

Heritage Inventory Review
Schedule of Heritage Areas

Heritage Inventory Assessment Form *HISTORIC AREAS*

HA-01 Hardham Crescent State Housing Heritage Area

Hardham Crescent, Petone



Figure 1: One of the buildings of the Hardham Crescent State Housing Heritage Area.

Historic Heritage Areas (HHA) are groupings of interrelated, but not necessarily contiguous, places or features that collectively represent historic value. These individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape. The emphasis is on the collective values of the area, rather than the significance of individual places.¹ Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.²

Criteria for Historic Heritage Areas:³

¹ *Methodology and Guidance for Evaluating Auckland's Historic Heritage, 2020*

² *HNZPT Info Sheet 17, 2007*

³ *Methodology and Guidance for Evaluating Auckland's Historic Heritage, Section 9.1.1, 2020*

- *Patterns of historical development, visual changes in historic character, natural features/landforms, historic features, land-use or modern barriers (such as a motorway)*
- *The heritage values of the area and how they manifest spatially*
- *Key heritage features/contributing places of the area*
- *What is included and what is excluded – is it clear?*
- *The immediate setting and whether the boundary contextualises the historic heritage values adequately*
- *The area as a whole. An HHA should not have gaps or holes, instead, non-contributing places within the area should be identified as such*
- *Likewise, a boundary should run around, rather than through a space, street or land parcel. Avoid boundaries that run down the middle of a street.*

1. Historical Summary

Some of New Zealand first state houses were built in Petone in 1907 in what was known as the 'Heretaunga Settlement' block on Adelaide and Patrick Street. Thirty years later, from the 1940's through to the 1960's the end of Jackson Street and surrounding area was also developed for social state housing, albeit on a much larger scale than the original 1907 stand-alone houses. This development incorporated both single houses and multi-unit flats.

The history of State Housing in New Zealand started with the first Labour Government in 1935. They wanted to provide homes and stability for people left jobless after the Depression. The government loaned money for private house purchases and built houses for the public to rent. After World War II, 10,000 state houses a year were being built. Whole suburbs were laid out, shops and amenities erected and open space landscaped. Due to materials shortage, the government imported 500 pre-cut houses from Austria. They also launched a 'group building' scheme, underwriting new houses built to government designs. The result was multi-units made of cheaper materials like fibrolite, which lacked privacy.

In the early 1950s, the National Government let state tenants buy their homes, offered state loans, and subsidised the building industry to bring house prices down. New housing was built in higher densities, with mass state housing areas emerging in south Auckland and Porirua, north of Wellington.

The State Flats at Hardham Crescent Petone were built in 1943 by the Department of Housing Construction, which was headed by Gordon F. Wilson at the time.

In late 1936 Gordon F. Wilson left the architectural practice of Gummer and Ford to take up the position of chief architect of the newly created Department of Housing Construction, which had been established by the first Labour government to undertake the construction of state rental houses. Wilson was largely responsible for its organization and the development of the new department which was responsible for not only for the design of state housing.

Wilson remained with Gummer and Ford until 1936, when he was appointed chief architect of the Department of Housing Construction. The department was set up in Wellington that year by the first Labour government to facilitate the construction of state rental houses. Wilson was ultimately responsible for all the department's buildings, the major ones including the Berhampore Flats (built in 1939–40), the Dixon Street State Flats (1941–44), the McLean State Flats (1943–44), the Hanson Street Flats (1943–44), and Auckland's Grey's Avenue Flats (1945–47) and Symonds Street Flats (1945–47). The Dixon Street flats were awarded a gold medal by the NZIA in 1947. These blocks of flats were important in the development of modernist architecture in New Zealand. They were also indicative of an urban interest within the department. Wilson, like many architects of his day, believed that town planning was a facet of architecture, and he became a member of both the Town Planning Institute (London) and the New Zealand Institute of Professional Town and Country Planners.

Wilson attracted gifted people to work with him in the department, including a number of refugee architects who had fled Europe in the late 1930s. Many of those who worked under him became leading architects themselves: Ernst Plischke, Fred Newman, Helmut Einhorn, Ian Reynolds and George Porter. He nevertheless kept a close eye on all design work himself. He was 'a dominant person who had a strong

influence on all the work of the architectural office ... Gordon would do the rounds each morning, leaving behind him black pencil marks over drawings and many irate architects'.

The Department of Housing Construction became the Housing Division of the Ministry of Works in 1943. Wilson was its chief architect until 1948, when he was appointed assistant government architect. He then succeeded Robert Patterson as government architect on the latter's retirement in 1952.

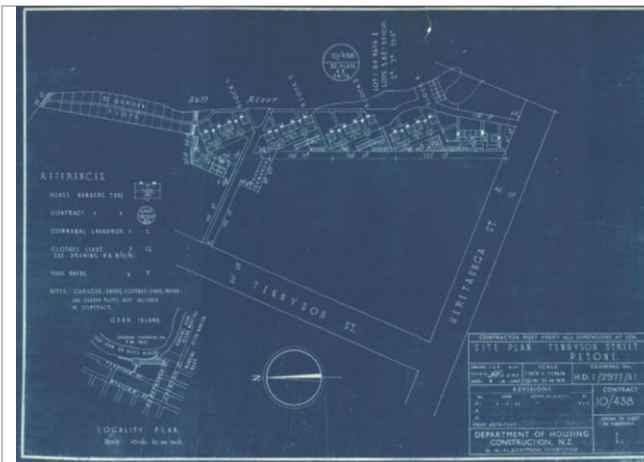


Figure 2: Plans for the Hardham Crescent State Flats, designed by Gordon F. Wilson in 1943. Source: HCC Archives.



Figure 3: Elevations of the two storey Hardham Crescent State Flats, designed by Gordon F. Wilson in 1943. Source: HCC Archives.

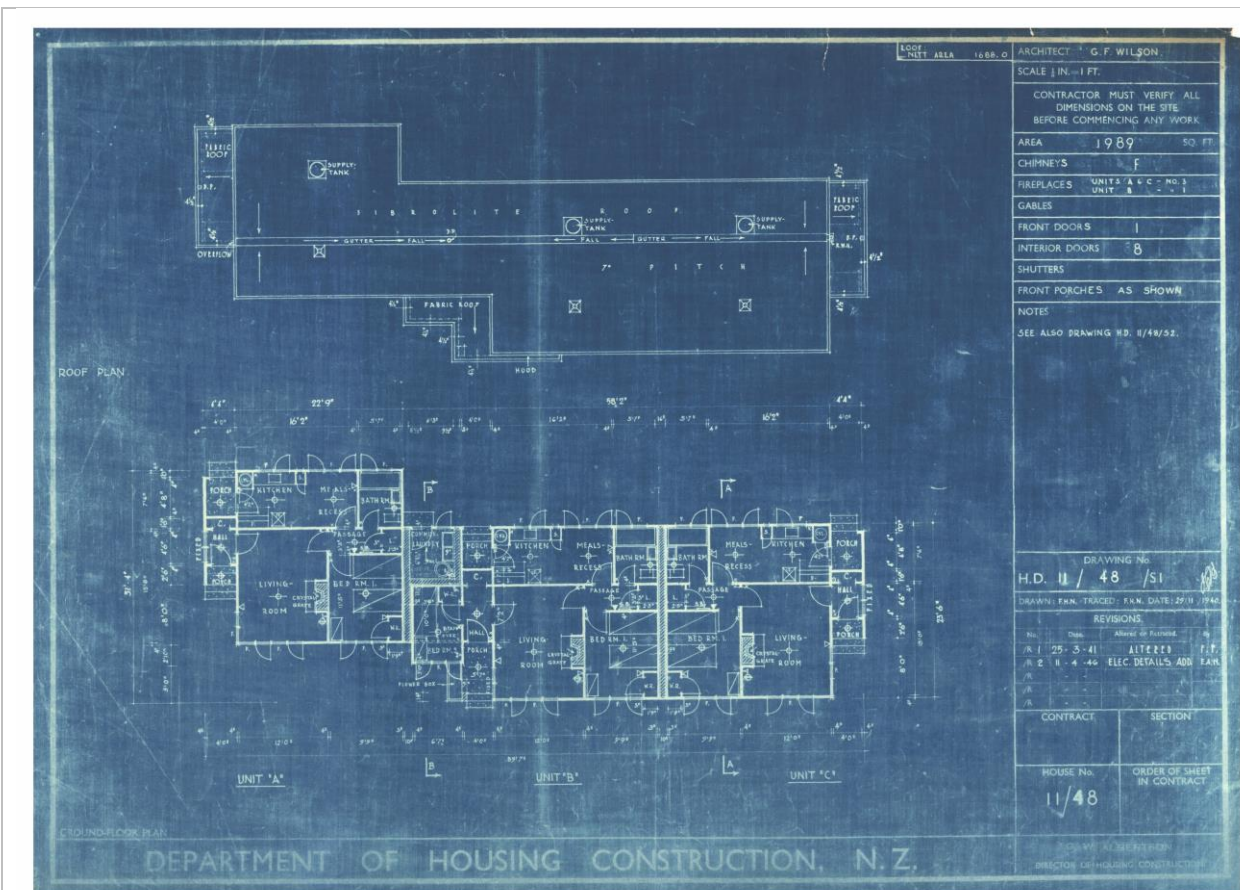


Figure 4: Plans for the single storey Hardham Crescent State Flats, designed by Gordon F. Wilson in 1943. Source: HCC Archives.

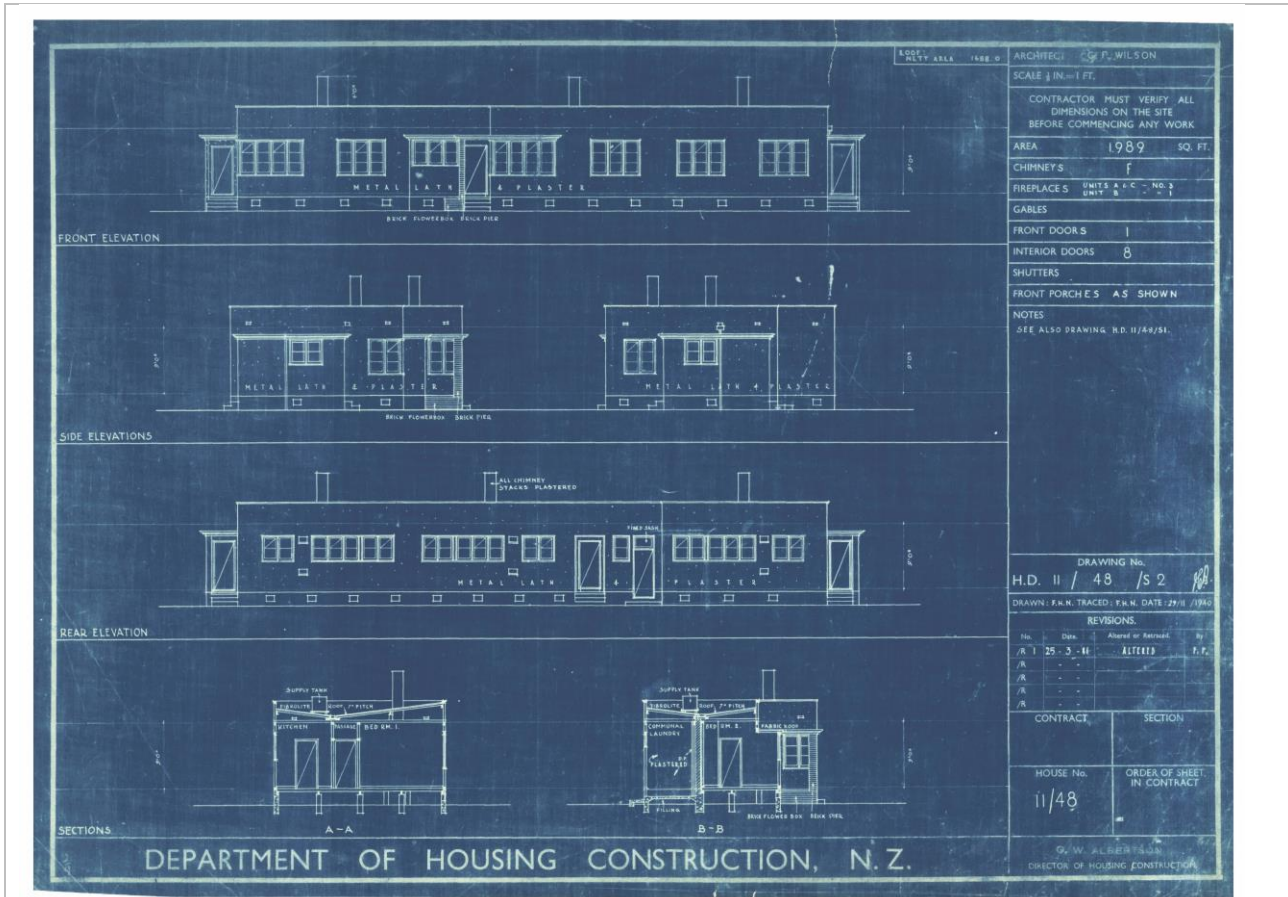


Figure 5: Elevations of the single storey Hardham Crescent State Flats, designed by Gordon F. Wilson in 1943. Source: HCC Archives.



Figure 6: The two storey flats at Hardham Crescent.



Source: The two storey flats at Hardham Crescent.

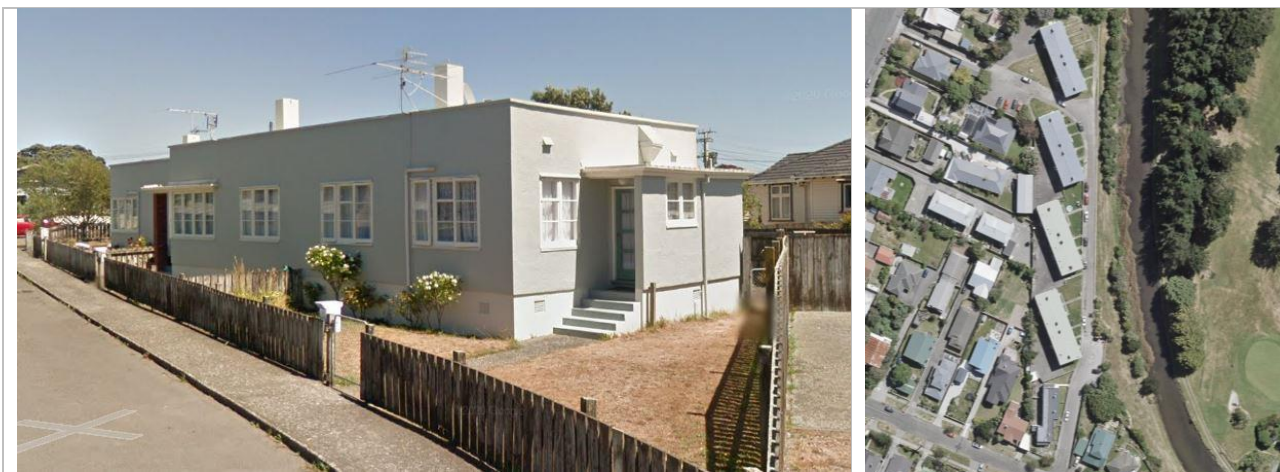


Figure 7: The single storey flats at 1-3 Hardham Crescent.

Source: Aerial of the site.

2. Physical Description

2.1 Setting - Site Description

The group of flats, five buildings in total across three properties, are located along Hardham Crescent in Petone which is connected to Tennyson Street at the north end and Heretaunga Street at the south end. The flats have street addresses of 1-3 for the single storey flats, and four larger blocks of two storey flats which have street addresses of 4-11 for block 1, 12-19 for block 2, 21-27 for block 3, and 29-35 for block 4. There are no other properties on Hardham Crescent, meaning the street is entirely dedicated to social housing. The surrounding area to the north, south, and west of the flats are residential, and to the east is a large golf course. The flats are angled from the road to create some privacy, and to create carparking for each separate block.

