1905, to light the harbour entrance.

In addition to the innovation of electrical supply to the lighthouse and associated building, the site was the second to have a radio beacon installed to assist ships with direction-finding.

Although outside the immediate site, an association with local military history is demonstrated in the environs being used for training by New Zealand and American forces. A naval signal station and WAAC barracks were also constructed adjacent to the compound.

The site has been used to undertake governmental scientific research in the fields of radar and meteorology. This latter research, with its particular emphasis in the measurement of air quality, has contributed to a greater international understanding of climate change.

- ii. *Events: place has an association with an important event or events in local, regional or national history.*

The most significant event associated with the site was the opening of the lighthouse on 17 June 1935 by the Minister of Marine, the Hon. J.G. Cobbe. This was the first official opening of a lighthouse in New Zealand. Two months before the opening a plane landed next to the station, which also received considerable attention from the local press.



Opening of the Baring Head Lighthouse on 17 June 1935 (courtesy of Maritime New Zealand)

A principal role of the keepers' was that of ensuring maritime safety and the duties not only involved manning the lighthouse but also in assisting with search and rescue operations. The last keeper, Steve O'Neil, assisted with over 86 such events.

- iii. *People: the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.*

The place is associated with the Public Works Department, which designed the buildings on the site, including the lighthouse; it is also associated with local landowner Eric Riddiford, who donated the land on which the buildings were constructed. The first lighthouse keeper was Bob Wilson, principal keeper at Pencarrow Head at the time, who planted thousands of trees to form a shelter belt around the lighthouse compound, and who also assisted in the removal of many cubic metres of rock to improve visibility of the lighthouse.

b. Physical values: these values relate to the physical evidence present.

- i. archaeological: there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.*

The complex of buildings within the compound is a recorded archaeological site and the wider area around the lighthouse has several recorded archaeological sites including a World War II Fortress Observation Post, and two concrete buildings 500 metres from the lighthouse. In addition there are three recorded archaeological sites in close proximity; a cave at the base of the cliff below the lighthouse, a burial site unearthed during excavations for the lighthouse and a midden site.

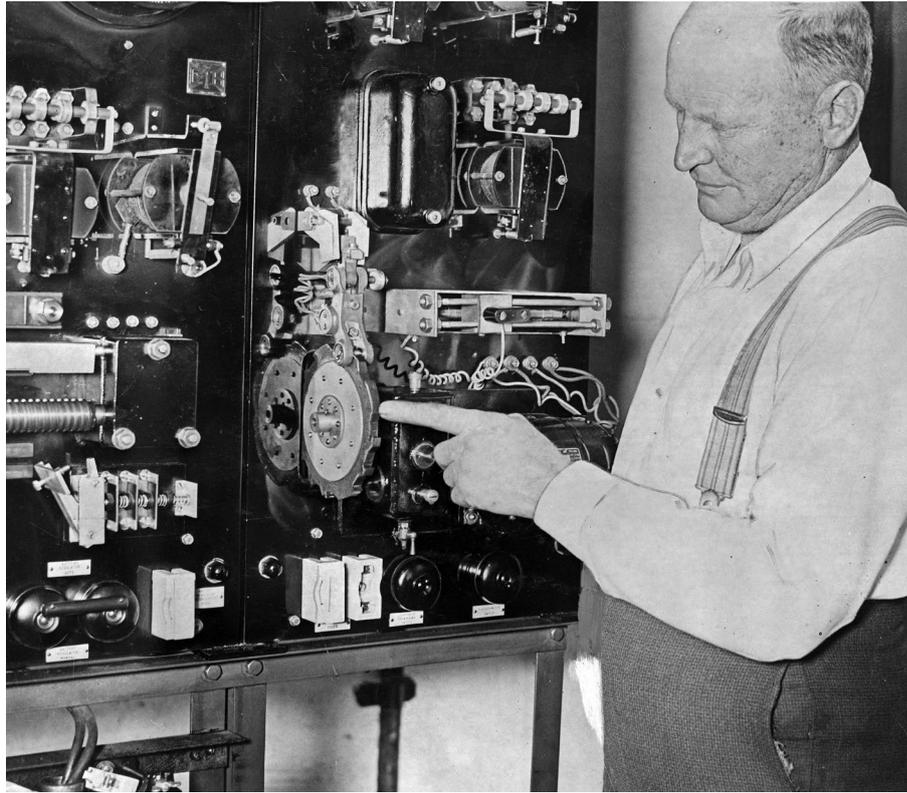
- ii. architectural: the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.*

Although building styles would alter over time, most lighthouse keepers' dwellings used timber framing and cladding, and the two keepers' houses at Baring Head are no exception. Typical of their period, however, they are designed in a simple interpretation of the Arts and Crafts style, which is not dissimilar to State House designs of the period, while their joinery is also typical of residential buildings of the period. Interior timber panelling and other joinery is also consistent with the period and architectural style.

- iii. technological: the place provides evidence of the history of technological development or demonstrates innovation or important methods of construction or design.*

The lighthouse and associated compound are significant as being the first fully automated lighthouse in New Zealand powered by diesel-generated electricity – although the department, reflecting public attitudes about reliability, still maintained a keeper who did night shifts. A sun-valve (used to cut off supplies of gas in lights burning acetone acetylene) 'opened and closed small relay contacts' that automatically turned the light on at night and off at sunrise, while a newly developed flasher made or broke the mechanism to give the fixed drum light its flashing characteristics.¹² This avoided the expensive and maintenance-heavy revolving mechanisms used at the other flashing lights, whose automation by electric power presented other problems. The site was also the second in New Zealand to have a radio beacon installed to assist shipping during times when the lighthouse was obscured.

¹² Beaglehole, H (2002), *Lighting the Coast, A History of New Zealand's Coastal Lighthouse System*, pg. 250



Bob Wilson pointing to a piece of electrical equipment used to regulate the periods of the occulting light installed at the Baring Head Lighthouse. Photographed in 1936 by an unidentified photographer at the Evening Post (courtesy of the National Library of New Zealand)

- iv. *integrity: the significant physical values of the place have been largely unmodified.*

The station is one of only the few where the station buildings remain. It is almost unique in that it is easily accessible. Photographic evidence shows that at Baring Head there have been few, if any, alterations to the group of buildings retained within the compound, including the two keepers' houses, the diesel generator house, the garage and various outhouses. Fencing around the houses has largely been removed. There have been moderate alterations to the houses including the removal of exterior water tanks, the replacement of roofing with corrugated asbestos, the addition of porches and some interior remodelling of kitchens and installing inside toilets. The diesel generator house has been extended to include an office and all equipment has been removed. External to the compound, one of the radio masts has been removed.

- v. *age: the place is particularly old in the context of human occupation of the Wellington region.*

Having been established in 1935 the lighthouse compound is not particularly old but is a significant contributor to the maritime history of Wellington and New Zealand due to its authenticity and technological values, and to because it reflects the changing needs of coastal shipping.

- vi. *group or townscape values: the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the*

heritage values of a wider townscape or landscape setting, and/or it is a landmark.