2.2 Buildings or Structures Included

The one-storey flats house eight units apiece, four on the ground floor and four on the top. Two staircases, positioned between the units on the ground floor, lead up to the first floor. All main entries are facing the street. The flats are plastered and have wooden joinery.

The two storey flats are long rectangular blocks with four units to the top and bottom of each, with the main entries on the ground featuring an overhang similar to flats seen at 80 Adelaide Street and 22 Scholefield Street. The drawings for the buildings are signed by Gordon F. Wilson, head of the Government Housing Department at the time.

The external design is reminiscent of the prefab flats designed by F. H. Newman and built at Tennyson Street in 1939-1940.

2.3 Existing Listing/Scheduling Status of Individual Items and Area

The place is not listed with HNZPT, nor is it currently scheduled within HCC's District Plan. The place was put forward for consideration in the 2008/2011 Heritage Inventory.

3. Evaluation⁴

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: Moderate Explanation: The place is associated with the 1940's State Housing boom and the Modern Movement in the Lower Hutt area.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be connected with any particular historic event in history.
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.	Level of Significance: High Explanation: The place is associated with Gordon Wilson, Chief Architect of the Housing Division of the Ministry of Works and then Government Architect.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place has high social value for its insight to social housing design and the Modern Movement in the 1940's.

3.2 Physical Values	Moderate
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the site is unknown. There is no recorded archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The place demonstrates high architectural value for its Modern Movement features.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Moderate Explanation: The surroundings of the place have moderate significance as an entire street dedicated to social housing.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates moderate technological value for its use of standard materials and construction methods for the time period.

⁴ Criteria taken from GWRC RPS.

v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: The place appears to be relatively intact since its construction 80 years ago, despite some alterations and modifications.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: None Explanation: As the building was constructed in the mid-20 th century, it has no age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - 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.	Level of Significance: High Explanation: The place has group value as one of a number of Gordon Wilsons' State Housing designs.

3.3 Social Values	None
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.	Level of Significance: None Explanation: The place has no known sentimental value or associations with any particular groups or communities.
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.	Level of Significance: None Explanation: The place has no known recognition value.

3.4 Tangata Whenua Values⁵	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: 1940's State Housing is not uncommon in the area.

3.6 Representativeness	High
	Level of Significance: High

⁵ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

i) Representativeness - the place is a good example of its type, era or class it represents.	Explanation: The place is a good example of its type.
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4. Recommendations

4.1 Scheduling Details

Unique Identifier	HA-01
Thematic Reference	Early Settlement/Transport
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	None
Recommended Changes	Add to proposed 'Schedule of Heritage Areas'
Extent of Place/Listing	See Section 4.2 Below
Primary Feature of Listing:	1943 State Housing and Flats
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

4.2 Extent of Place



 Unscheduled Contributing Buildings/Areas

 Boundary of Area


 Proposed Individually Scheduled Buildings

Figure 8: Extent of place for the Hardham Crescent State Housing Heritage Area.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Heritage Inventory Assessment Form *HISTORIC AREAS*

HA-02 Heretaunga Settlement Heritage Area

Adelaide and Patrick Streets, Petone, Wellington



Figure 1: Looking south down Patrick Street, Petone, with the new workmen's buildings evident (c.1906).

Historic Heritage Areas (HHA) are groupings of interrelated, but not necessarily contiguous, places or features that collectively represent historic value. These individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape. The emphasis is on the collective values of the area, rather than the significance of individual places.¹ Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.²

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- Likewise, a boundary should run around, rather than through a space, street or land parcel. Avoid boundaries that run down the middle of a street.

1. Historical Summary⁴

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger-than-life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager (Figure 4 and Figure 5).

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The seven designs which were built were:

- *Kia Ora – Jack Hoggard*
- *York - Penty and Blake*
- *Domus – Joshua Charlesworth*
- *Spero - Penty and Blake*
- *Design No. 3 - Samuel Hurst Seager and Cecil Wood*
- *Young New Zealander – William Gray Young*
- *Suburban – Penty and Blake*

⁴ Seddon's State Houses, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.


Initially, there were 25 houses built as part of the Heretaunga Settlement in 1906 (the 25 properties indicated on the map in Figure 2). However, the Labour Department constructed three more buildings in 1908 using a mixture of ferro-concrete and timber in an attempt to reduce building costs after the builders of the 25 Heretaunga Settlement buildings complained of the costs to construct them. These were 11, 13, and 15 Patrick Street (Figure 7) – built on the western side of the street and notably not to any of the seven established designs of the 1906 Heretaunga Settlement buildings of two years prior. These three dwellings were designed by Woburn Temple, a significant architect of the early 20th century. Woburn was born in London and moved to New Zealand in c.1906. Although he established his own Auckland practice he was soon recruited by the Department of Labour as an architect to oversee the housing programme established by the Workers' Dwelling Act of 1905. Temple's work standardised and simplified the house plans that had initially been established by architectural design competitions.

Of the 25 houses built as part of the Heretaunga Settlement in 1906, 24 remain (229 The Esplanade was demolished due to poor maintenance).

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.

In 1984, Barbara Fill was commissioned by the Historic Places Trust (now Heritage New Zealand Pouhere Taonga) to research the and document the history of the street. In 1989, following submissions and a hearing, the Patrick Street Historic Precinct was included in the Petone Borough District Scheme by way of a Plan Change (PC #47, Review No. 3). The Precinct was formally opened by the Governor General, Sir Paul Reeves, later that year. In 2006, the street celebrated its centenary, and Prime Minister Helen Clark gave a speech which outlined the history of the area and its significance both locally, regionally, nationally, and perhaps internationally. As part of the centenary celebrations, research was undertaken to ascertain if the Patrick Street Precinct had any international equivalent worldwide. To the best of the researcher's knowledge no equivalent was found, making the place likely to be of international significance as a unique example of early 20th century state housing.

For many years the Patrick Street Historic Precinct was on a bus tour run by the Petone Historical Society and Hutt City Council during Hutt Valley's Heritage week celebrations. Residents of the street have also hosted numerous tours of the street over the years as part of the Wellington Heritage week festival.



WORKERS' DWELLINGS
IN
HERETAUNGA SETTLEMENT
PETONE BOROUGH
FOR
Lease with Right to Acquire the Freehold.

NOTICE is hereby given that Applications for the under-mentioned Workers' Dwellings will be received at this office, subject to the provisions of "The Workers' Dwellings Act, 1905," and its amendments and regulations made thereunder, from 10 o'clock a.m. on MONDAY, the 10th day of SEPTEMBER, 1906, to 4 o'clock p.m. on FRIDAY, the 14th day of SEPTEMBER, 1906.

Applications must be accompanied by a deposit of one month's rent of the highest rented dwelling in the class and under the mode chosen, together with the sum of £1 ls. to defray the cost of the preparation and registration of the lease.

Applications will be required to appear before the Land Board, at the Old Fellows' Hall, Petone, on Tuesday, the 25th day of September, 1906, at 10 o'clock a.m., or at the District Lands Office, Government Insurance Buildings, Wellington, on Wednesday, the 26th day of September, 1906, at 10 o'clock a.m., to answer any questions or produce such evidence as the Board deems necessary.

The ballot for the dwellings, if there is more than one applicant for the same dwelling, will be held at the Old Fellows' Hall, Petone, on Friday, the 28th day of September, 1906, at 10 o'clock a.m. Possession will be given immediately on the completion of the dwellings.

Copies of the regulations may be obtained on application, and stamps inspected at the Post-office, Petone; the Borough Council Office, Petone; and the District Lands Office, Government Insurance Buildings, Wellington.

WORKERS' DWELLINGS

FOR LEASE BY TENDERS, AT 10 O'CLOCK A.M. ON MONDAY, THE 10TH DAY OF SEPTEMBER, 1906, AT THE DISTRICT LANDS OFFICE, WELLINGTON.

Design	Area	Number of Dwellings	Estimated Rent	Estimated Value
Design A	1/2	10	£10 0 0	£100 0 0
Design B	1/3	10	£10 0 0	£100 0 0
Design C	1/4	10	£10 0 0	£100 0 0
Design D	1/5	10	£10 0 0	£100 0 0
Design E	1/6	10	£10 0 0	£100 0 0
Design F	1/7	10	£10 0 0	£100 0 0
Design G	1/8	10	£10 0 0	£100 0 0
Design H	1/9	10	£10 0 0	£100 0 0
Design I	1/10	10	£10 0 0	£100 0 0
Design J	1/11	10	£10 0 0	£100 0 0
Design K	1/12	10	£10 0 0	£100 0 0
Design L	1/13	10	£10 0 0	£100 0 0
Design M	1/14	10	£10 0 0	£100 0 0
Design N	1/15	10	£10 0 0	£100 0 0
Design O	1/16	10	£10 0 0	£100 0 0
Design P	1/17	10	£10 0 0	£100 0 0
Design Q	1/18	10	£10 0 0	£100 0 0
Design R	1/19	10	£10 0 0	£100 0 0
Design S	1/20	10	£10 0 0	£100 0 0
Design T	1/21	10	£10 0 0	£100 0 0
Design U	1/22	10	£10 0 0	£100 0 0
Design V	1/23	10	£10 0 0	£100 0 0
Design W	1/24	10	£10 0 0	£100 0 0
Design X	1/25	10	£10 0 0	£100 0 0
Design Y	1/26	10	£10 0 0	£100 0 0
Design Z	1/27	10	£10 0 0	£100 0 0
Design AA	1/28	10	£10 0 0	£100 0 0

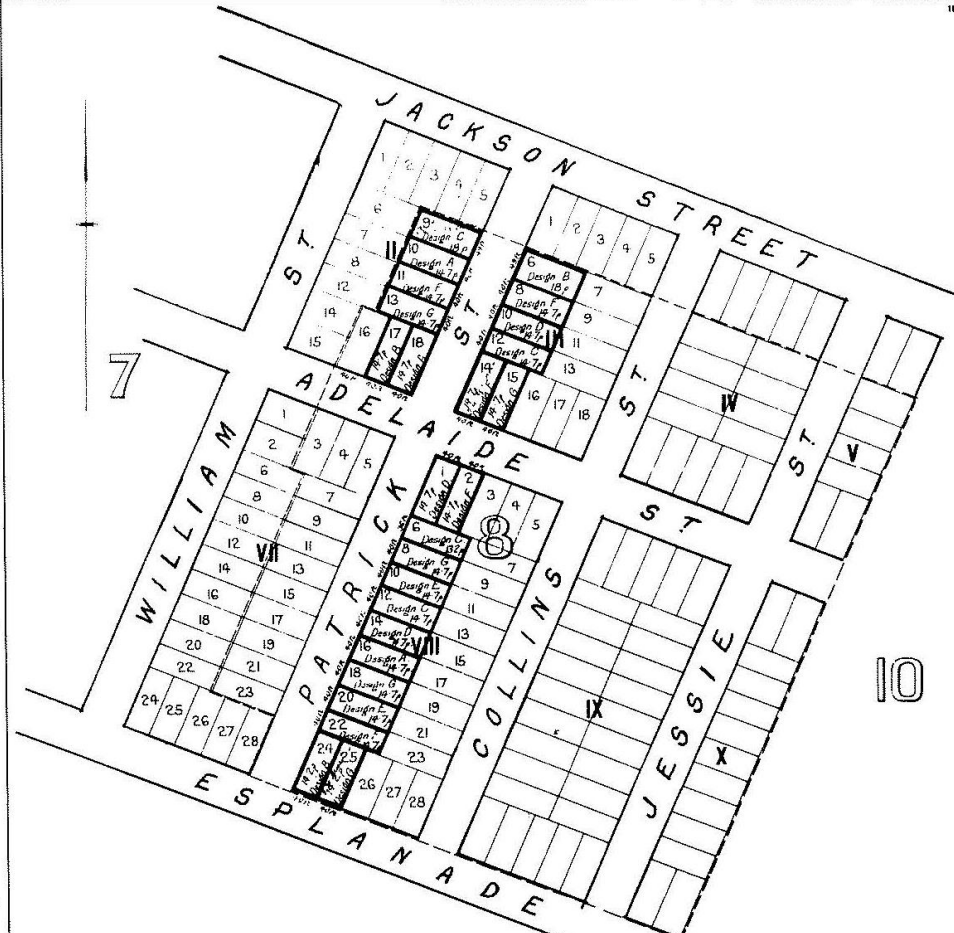


Figure 2: Advertisement for the 'Workers Dwellings in the Heretaunga Settlement', 23 August 1906.
Source: HNZPT 1984 Booklet



Figure 3: Patrick Street and the new workmen's houses 1909.
Source: MCH, ID: H11-B



Figure 4: Models of the 'Workers Dwellings' displayed at the International Exhibition at Christchurch held between November 1906 and April 1907.
Source: HNZPT 1984 Booklet



Figure 5: Full-scale 'Workers Dwelling' built for the International Exhibition at Christchurch held between November 1906 and April 1907, designed by Samuel Hurst Seager and Cecil Wood.
Source: HNZPT 1984 Booklet

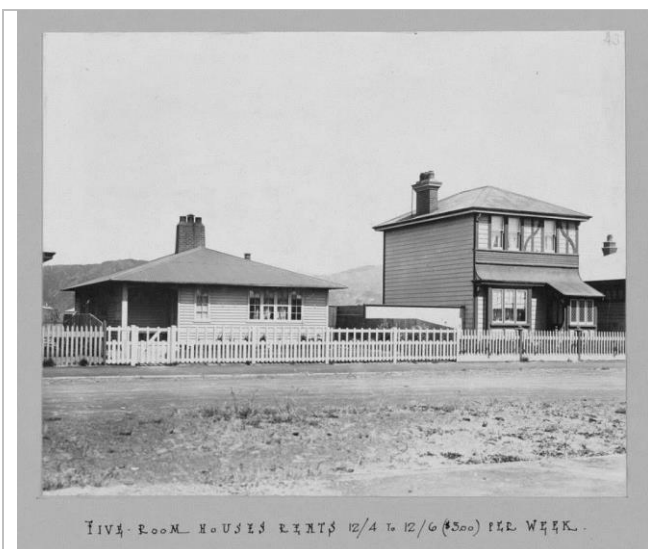


Figure 6: 4 (left) and 6 (right) Patrick Street – built in 1906 as part of the Heretaunga Settlement scheme.
Source: Harvard Art Museums



Figure 7: Left to right – 15, 13, and 11 Patrick Street⁵, built in 1908 by the Labour Department.
Source: Harvard Art Museums

⁵ When the houses were built in 1908 the street numbering ran in the opposite direction, these houses are now (left to right) 11, 13, and 15 Patrick Street, and have been heavily modified.