The uplifted marine terraces on which the compound sits are very distinctive landforms that reflect the geological history of the area. The group of buildings is intimately associated with its setting as its location on an isolated and highly exposed coastal position was ideal for siting of a lighthouse. The compound and lighthouse are also closely associated with Pencarrow Head, with Baring Head replacing Pencarrow Head as a coastal light in New Zealand's coastal navigation system in 1935.



Baring Head Lighthouse, compound and its associated landscape setting. Date unknown (courtesy of Maritime New Zealand)

- c. *Social values: these values relate to the meanings that a place has for a particular community or communities.*
- i. *sentiment: the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.*

A suggestion that the keepers' houses be demolished elicited considerable public outcry and this, along with an opportunity that arose to purchase the property, motivated the acquisition of the compound by a consortium led by GWRC. Such actions illustrate the breadth of public support for the retention and conservation of these structures given the opportunities that the site offers. A public volunteer group (Friends of Baring Head) has been formed to assist with management of the wider area.

- ii. *recognition: the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.*

Although neither the group nor individual buildings are statutorily recognised, the New Zealand Historic Places Trust has proposed the compound for registration. Appreciation of the rarity and significance of the compound is likely to be enhanced through interpretation, promotion and education, and its close proximity to Wellington and relative ease of access is also likely to result in heightened public awareness.

- d. *Tangata whenua values: the place is sacred or important to Māori for spiritual, cultural or historical reasons.*

The general area is known to have been occupied by local Maori as evidenced by a burial site unearthed during construction of the Baring Head lighthouse and the Parangahau Pa located at nearby Fitzroy Bay. The compound was also part of the McCleverty Deeds, with native reserves rights and ownership over the land established by the Maori Land Courts in 1912.

- e. *Surroundings: the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.*

The landscape on which the compound is located is highly and widely recognisable – from parts of Wellington, and when entering and leaving Wellington by sea or by air. The coastal escarpment sharply defines the edge of the lower marine terrace, and this is further emphasised by the dark macrocarpa shelterbelt that encloses the compound. The absence of woody vegetation on the terraces and the open pastoral landscape also enhances appreciation of the distinctiveness of this landform and the compounds' position as a sentinel at the entrance to Wellington Harbour.



Aerial oblique photograph of the Baring Head Lighthouse and compound in 1935. Photographed by an unidentified photographer from the Evening Post (Baring Head – origin – general, M1 769 8/62/1, Archives New Zealand)

- f. *Rarity: the place is unique or rare within the district or region.*

The group is unique in that it is the only remaining authentic and intact group of supporting New Zealand lighthouse buildings still extant. In particular, no other lighthouse compounds' retain an intact collection of original keepers' houses, with those that have been retained elsewhere either replacing previous houses or extensively modified. Additionally, no other lighthouse compound affords the same level of

accessibility by land as that offered by the Baring Head compound, or retains an original structure designed and constructed to house a generator to supply electric power to its corresponding lighthouse.

g. Representativeness: the place is a good example of its type or era.

The two keepers' houses and associated outhouses are typical of structures formerly found in most New Zealand lighthouse compounds. However, the garage is unusual with few other lighthouses having the need for one. The diesel generator house was the first of many to be constructed as lighthouses converted to diesel-powered electricity.

4.3 Degree of Significance

To determine the degree of significance associated with the compound, the main building and setting elements were assessed using the following graduated scale:¹³

- Exceptional significance (E) indicates that the space or element has a primary role in understanding the heritage significance of the place;
- High significance (H), indicates that the space or element has a secondary role in understanding the heritage significance of the place;
- Some significance (S), signifies a minor role in understanding the heritage significance of the place;
- Little significance (L), indicates that there is little or no contribution in an understanding the heritage significance of the place;
- Intrusive (I), indicates that the heritage significance is adversely affected by the inclusion of the space or element.

External and internal features/spaces were also assessed according to the relative levels of authenticity and integrity (condition) exhibited as Exceptional (E), High (H), Some (S) or Little or none (L) where appropriate.

In addition to highlighting the significance associated with the main built and natural elements in the compound, the outcome of this assessment also acts as a useful guide to the relative priority that could be assigned these elements in terms of the recommended remedial work outlined in the attached Condition and Remedial Action Report (refer Appendix 1).

¹³ The assessments were made on the basis of the information available during the preparation of this plan – as further information becomes available the assessment of spaces and fabric may require further revision

| Element | Degree of significance | Reason | Authenticity | Integrity |
|----------------------------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Permanent Keepers' house and outhouses | Exceptional | One of two houses built to house the keepers' of the first electrically powered lighthouse in New Zealand, and the only remaining original keepers' houses built at the same time as the associated lighthouse | High: modifications that affect authenticity include reroofing, the addition of a porch, kitchen refurbishment, modifying a former bedroom for an indoor toilet and bathroom, and removal of external water tanks | High: asbestos cement roofing is disintegrating, missing guttering, some windows (boarded up) are broken, flashings and metal roofing are rusting, some weatherboards are splitting, external paintwork is peeling, there are minor areas of rot and there is borer in timberwork |
| Diesel Generator house and office | Exceptional | The building is intimately connected with the principal heritage value of the site – housing the diesel generator which provided electricity to power the lighthouse | High: modifications that affect authenticity include reroofing, an office addition and removal of generator equipment | High: asbestos cement roofing is disintegrating, flashings and metal roofing are rusting, there is cracking on window sills and between the original building and extension, and external and internal paintwork is peeling |
| Relieving Keepers' house and outhouses | Exceptional | One of two houses built to house the keepers' of the first electrically powered lighthouse in New Zealand, and the only remaining original keepers' houses built at the same time as the associated lighthouse | High: modifications that affect authenticity include reroofing, the addition of a porch and deck, kitchen refurbishment modifying a former bedroom for an indoor toilet and bathroom, and removal of external water tanks | High: asbestos cement roofing is disintegrating, missing guttering, some windows (boarded up) are broken, flashings and metal roofing are rusting, some weatherboards are splitting, paint is peeling and there is borer in timberwork |
| Garage | High | The garage was an original structure built at the same time as the keepers' houses and reflects the road access to the compound, a characteristic which is unusual for lighthouses in New Zealand | High: modifications that affect authenticity include reroofing and the addition of braces on the north elevation | Moderate: the garage has disintegrating asbestos cement roofing, missing guttering, some rot in weatherboards, peeling paintwork, and is supported by timber braces |

| Element | Degree of significance | Reason | Authenticity | Integrity |
|-----------------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| WAAC Barracks Foundation | High | The foundations are a remnant of the barracks constructed to house women engaged in signal operations at the adjacent Port War Signal Station | Low: authenticity is affected due to the absence of the associated barracks building | Moderate: the foundations are subject to cracking and extensive moss/lichen growth |
| Shelterbelt | Exceptional | The shelterbelt around the perimeter of the compound provides definition and enclosure and creates the setting for the compound buildings - shelter was such an essential requirement in such an exposed location | High: early photographs clearly show the shelterbelt plantings - parts of the shelterbelt are missing due to tree removal or death and some remaining trees are damaged | Moderate: the gaps and damaged and poorly managed trees have affected the integrity of the original plantings and the intention to enclose the compound |
| Rock Garden | High | An original landscape feature established at the time that the generator house was built | High: largely unmodified | High: in good general condition but requires maintenance |
| Tree planting within the compound | High | The Norfolk pines and the golden macrocarpa make a visual statement despite being somewhat incongruous in this location (Norfolk pine because of its distinctive form and golden macrocarpa because of its colour) | High: both species can grow on relatively exposed sites but without the perimeter shelterbelt would probably not have survived | High: the Norfolk pines and the golden macrocarpa are well established and in good condition |