Figure 8: 2 Patrick Street, built in 1906 as part of the Heretaunga Settlement scheme, photographed in 1908.
Source: ATL, ID: PA1-O-195-20-2



Figure 9: 13 Patrick Street, built in 1908 by the Labour Department.
Source: ATL, ID: PA2-O-282-23-6



Figure 10: 'Domus' design.
Source: HNZPT 1984 Booklet

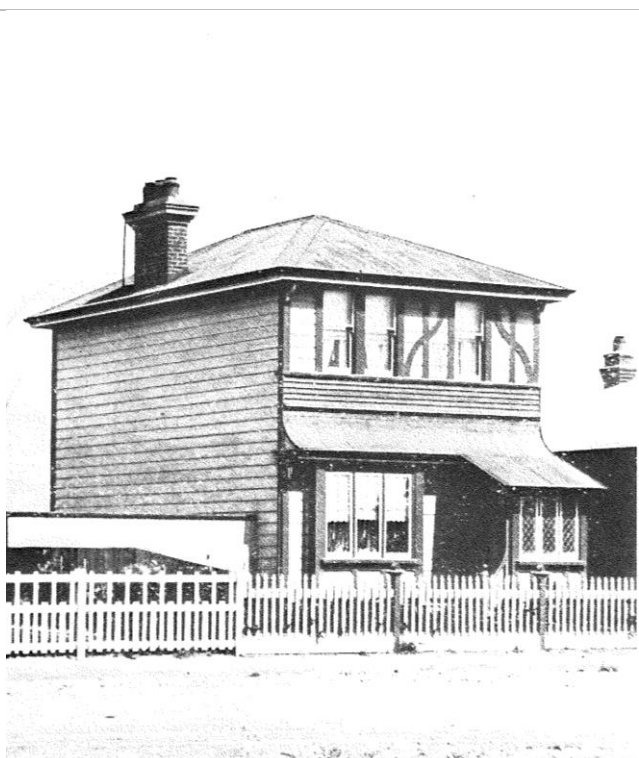


Figure 11: 'Kia Ora' design.
Source: HNZPT 1984 Booklet

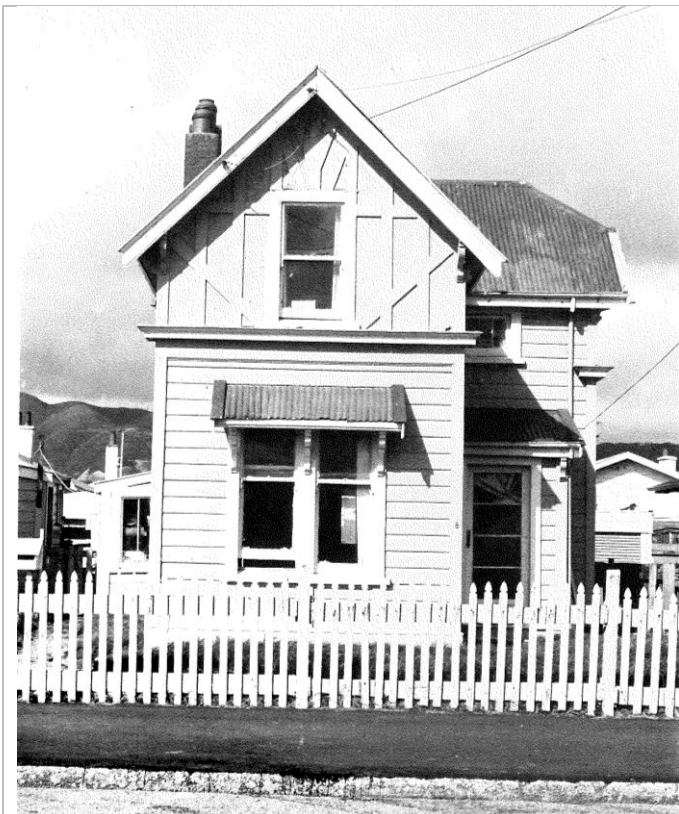


Figure 12: 'Spero' design.
Source: HNZPT 1984 Booklet



Figure 13: 'Suburban' design.
Source: HNZPT 1984 Booklet

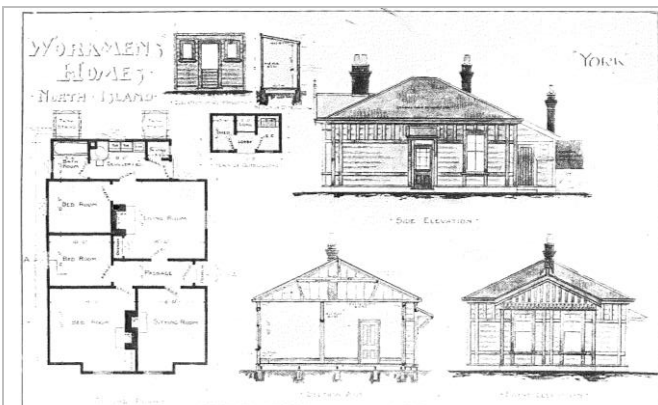


Figure 14: Drawings for the 'York' design.
Source: HNZPT 1984 Booklet



Figure 15: 'York' design.
Source: HNZPT 1984 Booklet

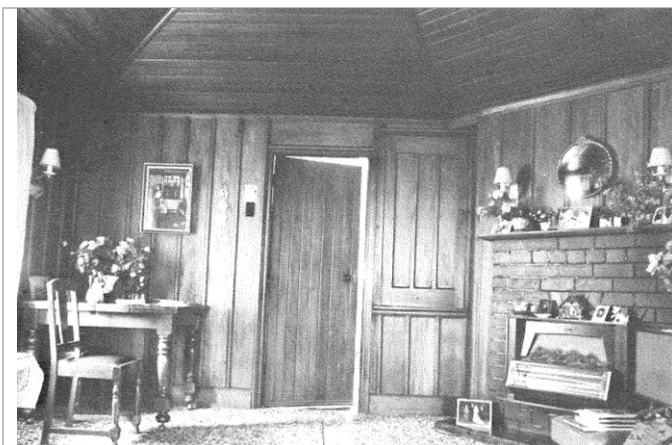


Figure 16: Interior of 'Design No. 3'.
Source: HNZPT 1984 Booklet



Figure 17: 'Design No. 3'.
Source: HNZPT 1984 Booklet



Figure 18: Drawings for the 'Young New Zealander' design.
Source: HNZPT 1984 Booklet

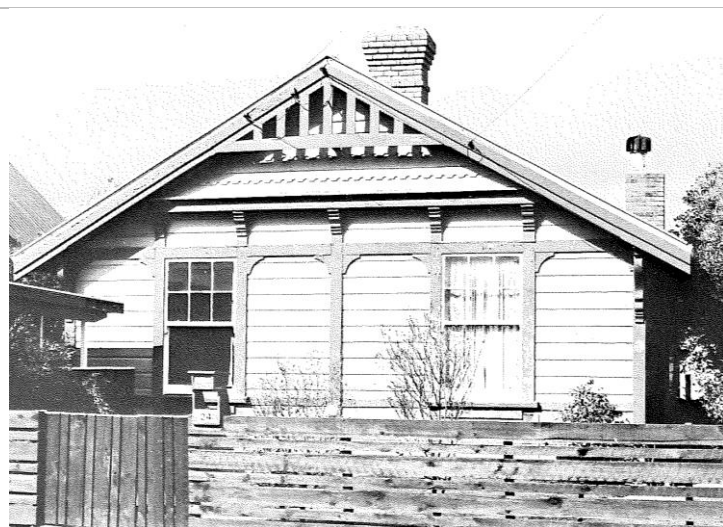


Figure 19: 'Young New Zealander' design.
Source: HNZPT 1984 Booklet



Figure 20: Current 'extent of place' for HNZPT Historic Area with 12 buildings included.
Source: HNZPT



Figure 21: Current HCC extent of place with Appendix 1 Buildings indicated with hatch and a star, and Appendix 2 buildings indicated with only a star.
Source: HCC District Plan

2. Physical Description

2.1 Setting - Site Description

The buildings of the 1906 Heretaunga Settlement scheme are built on Adelaide Street and Patrick Street, with one building also facing onto the Esplanade at the bottom of Patrick Street. The area is located in Petone, Wellington. Patrick Street runs on a north to south axis and is intersected by Adelaide Street which runs on an east to west axis. The area is flat with wide roads and is located in close proximity to the water's edge to the south of the area. The surrounding areas are entirely residential.

2.2 Buildings or Structures Included

- 43 Adelaide Street – 'Suburban', Penty & Blake
- 45 Adelaide Street - 'Spero', Penty and Blake
- 47 Adelaide Street - 'Kia Ora', Jack Hoggard
- 49 Adelaide Street - 'Design No. 3', Samuel Hurst Seager and Cecil Wood
- 52 Adelaide Street - 'Domus', Joshua Charlesworth
- 54 Adelaide Street – 'Young New Zealander', William Gray Young
- 2 Patrick Street - 'Young New Zealander', William Gray Young
- 4 Patrick Street – 'Kia Ora', Jack Hoggard
- 6 Patrick Street - 'Design No. 3', Samuel Hurst Seager and Cecil Wood
- 8 Patrick Street – 'Spero', Penty and Blake

- 10 Patrick Street – ‘Domus’, Joshua Charlesworth
- 12 Patrick Street - ‘York’, Penty and Blake
- 14 Patrick Street - ‘Kia Ora’, Jack Hoggard
- 16 Patrick Street – ‘Design No. 3’, Samuel Hurst Seager and Cecil Wood
- 18 Patrick Street – ‘York’, Penty and Blake
- 19 Patrick Street - ‘Design No. 3’, Samuel Hurst Seager and Cecil Wood
- 20 Patrick Street - ‘York’, Penty and Blake
- 21 Patrick Street - ‘Young New Zealander’, William Gray Young
- 22 Patrick Street – ‘Domus’, Joshua Charlesworth
- 23 Patrick Street - ‘Spero’, Penty and Blake
- 24 Patrick Street - ‘Young New Zealander’, William Gray Young
- 25 Patrick Street – ‘York’, Penty and Blake
- 26 Patrick Street - ‘Suburban’, Penty & Blake
- 227 The Esplanade - ‘Suburban’, Penty & Blake

2.3 Existing Listing/Scheduling Status of Individual Items and Area

The 24 buildings listed above currently have a mixture of existing protection between both HNZPT and HCC (Figure 20 and Figure 21). The Historic Area listed by HNZPT contains 12 individual Heretaunga Settlement Buildings and these same 12 buildings are scheduled in HCC’s current ‘Appendix 1 Historic Heritage’ inventory. Two additional buildings are scheduled in HCC’s Appendix 2 Historic Heritage inventory but are not included in HNZPT’s Historic Area. An additional 10 buildings have been identified as being original to the Heretaunga Settlement but currently have no heritage protection with either HNZPT or HCC. This mixture of protection is summed up in the below table:

Table 1 - Current Heritage Protection for Heretaunga Settlement Buildings

Building Address	HNZPT Historic Area	HCC Appendix 1	HCC Appendix 2
43 Adelaide Street	Yes	Yes	No
45 Adelaide Street	No	No	No
47 Adelaide Street	No	No	No
49 Adelaide Street	No	No	Yes
52 Adelaide Street	No	No	Yes
54 Adelaide Street	Yes	Yes	No
2 Patrick Street	Yes	Yes	No
4 Patrick Street	Yes	Yes	No
6 Patrick Street	No	No	No
8 Patrick Street	Yes	Yes	No
10 Patrick Street	Yes	Yes	No
12 Patrick Street	No	No	No
14 Patrick Street	Yes	Yes	No
16 Patrick Street	Yes	Yes	No
18 Patrick Street	Yes	Yes	No
19 Patrick Street	Yes	Yes	No
20 Patrick Street	No	No	No
21 Patrick Street	No	No	No
22 Patrick Street	Yes	Yes	No
23 Patrick Street	No	No	No
24 Patrick Street	Yes	Yes	No
25 Patrick Street	No	No	No
26 Patrick Street	No	No	No
227 The Esplanade	No	No	No

3. Evaluation⁶

3.1 Historic Values	Exceptional
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: Exceptional Explanation: The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of the time which the government identified as essential to housing the growing number of workers.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	Level of Significance: None Explanation: The place is not known to be associated with any particular important historic events.
<i>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.</i>	Level of Significance: Exceptional Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i>	Level of Significance: High Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	Exceptional
<i>i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.</i>	Level of Significance: Unknown Explanation: The archaeological significance of the area is unknown. There are no recorded archaeological sites on any of the subject properties within the area.
<i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	Level of Significance: Exceptional Explanation: The architectural qualities of the place has exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.
<i>iii) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.</i>	Level of Significance: Moderate Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
<i>iv) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.</i>	Level of Significance: High Explanation: The majority of the buildings have remained largely unmodified, however some buildings have undergone some modification over time, reducing their integrity value. Others have

⁶ Criteria taken from GWRC RPS.

	<i>been modified and later restored with some of their original features. As a whole, the group has high integrity value.</i>
v) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As a very early 20 th century housing scheme, the place has high age value in the context of human occupation of the Wellington region.
vi) Group or Townscape - 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.	Level of Significance: Exceptional Explanation: The place has exceptional group value as the country's first state housing scheme, and creates a well-known townscape with landmark value.

3.3 Social Values	High
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.	Level of Significance: High Explanation: The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction. It was also the first attempt by the Government to improve the living conditions of workers and make owning a house more affordable. The creation of the Patrick Street Historic Precinct in 1989 was formally opened by the Governor General, Sir Paul Reeves, and in 2006 the Prime Minister, Helen Clark, made a speech on the street to celebrate the area's centenary.
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.	Level of Significance: High Explanation: The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area. The street often features in various annual heritage festivals with local residents leading tours of the historic area.

3.4 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Exceptional Explanation: The scheme is an exceptionally rare example of early state housing schemes in New Zealand.

3.5 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional Explanation: The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.

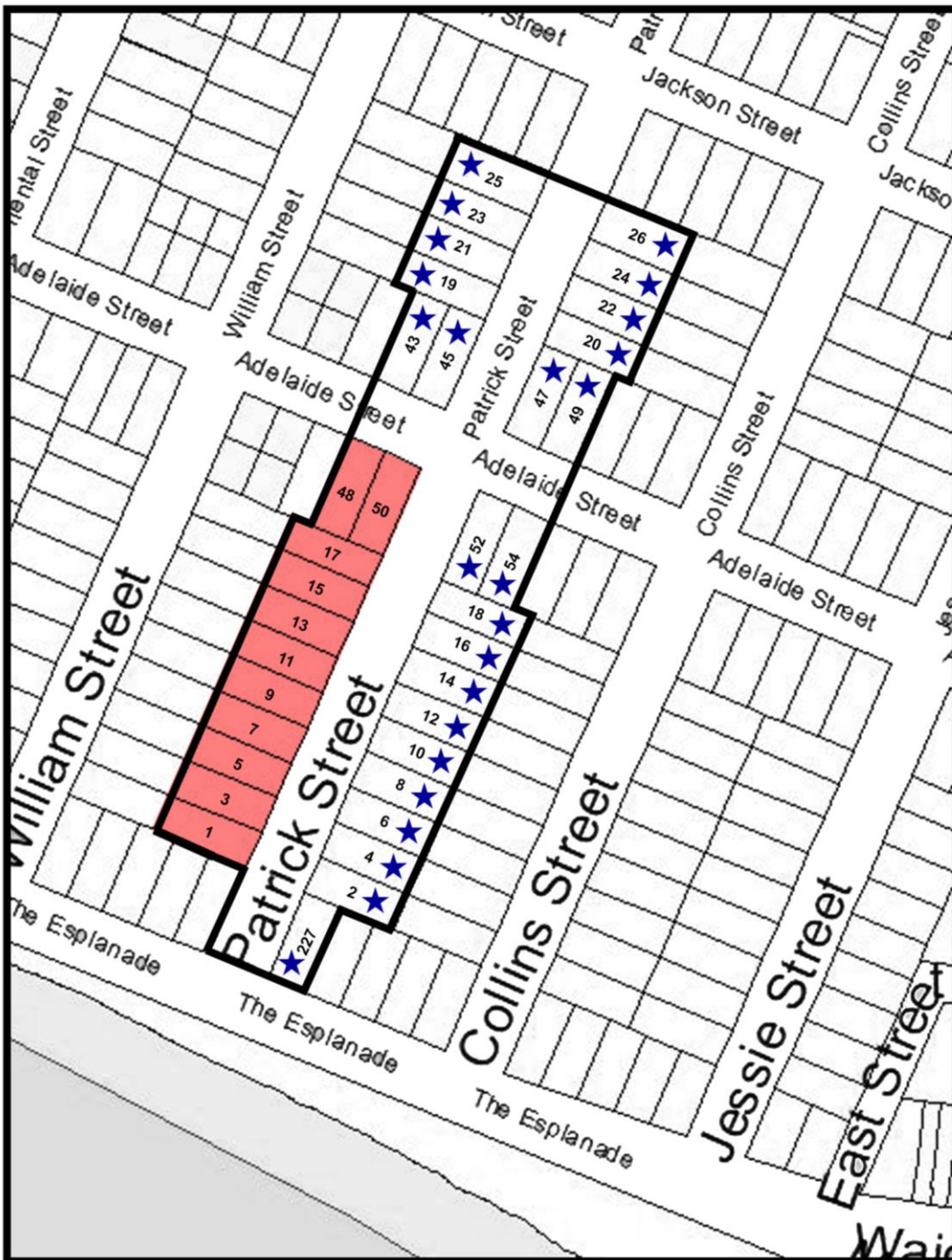
4. Recommendations

4.1 Scheduling Details

Unique Identifier	HA-02
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Thematic Reference	<i>Early Settlement/State Housing</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>See Table 1</i>
Recommended Changes	<ul style="list-style-type: none"> • <i>Add all buildings listed in Table 1 to proposed 'Schedule of HNZPT Listed Items'</i> • <i>Add all buildings listed in Table 1 to proposed 'Heretaunga Settlement Heritage Area'</i> • <i>Recommend all buildings which aren't already listed within HNZPT's historic area to be added to the listing</i>
Extent of Place/Listing	<i>See Section 4.2 Below</i>
Primary Feature of Listing:	<i>1906 Heretaunga Settlement Houses</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