4.4 Significant Fabric/Elements and Condition

The significant elements and associated fabric that have identified within the compound comprise the following:

- The permanent keepers' house (Keepers' House 2);

- The relieving keepers' house (Keepers' House 1);
- The diesel generator house and office;
- The vehicle garage;
- The former WAAC barracks foundations;
- The shelterbelt and other vegetation and landscape elements.

Specific detail regarding the condition of these elements and recommended remedial work is included in the attached Condition and Remedial Action Report (refer Appendix 1), but areas requiring specific attention are summarised below:

Permanent and Relieving Keepers' Houses

- Disintegration of the asbestos cement roofing;
- Missing guttering;
- Broken and boarded windows;
- Rusting flashings and roofing iron;
- Splitting of some weatherboards;
- Major peeling of external paintwork;
- Small areas of dry rot;
- Broken or missing asbestos sheet base cladding;
- Timberwork infested with borer;
- Many rooms affected by mildew;
- Minor peeling of interior paintwork.

Diesel Generator and Office Building

- Disintegration of the asbestos cement roofing;
- Missing guttering;
- Rusting flashings, hinges and roofing iron;
- Cracking of window sills and interior plasterwork and between the original building and later addition;
- Peeling of internal and external paintwork;
- Minor damage to the top of the soffit.

Garage

- Disintegration of the asbestos cement roofing;
- Missing guttering;
- Rusting flashings, hinges and roofing iron;
- Splitting of some weatherboards;

- Peeling of external paintwork;
- Structurally supported by timber braces.

Former WAAC Barracks

- Concrete foundation has cracking, with moss, lichen and weed growth either on or around it;
- Timber bottom plates are splitting and have rot, while fixings are rusting.

Shelterbelt and Other Vegetation and Landscape Elements

- The shelterbelt appears not to have had any arboricultural attention, and is starting to open up in places thus reducing effectiveness of shelter at ground level;
- Several macrocarpa and pine have suffered storm damage and have been subject to variable pruning to remove damaged limbs;
- Pohutukawa and isolated pines and macrocarpa outside the perimeter of shelterbelt are dead or struggling due to harsh conditions;
- Golden macrocarpa within compound are thriving;
- Norfolk pines within compound are well developed and thriving;
- Karo (*Pittosporum crassifolium*), which are invasive and non-endemic to Wellington, is well established in several places along the edge of the plantings;
- Various local native species have become established through bird and natural recruitment (e.g. taupata, *Olearia solandri*, pohutukawa, coastal flax, pohuehue)
- Rock garden and succulent plants are reasonably intact; succulents have also established in other parts of the compound and adjoining areas; and
- Sections of original picket fencing remain, some of which is in reasonably good condition.

4.5 Summary Statement of Overall Significance

The Baring Head lighthouse compound buildings and associated setting have national significance as an intact assembly of physical and natural elements that supported the first automatic electrically operated lighthouse in New Zealand. The successful electrification of the light was part of a move that saw the eventual de-manning of all lighthouses throughout the country. It is also the only remaining lighthouse compound in New Zealand that retains the original keepers' houses onsite in a fully intact state and that is readily accessible by land.

5.0 Managing the Place

5.1 Influences on Conservation Guidance

There are several statutory and non-statutory instruments that will play an influential role in the future management and development of the compound. Those of particular relevance are as follows:

5.1.1 Historic Places Act 1993 (HPA)

Neither the compound nor individual elements within it are currently registered as either an historic place or an historic area under the HPA. However, the complex of houses is recorded as an archaeological site on the New Zealand Archaeological Association's site recording scheme (R28/48) and there are three recorded sites on the coastal platform below the lighthouse.¹⁴

Given the past history of Maori habitation within the wider Baring Head landscape the potential exists for unrecorded archaeological sites within the compound area.

Under section 2 of the HPA archaeological sites are defined as any place in New Zealand that:

- Either –
 - Was associated with human activity that occurred before 1900; or
 - Is the site of a wreck of any vessel where that 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.

Consequently, any potential sites within the compound that meet this definition have protection under the HPA whether or not they are currently recorded or their existence known, and an archaeological authority would need to be obtained from the NZHPT if any future activity (e.g. earthworks) could result in their modification, damage or destruction (section 10).

5.1.2 Resource Management Act 1991 (RMA)

Under section 6(f) of the RMA the protection of historic heritage from inappropriate subdivision, use and development is a matter of national importance.

Historic heritage is further defined in section 2 as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from the associated archaeological, architectural, cultural, historic, scientific or technical qualities they possess. Such resources include:

- Historic sites, structures, places and areas;
- Archaeological sites;
- Sites significant to Maori, including wahi tapu; and

¹⁴ The three sites are R28/36 (burial), R28/37 (cave named Orua-pouanui with midden) and R28/15 (rock shelter). Further information regarding these sites can be found in Appendix 2 – Research Report on Heritage Features, Baring Head, Wellington, pages 8-17

- Surroundings associated with these resources.

The requirement to protect historic heritage is largely facilitated through the policy and regulatory framework contained in policy statements and district plans prepared and administered by local authorities, including the need for a resource consent to be sought and obtained for any works that could have an adverse effect on identified heritage values.

5.1.3 Reserves Act 1977 (RA)

The compound is classified as a Recreation Reserve under the RA but GWRC has agreed to re-classify it as a Historic Reserve. Once re-classified there will be a major shift in the purpose for which the compound is managed, with movement away from its use by the public for outdoor recreational and sporting activities (section 17), to one which focusses on protecting and preserving places, objects and natural features that are of historic, archaeological, cultural, educational and other special interest (section 18).

To provide for the on-going use, enjoyment, maintenance, protection, and preservation of reserves generally, the RA requires that every administering body prepare a management plan for all reserves under its control (section 41). This requirement has been satisfied for the compound and its wider environs through the formal incorporation of East Harbour Regional Park – Baring Head/Ōrua-pouanui into the GWRC Parks Network Plan in 2012.

5.1.4 Building Act 2004 (BA)

The BA regulates all building work in New Zealand and outlines the functions of territorial authorities as building consent authorities.

In exercising functions under the BA, building consent authorities need to ensure that buildings are safe, promote physical independence and wellbeing, have adequate fire escape provisions and are designed, constructed and able to be used in ways that promote sustainable development. They are also required to take into account the principles in section 4, which include the need to facilitate the preservation of buildings of significant cultural, historical or heritage value and the importance of recognising any special traditional and cultural aspects of the intended use of a building.