4.2 Extent of Place



- Unscheduled Contributing Buildings/Areas
- Boundary of Heritage Area
- ★ Proposed Individually Scheduled Buildings

Figure 22: Proposed 'extent of place' for HCC Heretaunga Settlement Historic Area with 24 buildings included.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Heritage Inventory Assessment Form *HISTORIC AREAS*

HA-03 Hutt Road Railway Heritage Area

Hutt Road, Hector Street, Nelson Street, John Street, and Richmond Street, Petone



*Figure 1: The Petone Rail Workshops and workers on Hutt Road, c.1880's.
Source: ATL*

Historic Heritage Areas (HHA) are groupings of interrelated, but not necessarily contiguous, places or features that collectively represent historic value. These individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape. The emphasis is on the collective values of the area, rather than the significance of individual

places.¹ Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.²

Criteria for Historic Heritage Areas:³

- *Patterns of historical development, visual changes in historic character, natural features/landforms, historic features, land-use or modern barriers (such as a motorway)*
- *The heritage values of the area and how they manifest spatially*
- *Key heritage features/contributing places of the area*
- *What is included and what is excluded – is it clear?*
- *The immediate setting and whether the boundary contextualises the historic heritage values adequately*
- *The area as a whole. An HHA should not have gaps or holes, instead, non-contributing places within the area should be identified as such*
- *Likewise, a boundary should run around, rather than through a space, street or land parcel. Avoid boundaries that run down the middle of a street.*

1. Historical Summary⁴

During the early 1870s, Julius Vogel, the Colonial Treasurer, promoted an ambitious scheme to develop a national railway system in New Zealand. One of the first sections of this line to be developed was the Wellington to Napier line and the first portion to be laid was that between Wellington and the Hutt which would run to Featherston through Belmont. The first railway workshops in the Wellington region were near Wellington's first railway station at Pipitea Point. The Pipitea Workshops site had not long been in operation when the volume of work required of it expanded beyond its capacity. Several sites for a new railway workshops facility were suggested, and it was eventually decided that Petone was the best option. In 1876, a small start was made on the new facility with the construction of a shed for the storage of four new locomotives. The Petone Workshops did not start to take properly take shape until 1878 when the Pipitea Workshops were destroyed in a fire and work began in earnest to upgrade the small Petone site. Many of the buildings that would comprise the workshops facilities were erected between 1878 and 1881, though the nature of the site allowed for the later construction of other buildings as required. At the time, Western Hutt Road did not exist, and the Railways Department owned all of the land up to the base of the hills. As a result of this massive expansion, a vast number of cottages to house the workers were established in the immediate area, many of which are still standing today. This was prior to the establishment of the Frankton factory (1921) which mass produced kitset prefabricated cottages in standard designs, as seen in Moera after the Petone Workshops were disestablished, but some of these are evident in the Hutt Road Railways Area, having been built in the decade between the Frankton factory being established and the closing of the Petone Workshops (1921-1929). These housing areas were located to the north of the workshops, to provide some separation between the industrial workplace and residential dwellings.

The establishment of these workshops helped to make Petone a thriving industrial centre, in addition to the woollen mills, meat processing complexes, and car assembly plants. However, the facility was greatly restricted by its location between the original main line and Main Hutt Road. As the Railways grew, the Petone Workshops became increasingly crowded and cramped, with primitive working conditions and increasingly outmoded machinery. At this time, an assessment of the situation at Petone was undertaken and as a result it was recommended that new Workshops designed to contemporary standards be built to replace the Petone Workshops. Planning began in 1925, with tenders being called for site preparation and for construction of the main buildings in 1926 at Woburn in Lower Hutt, where the Hutt Railway Workshops still stand today.

¹ *Methodology and Guidance for Evaluating Auckland's Historic Heritage, 2020*

² *HNZPT Info Sheet 17, 2007*

³ *Methodology and Guidance for Evaluating Auckland's Historic Heritage, Section 9.1.1, 2020*

⁴ *Hoy, Douglas, 'The Hutt Valley Branch - Rails Out Of The Capital: Suburban Railways,' (1970); and Cameron, Walter Norman, 'A Line Of Railway: The Railway Conquest of the Rimutakas' (1976); and IPENZ Heritage Register – Hutt Workshops*

Source: ATL



Figure 3: Workers inside the Petone Railway Workshops in 1903.
Source: ATL, ID: APG-0022-1-2-G



Figure 4: The interior of the workshops, 1915.
Source: ATL: APG-07491-2-G

2. Physical Description

2.1 Setting - Site Description

The area which comprises the Hutt Road Railways Heritage Area is centred around a section of Hutt Road which begins with its intersection with Riddlers Crescent to the south and continues until the overbridge which crosses the railway line to the north. A number of streets branch off this central Hutt Road 'spine' of the area, including Hector Street (which includes a number of unusual semi-detached houses), Nelson Street, Richmond Street, John Street, and Mill Road. The area is generally flat and is bordered by the railway line to the west.



Figure 5: Villas at the northern end of Hutt Road.



Figure 6: 107 Railway Cottage on Hutt Road.



Figure 7: 101 Villa on Hutt Road



Figure 8: Villa at 103 Hutt Road



Figure 9: Railway Cottage at 109 Hutt Road



Figure 10: Railway Cottage at 111 Hutt Road



Figure 11: Railway Cottage at 113 Hutt Road



Figure 12: Railway Cottage at 115 Hutt Road



Figure 13: Semi-detached houses on Hector Street.



Figure 14: Semi-detached houses on Hector Street.



Figure 15: Semi-detached houses on Hector Street.



Figure 16: Semi-detached houses on Hector Street.



Figure 17: Railway cottage at 4 Mill Road.



Figure 18: Railway cottage at 1 Mill Road.

2.2 Buildings or Structures Included

The various dwellings within the area vary in design, size, and age, but almost all are timber-framed, single storey, and were built during the late 19th or early 20th century. Some of these, particularly around Mill Road, are George Troup's standardised designs which were built during 1921-1929. Please see the accompanying spreadsheet, and the extent of place defined in Section 4.2, for a full list of all the properties included within the area.

2.3 Existing Listing/Scheduling Status of Individual Items and Area

The buildings listed above currently have no heritage protection in any form. It is proposed that they be included as Heritage Areas in HCC's revised District Plan in a separate appendix to individual items.

3. Evaluation⁵

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: <i>The place is associated with late 19th and early 20th century industrial development in the Lower Hutt area, and an associated scheme to provide accommodation for rail workers and their families.</i>

⁵ Criteria taken from GWRC RPS.

ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any notable historic 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.	Level of Significance: Moderate Explanation: The place has an indirect association with George Troup – prominent Railways architect – who designed and facilitated the kitset prefabricated cottages manufactured in Frankton, some of which are present in the Petone area, though these were after the heyday of the Petone Rail Workshops.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place has high social significance for generations of workers who were employed at Petone Railway Workshops and their families who were housed in the provided cottages.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: High Explanation: The site the workshops were located on has high archaeological significance. There is a recorded archaeological site designated to the workshops on the ArchSite database, R27/672.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The dwellings reflect a range of architectural styles from the late 19 th and early 20 th century, some of which were designed by George Troup to a standardised design used across the country.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: High Explanation: Most of the dwellings used traditional methods and materials for the time period. Those cottages which were manufactured at a factory in Frankton have particularly high technological significance.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: As a group, the identified area has high integrity value overall, despite some modern buildings sitting in the area and general modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As most of the dwellings were built in the early 20 th century, they demonstrate moderate age value.
	Level of Significance: High

vii) Group or Townscape - 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.	Explanation: The place has group value as a collective which were mostly constructed to house railways workers and contribute to the heritage values of the wider townscape.
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3.3 Social Values	High
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.	Level of Significance: High Explanation: The place has high sentimental value for the generations of workers who were employed at the workshops and their families who lived in the provided dwellings.
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.	Level of Significance: Moderate Explanation: The place has moderate recognition value as the group of dwellings are somewhat well-known by the local community and contribute to a sense of shared history and identity in the Petone area.

3.4 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: The group of dwellings has high rarity value as an intact group of residences built to house rail workers.

3.5 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The group of dwellings are a good representative of their type.

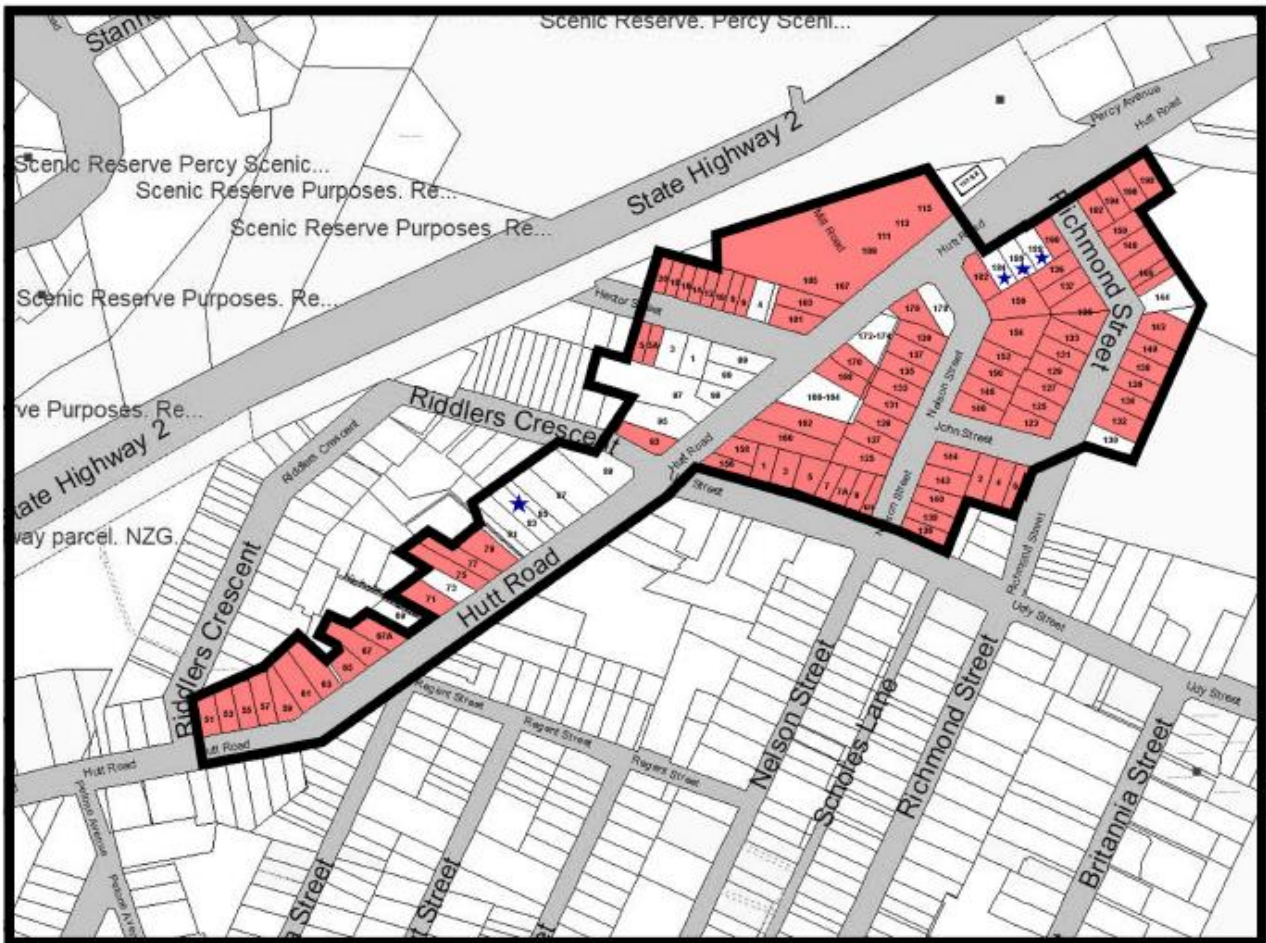
4. Recommendations

4.1 Scheduling Details

Unique Identifier	HA-03
Thematic Reference	Early Settlement/Transport
Overall Heritage Significance	High
Importance Level	Local
Current Protection	None
Recommended Changes	Add to proposed 'Schedule of Heritage Areas'
Extent of Place/Listing	See Section 4.2 Below
Primary Feature of Listing:	Late 19 th /Early 20 th Century Dwellings and Railway Cottages
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

4.2 Extent of Place

Hutt Road Railway Area






-  **Unscheduled Contributing Buildings/Areas**
-  **Boundary of Heritage Area**
-  **Proposed Individually Scheduled Buildings**

Figure 19: Extent of place for the Hutt Road Railways Heritage Area.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Heritage Inventory Assessment Form *HISTORIC AREAS*



HA-04 Jackson Street Heritage Area

Jackson Street, Petone



*Figure 1: Looking down Jackson Street, Petone, in 1924.
Source: ATL, ID: 1/2-048297*

Historic Heritage Areas (HHA) are groupings of interrelated, but not necessarily contiguous, places or features that collectively represent historic value. These individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape. The emphasis is on the collective values of the area, rather than the significance of individual

places.¹ Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.²

Criteria for Historic Heritage Areas:³

- *Patterns of historical development, visual changes in historic character, natural features/landforms, historic features, land-use or modern barriers (such as a motorway)*
- *The heritage values of the area and how they manifest spatially*
- *Key heritage features/contributing places of the area*
- *What is included and what is excluded – is it clear?*
- *The immediate setting and whether the boundary contextualises the historic heritage values adequately*
- *The area as a whole. An HHA should not have gaps or holes, instead, non-contributing places within the area should be identified as such*
- *Likewise, a boundary should run around, rather than through a space, street or land parcel. Avoid boundaries that run down the middle of a street.*

1. Historical Summary⁴

Petone became the first European settlement in New Zealand. Despite early setbacks such as flooding and earthquakes, resulting in many settlers relocating to the other side of the harbour to establish Wellington City, the people of Petone soon built a thriving community of houses, shops, and industries. Early industries that sprouted up after the railway line reached Petone in 1874 were labour-intensive and included the Gear Meatworks, the Railway Workshops, and the Wellington Woollen Mills, all of which drew large numbers of workers to Petone, where housing was cheap. The town needed a business and shopping hub, and it was soon formed when merchants bought land along the edge of a property owned by Edwin Jackson. Jackson arrived in New Zealand in 1857 and settled in Petone in 1868. He set up in business as a farmer and bricklayer, and eventually acquired a substantial block of land in the town which he subsequently subdivided with unsurveyed rights of way, which is the reason why Jackson Street is so crooked in alignment. He was a member of the Petone Town Board and Borough Council. He died in 1896.

The thoroughfare that was to become Jackson Street however, lacked any formal design because development was not regulated. The early Jackson Street was by no means straight, and it varied greatly in width along its length. It extended from the old Petone Avenue (now Nelson Street) to Beach Street, with access to Hutt Road via an informal track across Maori-owned land. Jackson Street was extended when the land was bought by the borough solicitor on behalf of the Crown in 1888. The first shop was a general store built by a Mr Moss in 1880 on the corner of Jackson Street and what is now Nelson Street. The next shop was also a general store owned by Dave Wilkie on the corner of Sydney Street. The first school in Petone was opened in 1882 at Johnson's Hall in Sydney Street, but it was soon moved to near the corner of Jackson Street and Beach Street. However, by 1905 the number of pupils was about 900, so a new school was opened at Price's Folly in Campbell Terrace, and later in western Jackson Street – giving the street two schools.

By the early 1900's Jackson Street was the hub of Hutt Valley commercial activity. New council chambers were built in 1903 on the corner of Bay Street, and a town clock was installed in 1913. Jackson Street's haphazard alignment, however, was still a problem. It was finally remedied after a Mr C Tringham proposed to build a large block of shops on Jackson Street from Nelson Street west. The local council decided to enforce a new building line. Twenty-eight buildings extended beyond the new boundary. Structurally sound buildings were jacked up and moved back by up to five metres, such as the Liebezeits building at 129, and unsound buildings were bought and demolished. The project was completed in 1938, after delays brought about by the Great Depression of the 1930s.

¹ *Methodology and Guidance for Evaluating Auckland's Historic Heritage, 2020*

² *HNZPT Info Sheet 17, 2007*

³ *Methodology and Guidance for Evaluating Auckland's Historic Heritage, Section 9.1.1, 2020*

⁴ *Ian Bowman (2018); and HNZPT List Entry; and <https://www.jacksonstreet.co.nz/history/>; and <https://streetnames.nz/lower-hutt/petone/jackson-street/>*

By the 1950's several big employers, such as the Gear Meatworks and motor companies that had set up production lines in the 1920s and 30s, began to relocate or close. Jackson Street began to decline, and even the Palace, Grand, and State cinemas, and ballroom dancing at the Labour Hall in Beach Street (now the Lighthouse Cinema), could not stop people taking the cheap public transport into Wellington City. With this change in circumstance, Jackson Street fell into general decay. Long-established stores closed and even the council chambers were demolished. The clock however, survived and was moved over the road and installed in a new tower where it stands today at Doreen Doolan Mall. Developers who were demolishing and rebuilding in Wellington regarded Jackson Street as a place of little commercial potential. However, in an ironic twist, Jackson Street began a remarkable revival in the late 1980s, based largely on the interest in its old buildings.

In recent times, many buildings have been strengthened and refurbished, some to ensure they meet earthquake standards. Many of the old buildings have always housed residents above the shops, but several new low-rise apartment/retail buildings have emerged on the street. The Jackson Street Programme (JSP) was formed to promote the street as a heritage and shopping destination. In 1993 the JSP established new premises in the 1908 Police Station, which had been relocated from Elizabeth Street to its present site at 274b Jackson Street. In 1997 the Historic Places Trust granted Heritage Precinct status to Jackson Street (from Cuba Street to Victoria Street) – the only one in the Wellington region.



Figure 2: Edwin Jackson.
Source: Hutt City Libraries



Figure 3: Looking across Jackson Street, 1902.
Source: ATL



Figure 4: The Petone Council Chambers on Jackson Street (now demolished), c. 1913.
Source: ATL



Figure 5: Jackson Street, 1930.
Source: ATL



Figure 6: Aerial of Jackson Street, 1958.
Source: ATL



Figure 7: Jackson Street, 1978.
Source: Wellington recollect Archives



Figure 8: Jackson Street today.
Source: JSP



Figure 9: Jackson Street today.
Source: JSP



Figure 10: Jackson Street today.
Source: HCC



Figure 11: Jackson Street today.
Source: HCC

2. Physical Description

2.1 Setting - Site Description

The Jackson Street Heritage Area consists of buildings located along the length of, and on both sides of, Jackson Street, Petone, between the intersection with Victoria Street in the west, and the intersection with Cuba Street in the east. The street numbers of the buildings on both sides of Jackson Street run between numbers 75 to 374, though not all of the buildings included within this area are contributing heritage buildings. Please see Section 4.2 for a defined extent of place.

2.2 Buildings or Structures Included

The individual buildings and structures which make up the Jackson Street Heritage area feature a wide variety of architectural typologies, dates, and usage. Please see the individual assessment forms completed for each building for further information on individual buildings.

2.3 Existing Listing/Scheduling Status of Individual Items and Area

Jackson Street is currently scheduled in HCC's existing Appendix 3. The area is also listed as a Historic Area with HNZPT (#7369). None of the individual buildings are scheduled with HCC, nor listed with HNZPT. An assessment completed by HNZPT for the area and an independent assessment by Ian Bowman in 2018 have differing opinions on which specific buildings within the area merit individual protection. A cross-reference was made between the two reports and where there was consistency across both Bowman and HNZPT, the building was considered a 'primary' building and has been recommended for individual scheduling in HCC's Appendix 1 – these buildings are marked with a star on the map in Section 4.2 below. The extent of place shown on the map in Section 4.2 shows all contributing buildings, regardless of whether they are 'primary' heritage buildings or not.

3. Evaluation⁵

3.1 Historic Values	<i>High</i>
	<i>Level of Significance: High</i>

⁵ Criteria taken from GWRC RPS.

i) Themes - the place is associated with important themes in history or patterns of development.	Explanation: The place is associated with late 19 th and early 20 th century commercial development of Petone.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None
	Explanation: The place is not known to be connected to any historic 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.	Level of Significance: High
	Explanation: The place is associated with Edwin Jackson, a prominent early settler and landowner.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High
	Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: High
	Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional
	Explanation: The various buildings along the length of Jackson Street demonstrate an exceptional variety of architectural design.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High
	Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate
	Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High
	Explanation: As a group, the identified area has high integrity value overall, despite a handful of modern buildings sitting in the area.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High
	Explanation: As the place was established in the late 19 th and early 20 th century, it has high age value in the context of human occupation of the Wellington region.

vii) Group or Townscape - 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.	Level of Significance: High Explanation: The place has group value as a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place has landmark value to the local community.
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3.3 Social Values	High
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.	Level of Significance: High Explanation: The place has high sentimental value to the Petone community generally.
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.	Level of Significance: High Explanation: The place has high recognition value as the place is well-known by the local community and contributes to a sense of shared history and identity.

3.4 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: The place has high rarity value as a large, intact group of historic commercial buildings.

3.5 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	HA-04
Thematic Reference	Commercial/Civic
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HCC Appendix 3, HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of Heritage Areas'
Extent of Place/Listing	See Section 4.2 Below
Primary Feature of Listing:	Late 19 th and early 20 th century commercial buildings
Non-Contributing Fabric/Exclusions:	Modern buildings
Other Notes:	N/A

4.2 Extent of Place

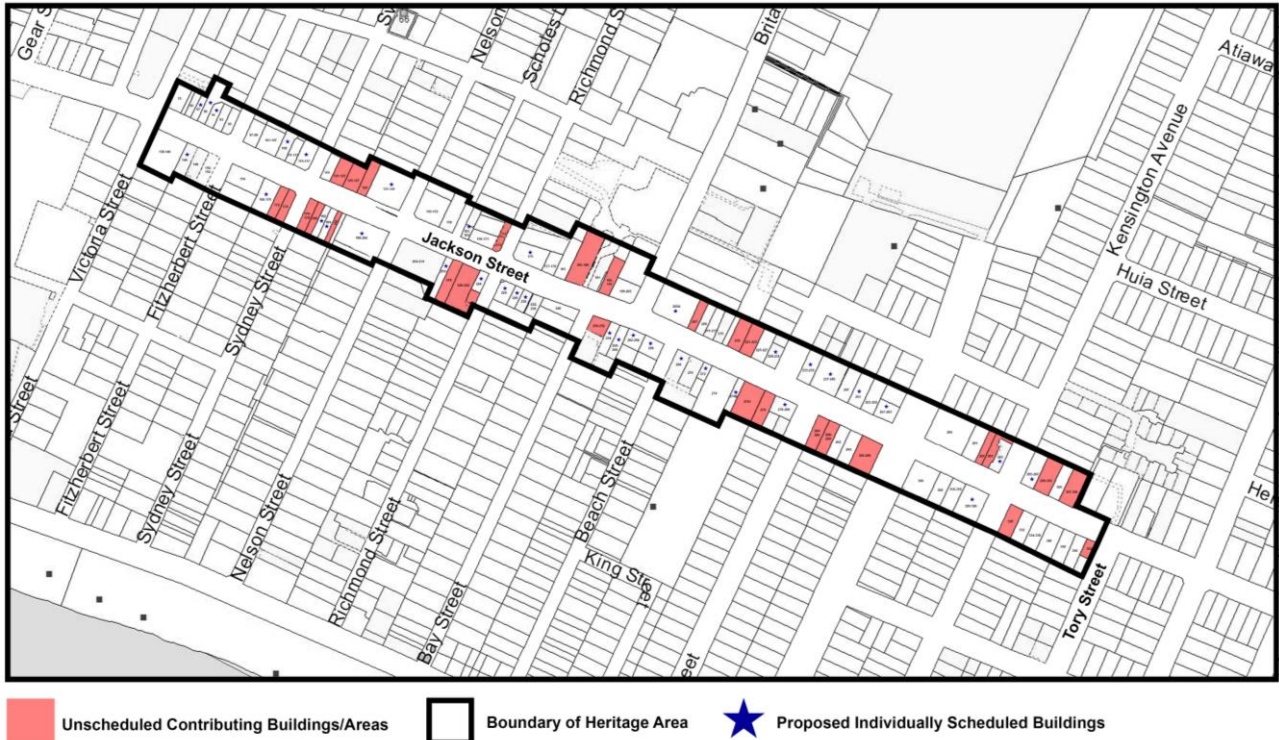


Figure 12: Extent of place for the Jackson Street Heritage Area.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Heritage Inventory Assessment Form *HISTORIC AREAS*



HA-05 Lower Hutt Civic Centre Heritage Area

Laings Road and Queens Drive, Lower Hutt



Figure 1: Aerial of the western end of the Lower Hutt Civic Centre, 1957.

Historic Heritage Areas (HHA) are groupings of interrelated, but not necessarily contiguous, places or features that collectively represent historic value. These individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape. The emphasis is on the collective values of the area, rather than the significance of individual

places.¹ Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.²

Criteria for Historic Heritage Areas:³

- Patterns of historical development, visual changes in historic character, natural features/landforms, historic features, land-use or modern barriers (such as a motorway)
- The heritage values of the area and how they manifest spatially
- Key heritage features/contributing places of the area
- What is included and what is excluded – is it clear?
- The immediate setting and whether the boundary contextualises the historic heritage values adequately
- The area as a whole. An HHA should not have gaps or holes, instead, non-contributing places within the area should be identified as such
- Likewise, a boundary should run around, rather than through a space, street or land parcel. Avoid boundaries that run down the middle of a street.

1. Historical Summary⁴

The land area now known as Riddiford Park or Riddiford Gardens has varied significantly in extent over time. Originally a rough grass paddock to the east of the southern end of High Street, it was bought, prior to potential subdivision, by the Borough Council for public recreation in the early 1920s. Mayor W.T. Strand had his Resolution confirmed on 30 July 1923. At that time there was no road where Queens Drive is today, and Laings Road, where the Town Hall now stands, was lined on both sides by private houses. The name Riddiford Park was applied to the area after the Riddiford family provided money for the construction of an open-air swimming pool within it about 1926 (demolished in the 1980's).



Figure 2: The Riddiford Baths, and newly opened Civic Centre (left) in the 1960's.

Source: ALHI, ID: 996-84



Figure 3: Swimmers at the Riddiford Baths, 1960's.

Source: Old Wellington Region

¹ Methodology and Guidance for Evaluating Auckland's Historic Heritage, 2020

² HNZPT Info Sheet 17, 2007

³ Methodology and Guidance for Evaluating Auckland's Historic Heritage, Section 9.1.1, 2020

⁴ HNZPT List Entry; and <https://architecturenow.co.nz/articles/cinderella-lower-hutt-civic-precinct/>

By 1931, a substantial rock and alpine garden was in place. The Riddiford Baths, adjacent to what is now the corner of Queens Drive and Laings Road, occupied a substantial part of the park until demolition in March 1982. By 1932, the park contained an aviary, a dental clinic, Plunket Rooms and the Waimarie Croquet Club. Successive Councils gradually added more land to the park as the town centre expanded and the residential areas moved outwards.

Development in Riddiford Park initially followed two contrasting, and sometimes conflicting, trends:

- Beautification, by the planting of trees, shrubs, flower beds, rock gardens, and the laying out of paths and water features connected with the stream.
- Provision of sports facilities such as tennis courts, croquet and bowls lawns, and the construction of a major swimming pool.

The gardens, with their spectacular massed plantings of colourful annuals in large beds, have always attracted and enthralled visitors to the city, but the sports facilities have been, and are, extensively used by Hutt City residents and club members.

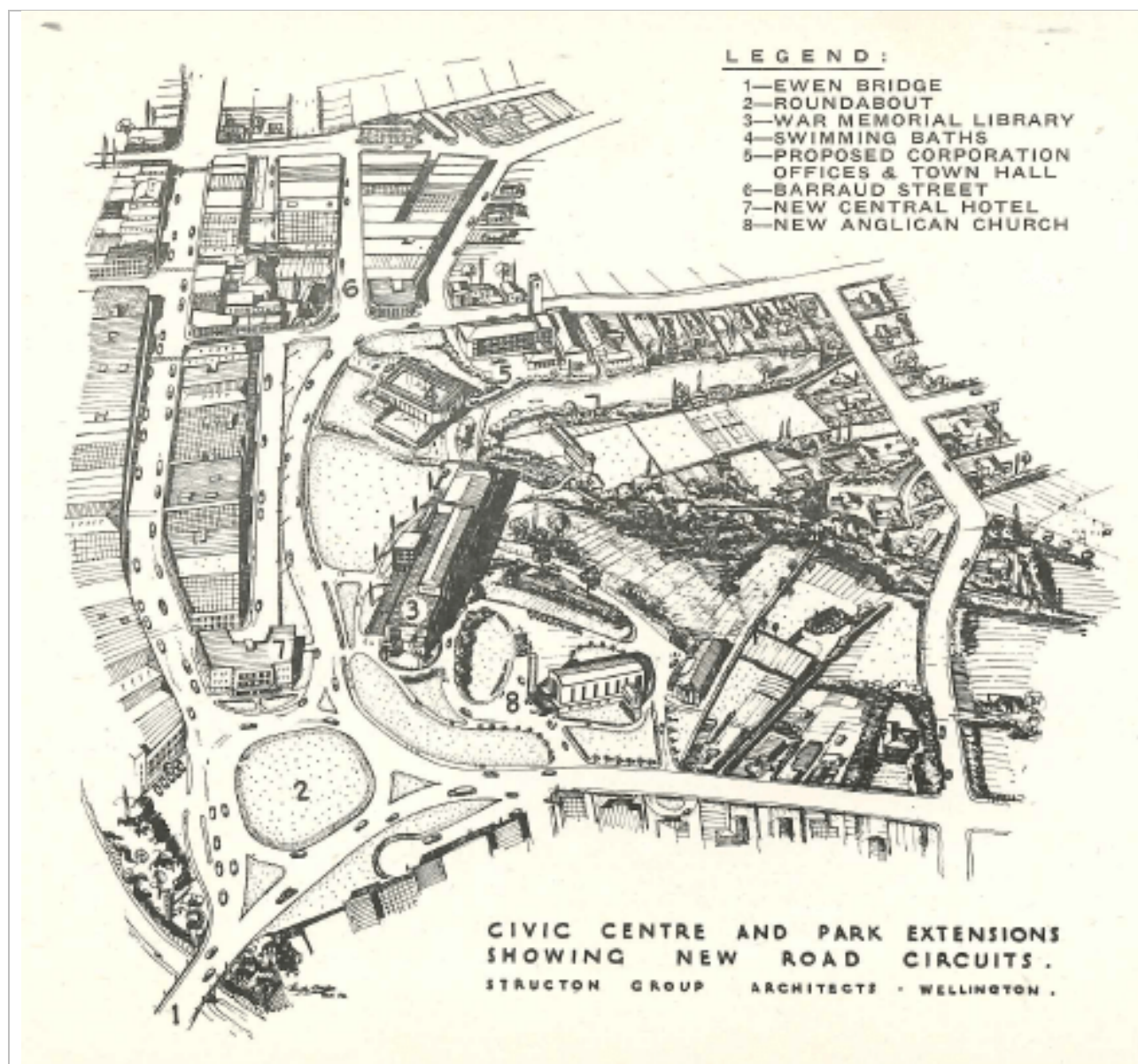


Figure 4: Plans drawn up for the Civic Centre by Structon Group Architects.
Source: HCC Archives

St James Church was the first of the buildings in the centre, completed in 1953, setting the tone for the style and urban design of the future civic centre. The present St James Church building is the fourth Hutt Valley church to hold that name. It was constructed in 1953, to replace the previous wooden building destroyed by fire in 1946. The design of the building by Ron Muston of the Structon Group was awarded a New Zealand Institute of Architects Gold Medal in 1954.