Regardless, there can be tensions between the requirements of the BA and the purpose and principles of the RMA and HPA. The tension stems from the focus on ensuring building safety, amenity and access under the BA, and protecting historic heritage under the RMA and promoting minimal change to heritage buildings under the HPA.

The reconstruction and/or repair of any buildings within the compound is likely to require a building consent, and will therefore need to comply with the BA as far as practicable.

5.1.5 Protected Objects Act 1975 (POA)

The purpose of the POA is to protect New Zealand's heritage objects through regulating their export, sale, trade and ownership. Under Schedule 4 there are nine categories of protected New Zealand objects, with those of potential relevance to the compound being taonga tūturu (50+ year old objects related to Maori culture and society) and New Zealand archaeological objects (materials removed from a New Zealand archaeological site).

Any newly found taonga tūturu are in the first instance owned by the Crown unless and until a determination on ownership is made by the Maori Land Court. In the interim, the Ministry for Culture and Heritage is legally responsible for recording, custody, facilitating claims for ownership and any conservation treatment for taonga tūturu. Any finds must be taken to the closest museum, who will in turn notify MCH.

5.1.6 City of Lower Hutt District Plan 2004 (LHDP)

All current and future activities and works within the compound will need to comply with the relevant provisions of the LHDP, a statutory plan that has been prepared by the Hutt City Council to assist it to carry out its functions under the RMA.

The compound is zoned General Recreation in the LHDP. Under this zoning activities such as recreation and ancillary activities are permitted (Section 7A 2.1), with activities like the construction of new buildings or structures requiring a resource consent to be sought and obtained from the Council (Section 7A 2.2).

Baring Head is also identified in the plan as a significant natural resource within the coastal environment (Chapter 14E, Appendix 1). Within this environment activities and works associated with the protection, preservation, enhancement and conservation of this resource are permitted (Section 14E 2.1), with all other activities requiring resource consent to be sought and obtained from the Council (Section 14E 2.2).

Neither the compound as a whole nor any of its associated buildings or structures are identified in the relevant heritage appendices in Chapter 14F – Heritage Buildings and Structures of the plan. Consequently, future works to existing buildings or structures within the compound (e.g. lighthouse keeper's houses) are currently not subject to any specific heritage related controls contained in the plan.

5.1.7 Regional Policy Statement for the Wellington Region (2013)

The Regional Policy Statement for the Wellington Region (RPS) is a statutory document prepared by GWRC under the RMA to promote the sustainable management of natural and physical resources in the Wellington region.

Specific reference to Baring Head or the compound is currently not included in the RPS. However the statement contains policies that direct GWRC and relevant territorial authorities to identify places, sites and areas with significant historic heritage values that contribute to an understanding and appreciation of our history and culture (Policy 21), and to include in their regional and district plans policies, rules and/or other methods that:

- Protect significant historic heritage values associated with identified places, sites and areas from inappropriate subdivision, use, and development; and
- Avoid the destruction of unidentified archaeological sites and wāhi tapu with significant historic heritage values (Policy 22).

The RPS also includes specific policies relating to the identification and protection of outstanding natural features and landscapes and special amenity landscapes. Under Policies 24, 25 and 27 GWRC and relevant territorial authorities are required to identify outstanding natural features and landscapes in the region, while Policies 26 and 28 direct these agencies to include in their regional and district plans policies, rules and/or other methods that protect or manage the identified values attributable to these features and landscapes.

To progress this requirement GWRC commissioned the first phase of a landscape study in 2011 to identify the regions' outstanding natural features and landscapes. The resultant Hutt Landscape Study¹⁵ provides a landscape character description of both the Lower and Upper Hutt districts.

¹⁵ Hutt Landscape Study 2012: Landscape Character Description prepared for GWRC by Boffa Miskell Limited

Baring Head is part of the South Coast Landscape Character area that extends from Port Arthur to the Mukamukaiti Stream in Palliser Bay, a landscape of steep coastal escarpment, exposed headlands, uplifted marine terraces and a flat coastal platform. Baring Head is recognised as an important landscape feature in the South Coast Landscape Character area.

The next phase of assessment work involves application of the landscape character descriptions developed to identify outstanding natural features and landscapes (ONFL) in these districts.¹⁶

5.1.8 GWRC Parks Network Plan – East Harbour Regional Park (Baring Head/Ōrua-pouanui) 2012

The Parks Network Plan (PNP) sets out the direction for managing regional parks and forests in the Wellington region. It provides a framework of policies and rules to address issues common to these areas and to ensure that they are managed in a comprehensive and consistent manner.

In 2012, following widespread public consultation, the PNP was amended to include East Harbour Regional Park – Baring Head/Ōrua-pouanui, the focus of the park being to:

- Protect biodiversity, heritage, geology and landscape values;
- Provide for compatible recreation;
- Ensure that any developments do not compromise atmospheric sampling work; and
- Investigate options to reuse the lighthouse houses.

To progress this the plan includes a number of specific policies of relevance to the compound. These include:

- Removal of introduced flora and fauna where practicable and affordable except where such flora contributes to the historic values and setting of the compound and does not cause ecological damage;
- Management of key sites of historic and cultural significance in the park including the compound (incorporating the gardens, shelterbelt and buildings);
- Development of a heritage conservation plan for the compound, including the possibility to reuse the lighthouse houses as visitor accommodation; and
- Management of public access to the compound in a way that takes into account the security needs of facilities administered by Maritime NZ, NIWA and the NZ Police.

5.1.9 ICOMOS New Zealand Charter 2010

The ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (refer Appendix 6) sets out principles to guide the conservation of such places in New Zealand. Although not a statutory requirement they complement the guidelines outlined within this plan by identifying varying degrees of conservation action to ensure the long-term survival of a place (e.g. maintenance, repair, restoration, reconstruction, adaptation).

¹⁶ Hutt City Council supported and was involved in the landscape character description work but has yet to embark on the next ONFL phase

5.2 Constraints

The effective management of a heritage place is largely reliant on two important factors:

- Identifying and understanding any constraints that could compromise its associated heritage values, and which could impinge on its authenticity, integrity and long-term viability; and
- Identifying and implementing appropriate guidance and/or actions to address recognised constraints.

In light of these factors this section of the plan outlines a number of constraints of relevance to the compound, while section 5.3 builds on the relevant policies contained in the GWRC Parks Network Plan by highlighting a series of additional guidelines and actions to address these constraints and to facilitate future management opportunities for the compound.

For ease of reference the constraints identified are grouped below under the following themes:

- Loss of heritage values
- Physical condition and natural processes
- Use, development and access
- Funding
- Protection, management and governance
- Legislative influences
- Information loss

5.2.1 Loss of heritage values

- a. Recognition and retention of the significance, associations, history and design of key elements and fabric within the compound – awareness of the heritage values associated with key elements and fabric in the compound (e.g. the keeper's houses, the shelterbelt, Norfolk Island pines) and their corresponding significance is essential for those responsible for its management as it will help to ensure that remedial work and on-going maintenance is sensitively undertaken.
- b. Retention of the authenticity and integrity of the compound – this particularly relates to its intact and deliberate spatial definition (i.e. the discrete space defined by the existing shelterbelt) and its predominantly unaltered key elements (e.g. buildings/planting), and recognition of its multi-functional use over time (e.g. Maori occupation, pastoral farming, maritime navigation, coastal defence, climate monitoring)
- c. Potential impact of future works/development on unrecorded archaeological/cultural values in the compound, particularly given the history of Maori occupation and habitation within the wider Baring Head area – works such as drainage and infrastructure provision (e.g. water, sewage), building additions, new structures and new planting have the potential to disturb or expose subsurface archaeological remains that may still be extant.

5.2.2 Physical condition and natural processes

- a. Impact of natural processes – due to the exposed position of the compound incremental processes such as weathering from sunlight, wind and rainfall, and cataclysmic events

such as storms, can individually and collectively have a detrimental effect on the physical condition of important elements and fabric.

- b. Health, safety and security – although increased visitor access can enhance levels of passive surveillance of the compound, it may also lead to incidental damage or vandalism of buildings or other significant elements being incurred, and necessitate the identification and remediation of potential health and safety risks (e.g. asbestos roofing on keepers' houses).
- c. Long term viability of existing natural elements – the age and condition of existing compound plantings (e.g. shelterbelt) present challenges regarding their viability in the longer term, including the approach to be adopted to the management of these important contributing elements (e.g. improved arboricultural management vs informed, sequential replacement) and control of invasive weeds and plant pests (e.g. karo).

5.2.3 Use, development and access

- a. Uncertainty and lack of control over use/development of adjacent land (e.g. NIWA facilities, lighthouse) – as an important value associated with the compound is the largely undeveloped nature of both its immediate and wider landscape setting, inappropriate development (e.g. erection of visually inappropriate or intrusive structures) or changes to land use (e.g. woodlots or plantations) in its vicinity has the potential to compromise the character and integrity of remnant and extant fabric within the compound (e.g. visibility, sight lines).
- b. Insensitive use/development – the compound is vulnerable to changes that may have a detrimental impact on its physical elements/fabric, visual setting and character if insensitively executed (e.g. visitor management, adaptive reuse of keeper's houses to visitor facilities, extending visitor and recreational access). Additionally, NIWA's climate monitoring programme may also be vulnerable to any changes that might affect prevailing atmospheric conditions (e.g. use of open fires as heat source for visitor facilities, exhaust fumes associated with increased vehicle access).
- c. Securing a feasible, on-going use – the inability to institute a use, or range of uses, that complement and build on the heritage values associated with the compound may have a detrimental effect on its long-term economic viability.
- d. Access – although vehicle access for site management purposes is presently secured by way of an easement over adjacent privately owned land, this does not extend to include wider public access. Additionally, on-going maintenance of vehicle access, including replacement of the bridge over the Wainuiomata River, could be constrained in future if long-term funding is not secured.
- e. Support infrastructure – although electricity and phone connections are currently available the standard and capacity of this infrastructure to meet future requirements is uncertain. Additionally, there are infrastructural limitations regarding potable water and wastewater disposal that could impinge on future use options depending on their associated cost.

5.2.4 Funding

- a. Future funding to cover restoration/repair, on-going maintenance and insurance – although the value of the compound, how GWRC collaborates with its partners (e.g. Friends of Baring Head) and on-going funding support are recognised in the Parks Network Plan and the Long Term Plan, reliance on additional private/public investment and voluntary assistance is likely to be required to restore and maintain the compound and to ensure its long-term viability.

5.2.5 Protection, management and governance

- a. Statutory protection – although the compound and its important associated elements (e.g. keeper’s houses, diesel generator house) are currently identified and managed by GWRC through the Parks Network Plan: East Harbour Regional Park – Baring Head/Ōrua-pouanui, they are not currently identified on either the Register of Historic Places, Historic Areas, Wahi Tapu and Wahi Tapu Areas administered by the NZHPT or in the City of Lower Hutt District Plan. Additionally, Hutt City Council is yet to complete an assessment of ONFLs’ in the district; while Baring Head is identified in the District Plan as a significant natural resource within the coastal environment, its potential recognition as an ONFL would strengthen its importance as a landscape feature and influence how future development is carried out.
- b. Poorly executed or conceived operational management – the way in which works or activities within the compound are conceived and/or executed will have a bearing on the authenticity and integrity of the compound and its contributing elements. This extends to include, for example, works that are poorly specified, delays in undertaking required maintenance/repairs and unsympathetic remedial or restorative work.
- c. Long-term management and governance – long-term management and governance arrangements for the compound (e.g. GWRC, Friends of Baring Head, joint management) are currently unclear and this could act to frustrate the implementation of necessary actions to ensure the conservation of significant fabric and elements within the compound and its effective long term viability.
- d. Public expectations – potentially divergent/conflicting expectations regarding such matters as the nature and extent of funding directed towards the conservation of the compound and its significant elements, the level of volunteer support/involvement in its maintenance, repair and conservation and options for its future use and/or development (e.g. high value tourism vs low key tourism vs retention in its current form).
- e. Level of public interest/awareness of the place – the extent to which the wider public are aware and interested in the significance of the compound and support efforts to conserve and adaptively reuse its contributing elements has the potential to influence such matters as funding levels (both public and private), the degree of volunteer support and future visitor volumes (i.e. although remote the compound is accessible to a relatively large visitor base).

5.2.6 Legislative influences

- a. Statutory compliance – change in the use of buildings within the compound (e.g. visitor accommodation) could trigger the need to comply with such requirements as fire egress and disabled access under the Building Act which may, in turn, affect the authenticity and integrity of these structures (e.g. modification of important fabric).

5.2.7 Information loss and recording

- a. Potential loss of archival material and records – the loss or damage of archival information (e.g. documents, photographs, unrecorded oral histories) and failure to record works undertaken relevant to the compound could erode a more meaningful understanding of its heritage values along with the impacts of prior interventions.

5.3 Conservation Guidelines, Actions and Priorities

The conservation guidelines and actions tabulated below have been developed in response to the significant heritage values associated with the compound and its constituent elements

identified in section 4.2 and the constraints identified in section 5.2. Although subordinate to the relevant policies contained in the Parks Network Plan: East Harbour Regional Park – Baring Head/Ōrua-pouanui, they provide a useful supplement to these policies by establishing a foundation to inform future decisions regarding the short and long term management of the compound.

To put the guidelines and actions into context and to help facilitate their implementation the table also identifies the relevant constraints to which they are a response along with their relative priority. The priorities have been assessed and assigned using the following graduated scale:

- Immediate - As soon as possible following funding being secured ;
- Urgent - Within three months of funding being secured;
- Necessary - Within one to three years as funding permits;
- Desirable - Whenever possible, or as funding permits;
- On-going – Implemented over time as funding permits.