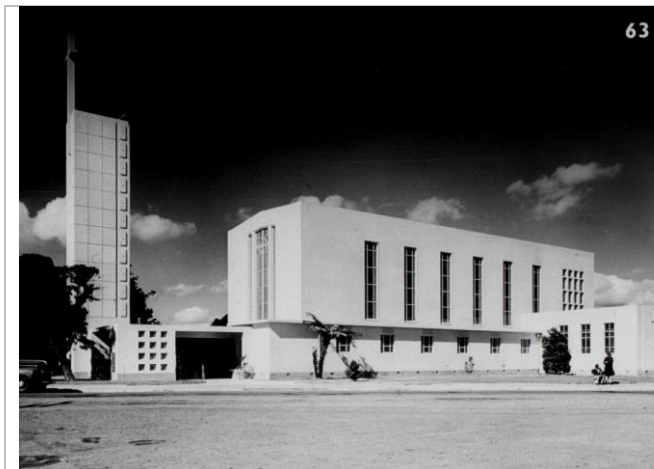


Figure 5: The completed church, 1953.
Source: HCC Archives



Figure 6: QEII visits the completed church, 1953.
Source: HCC Archives

The next building in the civic centre to be constructed was the Memorial Library and Little Theatre buildings in 1956. Ron Muston was asked to design the buildings to match the St James in style and the building was to house the library, auditorium and Plunket rooms. Initial plans from Structon Group were completed in November 1951 with approval of detailed plans in early 1952. Construction began on 16 May 1952 when the first piles were driven although full design approval was not given until 16 December 1953. Funding for the building was a combination of central and local government with the largest sum raised by local citizens - it became a true community effort with its encompassing aspect obvious from the surviving lists of citizen contributions. The Governor-General, Lieutenant-General Sir Willoughby Norrie, laid the foundation stone on 23 July, 1953. Construction took place between 1952 and 1953 and the builders were Angus Construction who had also completed the St James Church. The Lower Hutt War Memorial Library was designed as a 'living memorial' to the dead of World War Two with the entrance to the library housing the Memorial Entrance Hall. This type of memorial was built in a conscious attempt to provide something useful to the wider community rather than a purely symbolic structure with names inscribed on it. Libraries were an unusual form of war memorial following World War Two. The War Memorial Library complex was one of the largest Second World War community memorial projects subsidised by the government and contains important art works in the form of three large murals by the prominent portrait artist, Leonard Mitchell. These murals were an integral part of the war memorial design, complementing external sculpture in bas relief by J. W. Gawn.

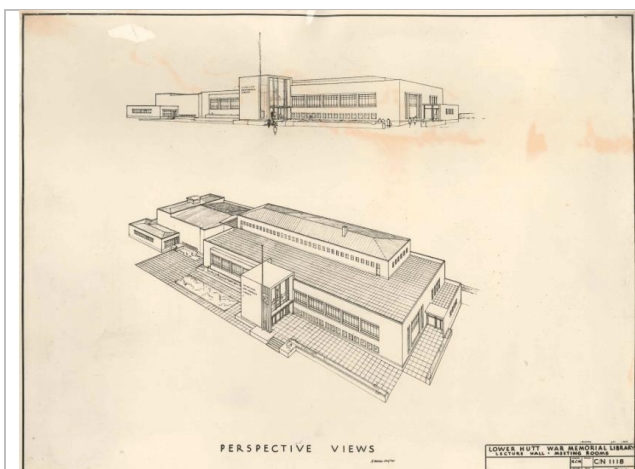


Figure 7: Plans drawn up for the design of the War Memorial Library to sit next to the Little Theatre.



Figure 8: The buildings under construction, 1954.
Source: HCC Archives



Figure 9: The completed buildings, 1966.
Source: HCC Archives



Figure 10: The completed buildings, 1966.
Source: HCC Archives

The next major addition to the civic centre was the Town Hall and Administration Block. A loan of £191,000 was raised from the Local Government Loans Board in 1951 design work for the new building was started by the local Lower Hutt based architectural firm of King, Cook and Dawson. A letter of understanding between King, Cook and Dawson and Structon Group Architects of 8 June, 1950, defined which of the civic centre buildings each firm would be responsible for.

The buildings were opened by Sir Willoughby Norrie on April 4, 1957. At the opening ceremony the Mayor, Mr P. Dowse remarked that:

"We are now in the proud position of a city with a focal centre in which a group of magnificent buildings symbolises a highly developed sense of civic pride".

1959 saw the opening of the new Horticultural Hall (after the previous iteration, which was built in 1933, burned down the week of the opening of the new Administration Block) which completed the Civic Precinct.



Figure 11: The buildings under construction, 1956.
Source: ATL, ID: EP/1956/0335-F



Figure 12: The completed buildings, 1960.
Source: HCC Archives



Figure 13: The completed set of civic buildings, including the Town Hall and new Horticultural Hall (now demolished) in the foreground, c. 1960.
Source: HCC Archives



Figure 14: Aerial of the completed civic centre, 1957.
Source: ATL, ID: EP/1957/2713b-F



*Figure 15: The original Horticultural Hall prior to fire damage, photographed in 1957.
Source: ATL, ID:*



*Figure 16: Demolition of the Horticultural Hall in 1958 after fire damage.
Source: ATL, ID: EP/1958/0128-F*

In 2012, the Hutt City Council learnt that its civic complex was on land with the potential to liquefy in the event of an earthquake and needed seismic strengthening. It considered its options and, late in 2013, announced plans to demolish the Town Hall and the Horticultural Hall, and to replace them with a new conference centre. This triggered a campaign to save the old buildings.

At one level, conservation architect Ian Bowman and others in the Hutt architects small practice group prepared an alternative scheme for the council's consideration. Both groups argued for the retention of the Town and Horticultural Halls on the grounds of heritage value. The Lower Hutt Civic Centre is a Heritage New Zealand-listed historic area, comprising a series of mid-century buildings that are fundamental to the city's architectural and urban image, their aesthetic value enhanced by their location alongside Riddiford Park.

In response to public opinion, Hutt City Council took a step backwards, introducing an option for the redevelopment of the complex that would retain the Town Hall – although not the Horticultural Hall, remaining unconvinced of its merits. Estimates suggested that the original scheme would cost \$10.5 million, while the option that included the retention of the Town Hall would cost \$16.4 million. Campaigners argued that it was worth spending more in order to keep the landmark building. Council then invited public submissions. Most of those who submitted agreed, supporting increased expenditure in order to keep the Town Hall. In June 2014, city councillors then also voted for the retention option.

The proportion of old building fabric that is retained and reused in the project is actually quite small, in part because deep, new foundations were needed. The front and rear façades, parts of some floors and the clock tower have been retained. The interior of the Administration Building has been almost completely opened up while, in the Town Hall, the retention of the stage, proscenium arch and mezzanine seating area ensure that the old space remains recognisable. New landscaping, designed by Isthmus, is part of the current project, and is intended to improve visibility and safety, and thus to encourage increased use of the pedestrian thoroughfare to Riddiford Park. A new Events Centre now takes the place of the demolished Horticultural Hall.



Figure 17: Aerial of the civic centre, with the new events centre under construction to the right of the Town Hall.
Source: Hutt City Centre Maps



Figure 18: The redeveloped block, with the Horticultural Hall replaced with a new Events Centre with the Town Hall and Administration Block in the distance.
Source: Architecture Now



Figure 19: The interior of the Town Hall after redevelopment and refurbishment.
Source: MothLight



Figure 20: The Administration Block today after extensive redevelopment.



Figure 21: The buildings today after extensive redevelopment.



Figure 22: The Town Hall and new Events Centre today after extensive redevelopment.
Source: Naylor Love



Figure 23: The Town Hall (left) and new Events Centre today after extensive redevelopment.
Source: Naylor Love



Figure 24: Masterplan for the new Civic Centre and surrounding Riddiford Gardens.
Source: Isthmus



Figure 25: The redeveloped Riddiford Gardens.
Source: Isthmus



Figure 26: The redeveloped Riddiford Gardens.
Source: Isthmus



Figure 27: The redeveloped Riddiford Gardens.
Source: Isthmus

2. Physical Description

2.1 Setting - Site Description

The Civic Centre occupies a block of land which is bordered by Laings Road to the north, Queens Drive to the west, Woburn Road and Vogel Estate to the south, and the Bowls Club to the east. The area is generally flat and is considered the 'heart' of Lower Hutt City, with considerable transport thoroughfares surrounding it. This is aided by the Hutt River which flows to the west and has a scenic walk alongside it. The CBD is located to the north of the Civic Centre, and the areas to the east and south are largely residential.

2.2 Buildings or Structures Included

The Civic Centre includes the following buildings, structures, and spaces:

- Town Hall and Administration Centre
- Little Theatre and Library
- St James Church
- Riddiford Gardens

King, Cook & Dawson designed the Town Hall and Administration Building that take pride of place within the complex, confirmed by the Town Hall's clock tower that serves as a local landmark. The firm also designed the Horticultural Hall. To the south and west of this collective are more Structon Group buildings: the War Memorial Library and Little Theatre (1951–1956) and St James' Church (1952–1954). All the buildings can be described as modern; the King, Cook & Dawson ones with horizontal and vertical articulation, and the Structon Group ones with a stronger commitment to the elimination of ornament.

2.3 Existing Listing/Scheduling Status of Individual Items and Area

The three buildings listed above are currently scheduled in HCC's Appendix 2 List, and it is proposed to move them to Appendix 1. The place is listed as a Historic Area with HNZPT (#7520), though none of the buildings are listed individually.

3. Evaluation⁵

3.1 Historic Values	Exceptional
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Exceptional</i> Explanation: <i>The place is associated with the civic heart of Lower Hutt, and its development throughout the 20th century.</i>
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	Level of Significance: <i>High</i> Explanation: <i>The place is connected to a royal visit from Queen Elizabeth II in 1954, and has hosted varying events since its conception in the 1950's.</i>
<i>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.</i>	Level of Significance: <i>Exceptional</i> Explanation: <i>The place is associated with a number of prominent architectural firms and individuals, including: Structon Architects - a prominent architectural firm in the area at the time; and with director of Structon Architects Ron Muston who won the gold medal of the New Zealand Institute of Architects for his St James design; King, Cook, and Dawson - a prominent architectural firm in the area at the time; Structon Architects, a prominent firm</i>

⁵ Criteria taken from GWRC RPS.

	<p><i>heavily involved in many high profile buildings in the area at the time; prominent portrait artist L. V. Mitchell; Mayor P. Dowse who was instrumental in seeing the project through to completion; and the Riddiford Family who were prominent in the Lower Hutt area and owned large tracts of land.</i></p>
<p>iv) Social - <i>the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i></p>	<p>Level of Significance: <i>Exceptional</i></p> <p>Explanation: <i>The place has exceptional social significance as the established 'heart' of Lower Hutt, which is well-known and loved by the community, and an area which contributes to our understanding of the culture and life of the area over a continuous period of time.</i></p>

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: It is unknown if the site the Lower Hutt Civic Area sits on has archaeological significance. There is no recorded archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The area has high architectural value for its cohesive Modern Movement design styles.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place, being a civic garden complex prior to its redevelopment in the 1950's, have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place utilised traditional construction methods and materials for the time period.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: As a group, the area has high integrity, despite significant modification over time to bring the civic precinct up to modern standards and to ensure they are fit for purpose.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the civic buildings were built in the mid-20 th century, they have no age value, however the land has moderate age value as an established garden area prior to development.
vii) Group or Townscape - 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.	Level of Significance: Exceptional Explanation: The place has group value as a collective whole, and the individual buildings are recognised as local landmarks.

3.3 Social Values	High
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.	Level of Significance: High Explanation: The place has high sentimental value to the Lower Hutt community generally as a place which has served as the heart of the city for more than a century and continues to serve the community as its civic centre.
	Level of Significance: High

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.	Explanation: The place has high recognition value as the place is well-known by the local community and contributes to a sense of shared history and identity.
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3.4 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: The scheme is a rare example of garden-city planning concepts used in the 1950's.

3.5 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The place is a good example of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	HA-05
Thematic Reference	Modern Movement/Civic
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	Buildings scheduled in HCC Appendix 2 Area listed as a Historic Area with HNZPT
Recommended Changes	Add to proposed 'Schedule of Heritage Areas'
Extent of Place/Listing	See Section 4.2 Below
Primary Feature/s of Listing:	Administration Building and Town Hall, Little Theatre and War Memorial Library, Cenotaph, St James Church, and Riddiford Gardens
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

4.2 Extent of Place






-  **Unscheduled Contributing Buildings/Areas**
-  **Boundary of Heritage Area**
-  **Proposed Individually Scheduled Buildings/Objects**

Figure 28: Extent of place for the Lower Hutt Civic Centre Heritage Area. NB: An aerial was used for this image as the existing street and property base map was outdated.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Heritage Inventory Assessment Form *HISTORIC AREAS*



HA-06 Riddlers Crescent Heritage Area

Riddlers Crescent, Petone



*Figure 1: Collett's Farm, later to become Riddlers Crescent, with HNZPT Category I Collet House pictured, 1874.
Source: Te Papa Archives, ID: D.000029*

Historic Heritage Areas (HHA) are groupings of interrelated, but not necessarily contiguous, places or features that collectively represent historic value. These individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape. The emphasis is on the collective values of the area, rather than the significance of individual

places.¹ Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.²

Criteria for Historic Heritage Areas:³

- *Patterns of historical development, visual changes in historic character, natural features/landforms, historic features, land-use or modern barriers (such as a motorway)*
- *The heritage values of the area and how they manifest spatially*
- *Key heritage features/contributing places of the area*
- *What is included and what is excluded – is it clear?*
- *The immediate setting and whether the boundary contextualises the historic heritage values adequately*
- *The area as a whole. An HHA should not have gaps or holes, instead, non-contributing places within the area should be identified as such*
- *Likewise, a boundary should run around, rather than through a space, street or land parcel. Avoid boundaries that run down the middle of a street.*

1. Historical Summary⁴

Petone was the site initially chosen for the settlement of Wellington by New Zealand Company surveyor William Mein Smith (1799-1869). Smith's employer, Colonel William Hayward Wakefield (1801-1848), landed in Petone in 1839 and began negotiating with Maori to obtain land for British settlers. However, shortly after the first six ships filled with British emigrants arrived in 1840, the exposed nature of the Petone site prompted the removal of the settlement to Thorndon. The land on which Riddlers Crescent sits is named for William Riddler, one of the owners of 15 acres in the Petone area purchased in 1852, though the history of the land is also heavily connected to the Bassett and Collett families who also owned land there. By this time, the Collett's had already constructed a simple four roomed, two-storey dwelling from pitsawn weatherboards on land adjacent to the road, on what was later to become 'Collet's Farm'. Collett House is Petone's oldest identified residential building. By 1852, the Collett's were one of just six settler families living in Petone. They raised their ten children in the small timber dwelling and from 1887 Henry Collett began sub-dividing sections of the land around the cottage for his children. In 1906, Riddlers Crescent was formally established, and the sale of 37 properties (including some fronting onto Hutt Road) was widely advertised. Riddlers Crescent was formally dedicated as a public street in 1907.

Over the next century, very little changed physically in the street, though the ownership of the dwellings changed hands regularly.