5.3.1 Guidelines

| Identified Constraint ¹⁷ | Guideline No. | Guideline | Priority |
|---------------------------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <i>General</i> | | | |
| 5.2.1.a, 5.2.1.b | 5.3.1.1 | All conservation work should be consistent with the ICOMOS NZ Charter for the Conservation of Places of Cultural Heritage Value 2010. | On-going |
| 5.2.1.a, 5.2.1.c | 5.3.1.2 | The relationship that the Port Nicholson Settlement Trust has with the compound should be recognised and provided for in its interpretation and management, particularly in relation to any elements or fabric identified as possessing significant cultural value. | On-going |
| 5.2.6.a | 5.3.1.3 | All statutory requirements should be complied with, and careful attention applied to any requirements that have the potential to compromise the character and integrity of significant elements and fabric within the compound (e.g. fire egress and disabled access under the Building Act). | On-going |
| <i>Conservation, Repair and Maintenance</i> | | | |
| <i>Skills</i> | | | |
| 5.2.1.b, 5.2.5.b, 5.2.7.a | 5.3.1.4 | All design, planning, documentation and conservation work relating to built heritage within the compound should be undertaken or supervised by people with appropriate qualifications, training and experience, including tradespeople and/or conservators. | On-going |
| <i>Setting/Layout</i> | | | |

¹⁷ Refer Section 5.2

| Identified Constraint ¹⁷ | Guideline No. | Guideline | Priority |
|--------------------------------------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 5.2.1.a, 5.2.1.b, 5.2.1.c | 5.3.1.5 | Any new use/development should respect and reflect the heritage values and significance associated with the compound and avoid introducing any additional buildings or structures. | On-going |
| 5.2.1.a, 5.2.1.b | 5.3.1.6 | The historic character and visual qualities of the compound should, where appropriate, be restored by removing or reducing the impact of modern, intrusive elements (e.g. portacombs) or repairing/reinstating eroded or lost elements (e.g. fencing). | On-going |
| 5.2.1.b | 5.3.1.7 | Any change to the current layout of vegetation/gardens should, as far as possible, reflect their original design intent and not undermine the integrity of the compound. | On-going |
| 5.2.1.b, 5.2.3.b | 5.3.1.8 | Any development works on the perimeter of the compound should be carefully managed to ensure that the strong sense of enclosure is not compromised. | On-going |
| <i>Buildings</i> | | | |
| 5.2.1.a, 5.2.1.b, 5.2.2.a | 5.3.1.9 | All original buildings, including the keepers' houses, outhouses, garage and diesel generator house, should be maintained and repaired based on the principles and practices contained in the ICOMOS New Zealand Charter. | On-going |
| 5.2.1.a, 5.2.1.b | 5.3.1.10 | All original buildings should be externally restored and reconstructed to their earliest form and appearance including, where practicable, colour schemes, chimneys, water tanks and fences. | Desirable |
| 5.2.1.a, 5.2.1.b | 5.3.1.11 | All existing original internal spaces, fittings and fixtures should be retained and maintained in their original form as far as possible or replaced with a suitable comparable alternative. | Desirable |
| 5.2.1.a, 5.2.1.b, 5.2.3.b | 5.3.1.12 | Sympathetic refurbishment of toilets, bathrooms and kitchen linings and fittings can occur where this is critical to the adaptive reuse of the keeper's houses, but further modification of internal spaces should be avoided wherever possible. | Desirable |
| 5.2.1.a, 5.2.1.b | 5.3.1.13 | Although outside the compound and the scope of this heritage plan efforts should be made to retain the last remaining radio beacon mast on the adjacent New Zealand Police reserve. | Desirable |
| <i>Vegetation Restoration and Re-instatement</i> | | | |
| 5.2.2.c | 5.3.1.14 | Vegetation management within the compound should be directed towards extending the life of original remaining vegetation and to reinforce its original design intent (e.g. shelterbelt, rock garden). | Desirable |

| Identified Constraint ¹⁷ | Guideline No. | Guideline | Priority |
|---------------------------------------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 5.2.1.b | 5.3.1.15 | Any restoration of, or change to, the compound grounds should be supervised by an appropriately qualified and experienced professional (e.g. landscape architect with skills/experience in heritage restoration). | Desirable |
| Use | | | |
| 5.2.1.a, 5.2.1.b, 5.2.3.b | 5.3.1.16 | Any new use should both complement and be consistent with the associated heritage values and significance identified for the compound, with emphasis placed on the adaptive reuse of existing facilities rather than the construction of new buildings. | Desirable |
| 5.2.1.a, 5.2.1.b, 5.2.3.b, 5.2.3.c | 5.3.1.17 | Any future use involving overnight accommodation should be confined to one or both of the existing keeper's houses. | Desirable |
| 5.2.1.a, 5.2.1.b, 5.2.3.b, 5.2.3.d | 5.3.1.18 | Where required, existing services should be re-used and repaired for any new use, and any new services discretely installed and involving as little ground disturbance as possible. | Desirable |
| 5.2.1.b, 5.2.3.b | 5.3.1.19 | Open space within the compound should be retained, as far as possible, to enable flexibility to accommodate a range of future use (e.g. events) | Desirable |
| Archaeological Impact | | | |
| 5.2.1.c | 5.3.1.20 | Activities within the compound involving ground disturbance (excluding normal grounds maintenance) should not be commenced until the New Zealand Historic Places Trust has either confirmed that an archaeological authority is not required or an authority has been obtained from the Trust. | On-going |
| Relationship to Natural/Cultural Landscape | | | |
| 5.2.1.b, 5.2.3.a | 5.3.1.21 | The use/development and future management of the compound should recognise and reflect its unique landscape context and the important inter-relationship that exists between its natural and built elements/fabric and the surrounding natural/cultural landscape, particularly the Baring Head Lighthouse. | On-going |
| Impact of Natural Processes | | | |
| 5.2.2.a | 5.3.1.22 | The risk of damage posed by incremental processes (e.g. weathering) and cataclysmic events (e.g. storms) to significant fabric and elements within the compound should be assessed and, where possible, action taken to eliminate or reduce the degree of any damage that might be incurred. | Necessary & On-going |

| Identified Constraint ¹⁷ | Guideline No. | Guideline | Priority |
|---------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Protection, Management and Governance | | | |
| 5.2.1.a, 5.2.1.b, 5.2.6.b | 5.3.1.23 | The national significance of the compound and its associated built and natural elements should be appropriately recognised (e.g. registration by the NZHPT). | Necessary & On-going |
| 5.2.4.a, 5.2.5.e | 5.3.1.24 | The manager(s) of the compound should maintain and enhance the relationship with groups/agencies that have a special interest or association with the compound (e.g. Friends of Baring Head, Hutt City Council, Department of Conservation, New Zealand Historic Places Trust, NIWA, Maritime NZ, NZ Police), and foster their involvement in future programmed maintenance, repair, restoration and interpretation activities where appropriate. | On-going |
| 5.2.1.a, 5.2.3.b, 5.2.5.b | 5.3.1.25 | All persons involved in the management of the compound, including its associated maintenance and repair, should be made aware of elements and fabric identified as having significant heritage value. | On-going |
| Access | | | |
| 5.2.3.d | 5.3.1.26 | To facilitate more extensive use and enjoyment of the compound by the public every effort should be made to provide long-term security of access to the property for pedestrians, cyclists and vehicles. | Necessary & On-going |
| Interpretation | | | |
| 5.2.1.a, 5.2.5.e | 5.3.1.27 | The compound should be interpreted in a way that encourages visitation and provides opportunities for visitors to engage with and more fully appreciate the historic, cultural, scientific, ecological, geological and visual influences that collectively contribute to the importance of the site (also refer Policy q, Parks Network Plan: East Harbour Regional Park – Baring Head/Ōrua-pouanui). | Necessary & On-going |
| 5.2.1.a, 5.2.3.b | 5.3.1.28 | Interpretation should be designed to be discrete and to not intrude on the visual and heritage values associated with the compound. | On-going |
| 5.2.1.a, 5.2.5.e | 5.3.1.29 | Where possible, original elements of the diesel generator house should be restored, otherwise the fabric of the building should be interpreted. | Desirable |
| Documentation and Recording | | | |
| 5.2.1.a, 5.2.7.a | 5.3.1.30 | All work within the compound should be recorded, including maintenance, repair, restoration, reconstruction and adaptation. | Necessary & On-going |
| 5.2.7.a | 5.3.1.31 | Documentation should be stored in a manner that facilitates its long-term survival, public accessibility and easy retrieval. | On-going |

| Identified Constraint ¹⁷ | Guideline No. | Guideline | Priority |
|-------------------------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 5.2.7.a | 5.3.1.32 | Documentation of the compound and its heritage values should be on-going, including further documentary and photographic research into its history, use, occupation and the people associated with it. | On-going |

5.3.2 Actions

| Identified Constraint ¹⁸ | Action No. | Action | Priority |
|---------------------------------------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <i>General</i> | | | |
| 5.2.1.a, 5.2.1.b | 5.3.2.1 | An implementation plan should be prepared to progress the guidelines and actions contained in this plan. | Immediate |
| 5.2.1.a, 5.2.1.b | 5.3.2.2 | The heritage plan is a 'living document' and should be reviewed every 5 years at a minimum or as new material information comes to light. | On-going |
| <i>Conservation, Repair and Maintenance</i> | | | |
| <i>Buildings</i> | | | |
| 5.2.2.b, 5.2.5.b | 5.3.2.3 | The remedial works identified in the Condition and Remedial Action Report prepared for the compound should be progressively implemented as recommended. | Urgent & On-going |
| 5.2.1.a, 5.2.1.b, 5.2.2.a | 5.3.2.4 | A preventative cyclical maintenance plan for the original buildings in the compound should be prepared and implemented, and should be reviewed on an annual basis to ensure its continued relevance. | Necessary & On-going |
| 5.2.1.b, 5.2.2.a | 5.3.2.5 | Annual visual inspections of the compound buildings should be made by an appropriately qualified, trained and experienced person to ensure they are in good repair, with further condition inspections undertaken following the occurrence of any significant natural event (e.g. earthquake, storm). | Desirable & On-going |

¹⁸ Refer Section 5.2

| Identified Constraint ¹⁸ | Action No. | Action | Priority |
|--------------------------------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <i>Vegetation Restoration and Re-instatement</i> | | | |
| 5.2.2.a, 5.2.2.c | 5.3.2.6 | An audit of existing vegetation in the compound should be undertaken and a corresponding maintenance programme prepared for the shelterbelt, with other vegetation to be retained. | Necessary |
| 5.2.2.a, 5.2.2.c | 5.3.2.7 | A landscape and planting plan should be developed and implemented to ensure the landscape character and qualities of the site are retained long term. | Necessary |
| 5.2.2.a, 5.2.2.c | 5.3.2.8 | Annual visual inspections of existing trees (e.g. shelterbelt) should be undertaken by a qualified Arborist, and all damaged, dead and diseased branches removed and the wounds properly treated to ensure the long-term viability of key trees to be retained. | Necessary & On-going |
| 5.2.2.c | 5.3.2.9 | A management programme should be developed and implemented to eradicate/control undesirable weeds and pest plants (e.g. karo) within the compound. | Desirable & On-going |
| <i>Use</i> | | | |
| 5.2.1.b, 5.2.3.c, 5.2.4.a, 5.2.5.d | 5.3.2.10 | The manager(s) of the compound should further investigate and confirm the transformation and refurbishment of the keeper's houses for commercial accommodation purposes and the adaptive reuse of the diesel generator house for use as an interpretive centre and visitor shelter, with any restoration and reconstruction based on their relative heritage values and authenticity. | Desirable |
| 5.2.3.e | 5.3.2.11 | Further investigation of existing infrastructure should be undertaken to determine its condition and capacity, and additional infrastructural requirements identified once a future use for the compound has been confirmed. | Necessary |
| <i>Impact of Natural Processes</i> | | | |
| 5.2.2.a | 5.3.2.12 | Significant buildings in the compound should have a Hague Convention sanctioned Blue Shield attached to clearly signal that they should be protected against unwarranted demolition in the event of a natural disaster. | Desirable |
| 5.2.2.a | 5.3.2.13 | A disaster management plan should be prepared and instigated, including an evacuation plan and provision of a storage area with appropriate emergency equipment. | Necessary & On-going |
| <i>Protection, Management and Governance</i> | | | |
| <i>Protection</i> | | | |
| 5.2.1.a, 5.2.1.b, 5.2.5.a, 5.2.6.b | 5.3.2.14 | The compound, along with significant associated built elements, should be registered with the New Zealand Historic Places Trust and listed on the City of Lower Hutt District Plan. | Desirable |
| 5.2.1.a, 5.2.1.b, 5.2.5.a | 5.3.2.15 | The manager(s) of the compound should explore its long-term protection via a heritage covenant entered into with the New Zealand Historic Places Trust. | Desirable |