¹ *Methodology and Guidance for Evaluating Auckland's Historic Heritage, 2020*

² *HNZPT Info Sheet 17, 2007*

³ *Methodology and Guidance for Evaluating Auckland's Historic Heritage, Section 9.1.1, 2020*

⁴ *Fill, Barbara, 'Riddler's Crescent' (1992); and HNZPT List Entry – Collett House*

Plan of Thirty Two Villa & Business Building Sections
 also FIVE BUSINESS & RESIDENTIAL PROPERTIES

Petone

TO BE SOLD BY PUBLIC AUCTION BY

MACDONALD, WILSON & Co

in their Exchange Land Mart N^o 84 Lambton Quay, Wellington.

ON WEDNESDAY EVENING 28th MARCH 1906.

AT 8 O'CLOCK.

GREAT SALE
RIDDLER ESTATE, PETONE

THE FINEST BLOCK OF PROPERTIES IN PETONE.

Fronting the Main Hut Road and Riddler's Crescent.

Subdivided into 37 Properties,

Thirty-two Villa and Business Building Sections.
 The Business with Fancy Handicrafts. These Sections with the one in Petone.

THE TERMS OF SALE ARE ESPECIALLY LIBERAL

100 per cent deposit. And the Balance to be paid in 12 months. Five per cent interest, five per cent per annum on the unpaid purchase money. Title and Easements And

The Lithographic Plans and other details apply to the Auctioneer's Office, or to Mr. Thomas Riddler on the Property, who will show intending buyers over the various lots.

MACDONALD, WILSON AND CO. are favoured with instructions to sell by public auction as above—THE WHOLE OF THE VALUABLE RIDDLER ESTATE, PETONE.

THIRTY-TWO BUILDING SECTIONS in Petone of from 1/4 to 1/2 acre, with the Main Hut Road and Riddler's Crescent, by depths of from 100 to 150 ft.

SECTION No. 1, having a frontage of 100 ft. to the Main Hut Road, with the COMPLETE RESIDENCE therein, occupied by Mr. S. V. Burridge. The land has a frontage of 100 ft. to the Hut Road by a depth of over 100 ft.

SECTION No. 1, also having a frontage of 100 ft. by a depth of 100 ft. and occupied by Mr. S. V. Burridge.

CORNER SECTION No. 2, with the FOUR-ROOMED COTTAGE therein, occupied by Mr. Harris. The corner section has two frontages, one to the Main Hut Road and road, to Riddler's Crescent.

SECTION No. 15, with the FINE STABLE (1/4 acre) and WORKSHOP attached thereto. The section has 120 ft. frontage to Riddler's Crescent by a depth of some 80 ft. and has.

SECTION No. 17, with the COMPLETE RESIDENCE therein, occupied by Mr. S. V. Burridge. The land has a frontage of 100 ft. to the Hut Road by a depth of over 100 ft.

THE RIDDLER ESTATE is situated in the very heart of Petone, two minutes' walk from the Petone Railway Station. For fifty years it has had the reputation of being the finest garden and Orchard in the Valley, and it is admittedly the most sheltered property in Petone. No Wind, No Drought, being its characteristics. Surrounded by the Villa residences it has a present day value somewhat unusual, and it therefore is special interest to those seeking first-class residence sites. Commercial men desiring of retaining locations full of profitable business should spend an hour examining the RIDDLER ESTATE. The recent increase in population in that quarter has been very great, and there are quite a number of business concerns waiting to be sprung up with success.

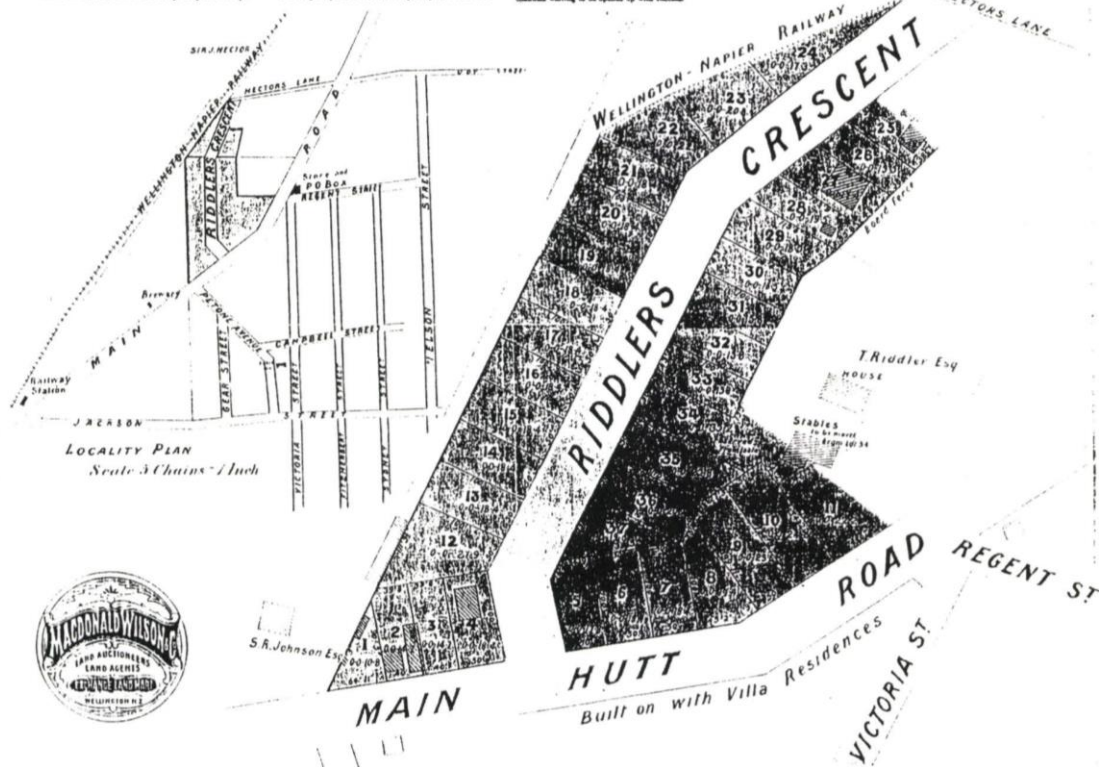


Figure 2: Advertisement of the sale of 37 properties in Riddler's Crescent, 1906.
 Source: Barbara Fill

2. Physical Description

2.1 Setting - Site Description

Riddlers Crescent is a curving street which branches off Hutt Road with no other thoroughfares. The area is flat and is bounded by State Highway 2 to the west. The surrounding areas are mostly residential, with the exception of the commercial retail centre to the south of the street. A remarkable number of original early 1900's dwellings are still standing, giving the area high historic authenticity and integrity, with only a handful of non-contributing buildings evident.



Figure 3: Villas at 23 Riddlers Crescent.



Figure 4: Cottage at 20 Riddlers Crescent.



Figure 5: Semi-detached building on Riddlers Crescent.



Figure 6: Semi-detached building on Riddlers Crescent.



Figure 7: Villa at 38 Riddlers Crescent.



Figure 8: Villa at 40 Riddlers Crescent.



Figure 9: Collett House on Riddlers Crescent.



Figure 10: Entrance to Collett House on Riddlers Crescent.

2.2 Buildings or Structures Included

Riddlers Crescent is a group of largely domestic buildings which were constructed after the 1906 subdivision of an area farmed since the 1850's by early settlers. Most of the houses were constructed by local builder/developers as speculative developments between 1906 and 1910. The design of the houses are typical of the period and which fall into two styles of building, one being villas, and the other being semi-detached workers houses. The designers made use of a limited palette of scale, forms, arrangement of openings, and location on site. The design, location and orientation of these buildings have combined to create a picturesque, informal, and human scaled character to this small suburban area of Petone.

2.3 Existing Listing/Scheduling Status of Individual Items and Area

The buildings listed above currently have no individual heritage protection in any form, save for Collett House which is HNZPT Listed (Category I), and scheduled in the existing HCC District Plan Appendix 1. The Riddlers Crescent Area is scheduled in the existing HCC District Plan Appendix 3.

3. Evaluation⁵

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The place is associated with late 19 th and early 20 th century residential development of the Petone area.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any notable historic 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.	Level of Significance: High Explanation: The place is associated with a number of the areas' most prominent families, most notable the Bassets, the Collets, and the Riddlers.

⁵ Criteria taken from GWRC RPS.

iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High
	Explanation: The place has high social significance for its association to early domestic and residential experiences from the past and a strong contribution to our understanding of life and culture in Petone at the time.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: High
	Explanation: There are a number of recorded archaeological sites in Riddlers Crescent, one of which is Collett House (R27/409), and the other is the site of the Devonshire Cottage/Basset Farm at 39 Riddlers Crescent (R27/677). The place therefore has high archaeological significance as it was known to have been occupied prior to 1900.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High
	Explanation: The dwellings reflect a range of architectural styles from the late 19 th and early 20 th century, including the unusual semi-detached workers housing.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High
	Explanation: The surroundings of the place have high significance to the street as a whole, as it was originally a plot of large farmland which was later to be subdivided.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate
	Explanation: Most of the dwellings used traditional methods and materials for the time period, giving them moderate technological significance.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High
	Explanation: As a group, the identified area has high integrity value overall, despite a handful of non-contributing buildings sitting in the area.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Exceptional
	Explanation: As the land was occupied from the mid-19 th century, the place has exceptional age value as a whole.
vii) Group or Townscape - 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.	Level of Significance: High
	Explanation: The place has group value as a collection of late 19 th and early 20 th century residential dwellings which contribute to the heritage values of the wider Petone area.

3.3 Social Values	High
	Level of Significance: High

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.	Explanation: The place has high sentimental value for the generations of families who farmed the land and lived in the provided dwellings.
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.	Level of Significance: High Explanation: The place has high recognition value as the group of dwellings are well-known by the local community and contribute to a sense of shared history and identity in the Petone area.

3.4 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: The group of dwellings has high rarity value as a remarkably intact group of late 19 th and early 20 th century dwellings.

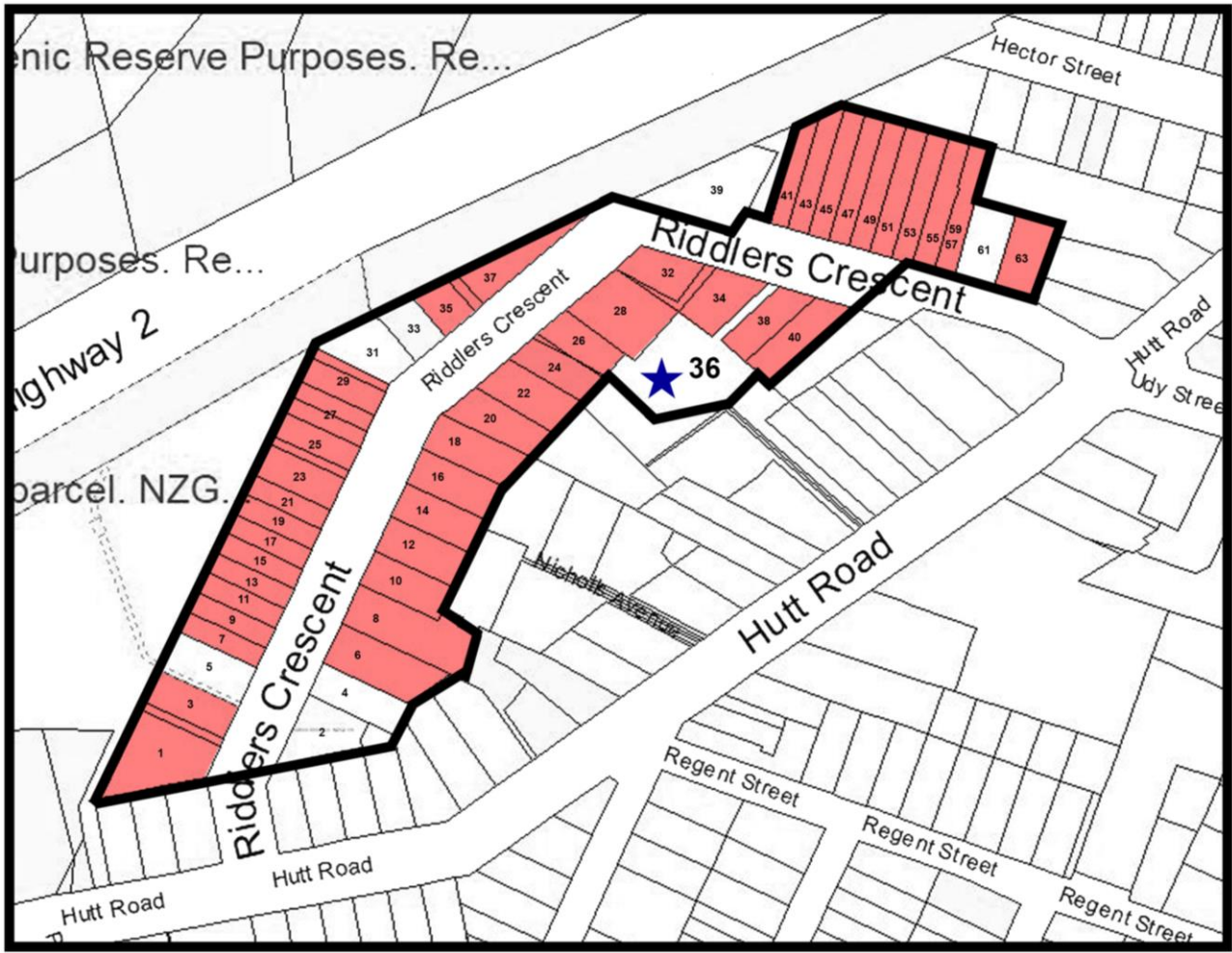
3.5 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The group of dwellings are a good representative of their type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	HA-06
Thematic Reference	Early Settlement
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HCC Appendix 3
Recommended Changes	Add to proposed 'Schedule of Heritage Areas'
Extent of Place/Listing	See Section 4.2 Below
Primary Feature of Listing:	Mid and late 19 th . and early 20 th century dwellings
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

4.2 Extent of Place



- Unscheduled Contributing Buildings/Areas**
- Boundary of Heritage Area**
- ★ **Proposed Individually Scheduled Buildings**

Figure 11: Extent of place for the Riddlers Crescent Heritage Area.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Heritage Inventory Assessment Form *HISTORIC AREAS*



HA-07 Moera Railway Heritage Area

Randwick Road and Elizabeth Street, Moera, Wellington



Figure 1: 114 Randwick Road, Moera.

Historic Heritage Areas (HHA) are groupings of interrelated, but not necessarily contiguous, places or features that collectively represent historic value. These individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape. The emphasis is on the collective values of the area, rather than the significance of individual places.¹ Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.²

¹ *Methodology and Guidance for Evaluating Auckland's Historic Heritage, 2020*

² *HNZPT Info Sheet 17, 2007*

Criteria for Historic Heritage Areas:³

- *Patterns of historical development, visual changes in historic character, natural features/landforms, historic features, land-use or modern barriers (such as a motorway)*
- *The heritage values of the area and how they manifest spatially*
- *Key heritage features/contributing places of the area*
- *What is included and what is excluded – is it clear?*
- *The immediate setting and whether the boundary contextualises the historic heritage values adequately*
- *The area as a whole. An HHA should not have gaps or holes, instead, non-contributing places within the area should be identified as such*
- *Likewise, a boundary should run around, rather than through a space, street or land parcel. Avoid boundaries that run down the middle of a street.*

1. Historical Summary

Prior to European settlement, the Moera area was part of a large tidal estuary at the mouth of the Awamutu and Waiwhetū Streams. The 1855 Wairarapa earthquake raised the Hutt Valley significantly, draining the swampy estuary and making it appropriate for housing. Despite this, the area continued to be used as farmland until 1926 when the Petone Railway Workshops were moved to Moera and renamed the Hutt Railway Workshops.