| Identified Constraint ¹⁸ | Action No. | Action | Priority |
|---------------------------------------------------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <i>Management</i> | | | |
| 5.2.1.a, 5.2.1.b, 5.2.3.a, 5.2.3.b, 5.2.3.c, 5.2.4.a | 5.3.2.16 | The manager(s) of the compound should investigate funding options available to secure adequate funding to realise effective long-term management of the property (e.g. public/private seed funding, private donations/bequests, heritage funding applications) | Necessary & On-going |
| 5.2.3.a | 5.3.2.17 | Regular liaison with adjacent and neighbouring property owners should be undertaken to ensure that any future activities on neighbouring sites do not compromise the heritage values and experiential qualities associated with the compound. | On-going |
| 5.2.3.b | 5.3.2.18 | Where any new use or development is proposed for the compound the manger(s) should seek the views of adjacent property owners regarding such matters as potential operational impacts and security implications. | On-going |
| 5.2.2.a, 5.2.2.b, 5.2.3.b, 5.2.5.b, 5.2.5.c | 5.3.2.19 | Consideration should be given to enhancing existing GWRC capability to identify and co-ordinate requisite short and long-term management procedures and plans for the compound, including maintenance, repairs, security and disaster management. | Desirable |
| 5.2.2.b | 5.3.2.20 | The compound should have monitored fire and intruder alarms systems installed to protect against the possibility of vandalism and fire. | Desirable |
| 5.2.2.b | 5.3.2.21 | Portable fire extinguishers should be available on-site in the event of fire. | Desirable |
| <i>Governance</i> | | | |
| 5.2.5.c, 5.2.5.e | 5.3.2.22 | The manager(s) of the compound should progress the introduction of a governance model for the area based on the Trust operational model outlined in the Baring Head Recreation and Tourism Options Study prepared for GWRC by TRC. | Necessary |
| <i>Access</i> | | | |
| 5.2.3.d | 5.3.2.23 | The manger(s) of the compound should accelerate replacement of the existing Wainuiomata River bridge through the Long Term Plan/Annual Plan process and investigate alternative access options. | Necessary & On-going |
| <i>Interpretation</i> | | | |
| 5.2.1.a, 5.2.5.e | 5.3.2.24 | An interpretation strategy should be developed for the compound that identifies prospective partnership/ sponsorship opportunities and the nature, extent and delivery timeframes relating to key themes relevant to the compound (e.g. maritime navigation, coastal defence). | Necessary & On-going |

| Identified Constraint ¹⁸ | Action No. | Action | Priority |
|-------------------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 5.2.1.a, 5.2.5.e | 5.3.2.25 | To assist interpretation of the compound, reinstatement of the interior of the diesel generator house to its original condition should be explored. | Desirable |
| Documentation and Recording | | | |
| 5.2.7.a | 5.3.2.26 | Oral histories of people associated with the place, including past lighthouse keepers' and their families, should be commissioned. | Necessary |
| 5.2.1.c, 5.2.7.a | 5.3.2.27 | Further research into the occupation and use of the compound and its environs by Maori should be undertaken in collaboration with the Port Nicholson Settlement Trust. | Necessary & On-going |
| 5.2.7.a | 5.3.2.28 | Further research into the history of European occupation and use of the compound and its environs should be undertaken in collaboration with the New Zealand Historic Places Trust and local historic societies. | Desirable |
| 5.2.2.a, 5.2.7.a | 5.3.2.29 | To assist with condition monitoring and repair work that may be required, measured drawings of all structures should be prepared along with 3-D scans if funding permits. | Desirable |

6.0 Indicative Development Concept

Based on the guidelines and actions outlined in section 5.3, Figure 4 below presents an indicative concept of how the compound might be developed in future consistent with its identified heritage values. The conceptual ideas illustrated in the diagram are intended to help inform the preparation of a more detailed implementation framework for the compound. They are also intended to provide a basis for further discussions within GWRC, and between GWRC and parties with an interest in the compound (e.g. Friends of Baring Head), on its future use and development.

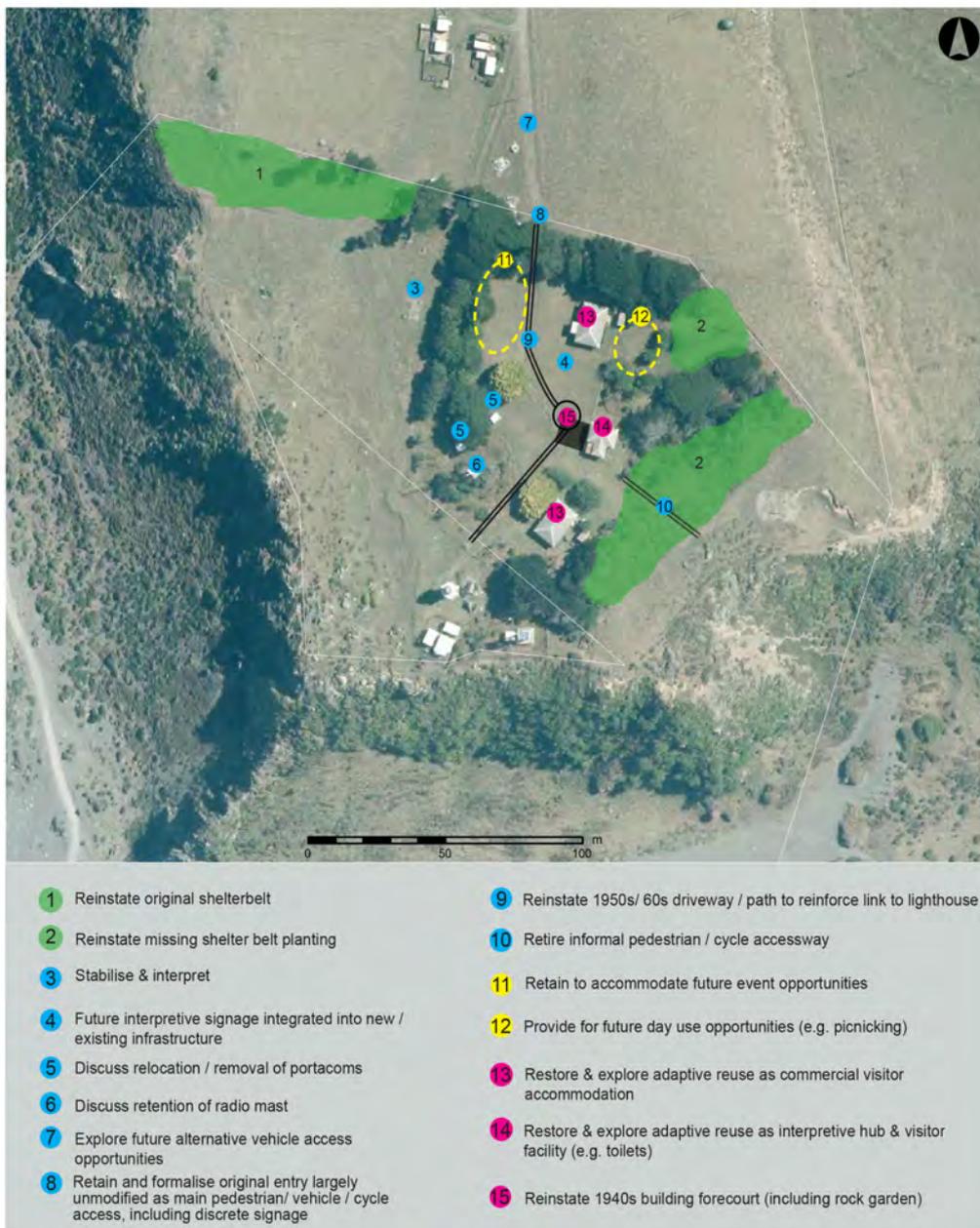


Figure 4. Indicative Compound Development Concept

W13120_Development_Concept_Plan_Rev_D

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7.1 Unpublished Material

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