When the Hutt Workshops were being constructed, it became evident that residential dwellings would also need to be created in order to house the employees of the workshops nearby. The hope was to create a model workers village, which would reflect the very best in current town planning ideas. Gone were to be the overcrowded housing developments. Moera was to be the landmark housing project for future Governments to follow. As well as parks and playing areas, each house section was to have enough space for lawns and gardens, both back and front. The houses constructed followed a very particular design, resulting in the houses becoming known as 'Railway Cottages'. The houses were prefabricated, and the entire scheme was sponsored by the Government, with 600 'kitset' homes built using a simple 5 room layout. The entire project was complete by 1927. The scheme relied on a system set up in 1919 by Railways Architect George Troup, to mass produce these 'railway cottages' at a factory based in Hamilton. By using the latest in machinery and production techniques a house could be produced in one and half days. The factory was erected in 1921-22 and production began in 1923 using mainly timber from Railways-owned indigenous forests. Standard parts were cut, numbered, and marked for specific house types, and complete kitsets for houses were railed to various sites around the North Island. The houses took two to three weeks to assemble. Railways settlements sprang up in Frankton, Otahuhu, Newmarket, Taumarunui, Ohakune, Taihape, Marton, Milson, Ngaio, and of course Moera in the North Island, and a few South Island locations such as Greymouth. When the factory closed in 1929 over 1591 houses plus other buildings had been made, the majority in the period 1924-27. No further cottages of this distinctive style were built. The Railways cottage essentially had a Georgian façade, but with the lower-pitched roof and exposed rafters of the bungalow. Though they looked very different from bungalows, construction was very similar. The cottages had piled foundations and suspended timber floors. They used timber frame construction with bevel-back weatherboard cladding to the exterior and boxed external corners. Internal walls were sarked, as was the roof under the corrugated iron roofing. It was nicknamed the 'Children's Suburb' as priority was given to those workers who had children.

The importance of all the housing development was highlighted by the visit of the Duke of York, later to become King George VI, in March 1927. The Duke walked along two streets: Mason and Baldwin Streets. He visited two houses and spoke to several of the residents. In honour of his visit Cornwall Street was renamed Elizabeth Street after his wife, the Duchess of York, who is now the Queen Mother.

In 1926, prior to the development, the population of Moera was just ninety-two, by 1936 it had increased dramatically to 1,447. It was in the 1930s that the suburb gained yet another title. It became known as "Struggle Town". The Depression bit hardest on working people especially on those who became unemployed and still had

³ *Methodology and Guidance for Evaluating Auckland's Historic Heritage, Section 9.1.1, 2020*

mortgage repayments to make. A number of the houses went back to the State Advances Corporation at this time, due to mortgage difficulties and were then rented out as part of the State Housing programme.

It is about this time that Moera acquired its present name. The new suburb had been sheltering under the rather long title of the Mandel, Eglinton, and Awamotu Blocks. Often it was shortened to Mandel. During 1927 some residents petitioned the Council to change the name of the Suburb to Moera. In October of that year the Moera Sports and Ratepayers League wrote to the Borough Council formally requesting that the name be changed to Moera. There seems to be no clear reason given for the desire, the letter simply stating “that there is a certain community of interest among the areas mentioned.” The term Moera appears to come from the Maori place name for a small Te Ati-Awa village and cultivation area on the hill slopes of Marama Crescent, near Central Park in Wellington. Eminent Maori scholar Leslie Adkin quoted Mere Ngamai of Nga Uranga, when he traced the name. Mere is reported to have told Adkin, “the name should be Moe-i-te-ra and means ‘sleeping in the sun.’”



Figure 2: Aerial of the Hutt Railway Workshops and surrounding Moera area including Randwick Road and Elizabeth Street, forming a distinct triangle around a park area, 1930's.



Figure 3: Aerial of the Hutt Railway Workshops and surrounding Moera area including Randwick Road and Elizabeth Street, forming a distinct triangle around a park area, 1939.



Figure 4: The Hutt Railway Workshops under construction in 1928.

Source: ATL, ID: APG-1823-1-2-G



Figure 5: The interior of the completed workshops, 1929.

Source: ATL: APG-0921-1-2-G

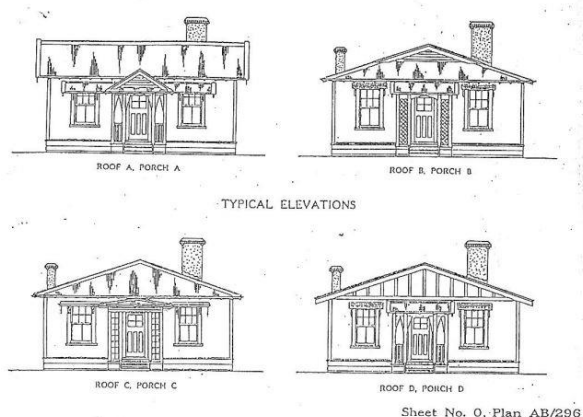


Figure 6: Typical designs for the Railway Cottages established by George Troup.
Source: WCC



Figure 7: An intact 1920's Railway Cottage in Napier, identical to those in the Moera area.
Source: NZ Places

2. Physical Description

2.1 Setting - Site Description

Although much of the area surrounding the Hutt Railway Workshops was covered with the prefabricated cottages, over the course of a century the density of these has decreased significantly. Many of the Railway Cottages have been demolished and replaced with new builds, or in many cases apartments, significantly decreasing the concentration and integrity of the area. As a result, small 'pockets' of intact, authentic railway cottages in small clusters have been identified which best represent the original heritage fabric and values of the Moera Railways Area. A house-by-house site visit was undertaken which included the following streets:

- Randwick Crescent
- Randwick Road
- Baldwin Street
- Mason Street
- York Street
- Elizabeth Street

Of these areas surveyed, two 'pockets' of intact cottages have been identified:

- 98-114 Randwick Road (Figure 8 - Figure 16)
- 22-30 Elizabeth Street (Figure 17 - Figure 21)



Figure 8: 114 Randwick Road



Figure 9: 112 Randwick Road



Figure 10: 110 Randwick Road



Figure 11: 108 Randwick Road



Figure 12: 106 Randwick Road



Figure 13: 104 Randwick Road



Figure 14: 102 Randwick Road



Figure 15: 100 Randwick Road



Figure 16: 98 Randwick Road



Figure 18: 24 Elizabeth Street



Figure 20: 28 Elizabeth Street

Figure 17: 22 Elizabeth Street
Source: Real Estate NZ



Figure 19: 26 Elizabeth Street
Source: Property Value



Figure 21: 30 Elizabeth Street

2.2 Buildings or Structures Included

The identified 'pockets' of buildings feature intact, authentic railway cottages which were built in 1926-1927 as part of the Railways Housing scheme. They feature a range of designs which were established by George Troup to introduce variety into the streetscape, but all are single storey, timber framed, and with varied front entrances and porches.

2.3 Existing Listing/Scheduling Status of Individual Items and Area

The buildings listed above currently have no heritage protection in any form. It is proposed that they be included as Heritage Areas in HCC's revised District Plan in a separate appendix to individual items.

3. Evaluation⁴

3.1 Historic Values	High
	Level of Significance: High

⁴ Criteria taken from GWRC RPS.

i) Themes - the place is associated with important themes in history or patterns of development.	Explanation: The place is associated with early 20 th century industrial development in the Lower Hutt area, specifically connected to the new Hutt Railway Workshops, which resulted in a massive housing scheme in Moera to provide accommodation for rail workers and their families.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: Moderate
	Explanation: The place is associated with a royal visit from the Duke of York (later to become King George V) in 1927.
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.	Level of Significance: High
	Explanation: The place is associated with George Troup – prominent Railways architect – who designed and facilitated the kitset prefabricated cottages manufactured in Frankton.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High
	Explanation: The place has high social significance for generations of workers who were employed at the Hutt Railway Workshops and their families who were housed in the railway cottages.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown
	Explanation: It is unknown if the site the workshops sits on has archaeological significance. There is no recorded archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High
	Explanation: The cottages were designed by George Troup to a standardised design used across the country for Railway Cottages.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High
	Explanation: The surroundings of the place, being the location where the Hutt Railway Workshops were constructed, have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Exceptional
	Explanation: The cottages were manufactured at a factory in Frankton and is one of the first examples of a large-scale prefabricated building process in the country, with thousands of cottages shipped to rail settlements around the country.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High
	Explanation: As a group, the identified ‘pockets’ of cottages have high integrity value overall, despite some modification.
	Level of Significance: Moderate

vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Explanation: As the cottages were built in the early 20 th century, they demonstrate moderate age value.
vii) Group or Townscape - 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.	Level of Significance: High
	Explanation: The place has group value as a collective whole, but also has group value with a number of other railway housing schemes across the country, including Frankton, Otahuhu, Newmarket, Taumarunui, Ohakune, Taihape, Marton, Milson, and Ngaio.

3.3 Social Values	High
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.	Level of Significance: High
	Explanation: The place has high sentimental value for the generations of workers who were employed at the workshops and their families who lived in the provided cottages.
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.	Level of Significance: High
	Explanation: The place has high recognition value as the cottages are well-known in the local community and contribute to a sense of shared history and identity in the Moera area.

3.4 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High
	Explanation: The scheme is a rare example of an intact housing scheme built in the early 20 th century to house rail workers.

3.5 Representativeness	
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional
	Explanation: The place is an excellent example of the railways housing scheme designs.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	HA-07
Thematic Reference	Early Settlement/Transport
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	None
Recommended Changes	Add to proposed 'Schedule of Heritage Areas'
Extent of Place/Listing	See Section 4.2 Below
Primary Feature of Listing:	1926/1927 Railway Cottages
Non-Contributing Fabric/Exclusions:	N/A

4.2 Extent of Place

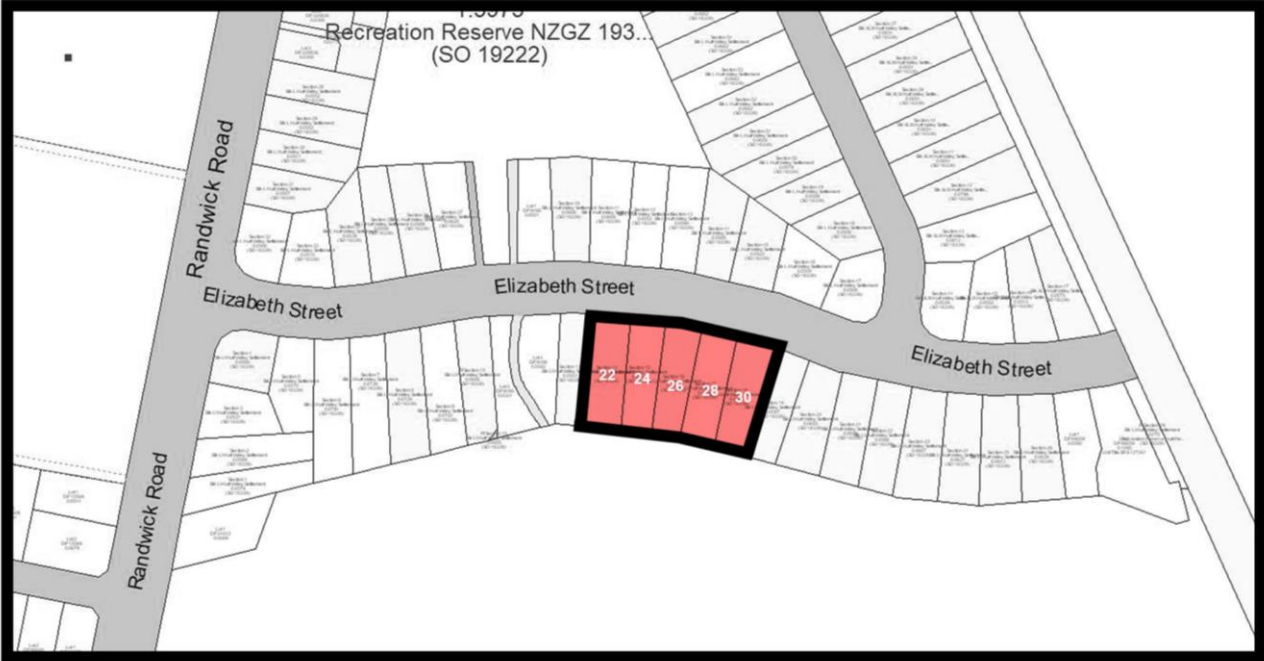


Figure 22: Extent of place for the Elizabeth Street section of the Moera Railways Heritage Area.

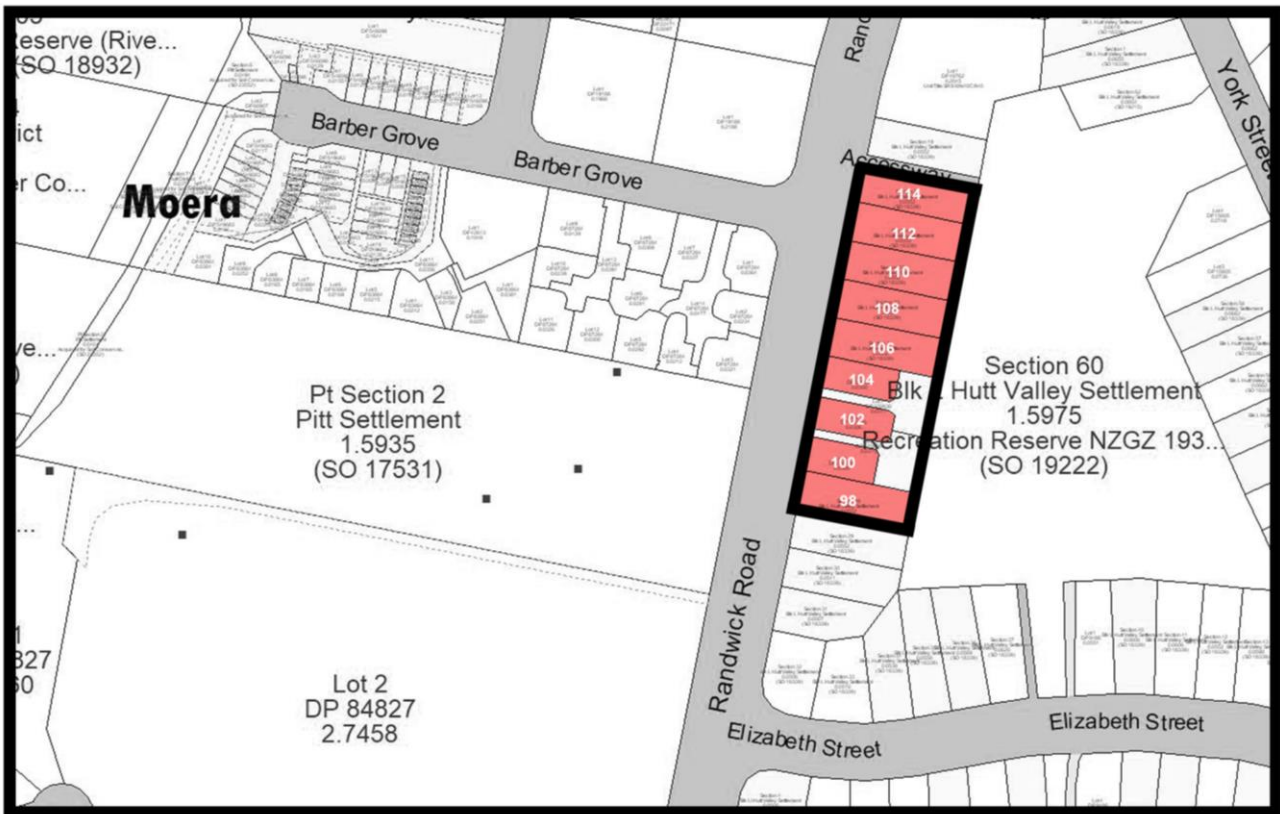


Figure 23: Extent of place for the Randwick Road section of the Moera Railways Heritage Area.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Heritage Inventory Assessment Form *HISTORIC AREAS*



HA-08 Petone Foreshore Heritage Area

Queen Street, Buick Street, Bolton Street, Bay Street, and Beach Street



Figure 1: The Petone foreshore residential area, 1920.
Source: Auckland Library Heritage Images, ID: 1370-U020-01

Historic Heritage Areas (HHA) are groupings of interrelated, but not necessarily contiguous, places or features that collectively represent historic value. These individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape. The emphasis is on the collective values of the area, rather than the significance of individual places.¹ Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.²

¹ Methodology and Guidance for Evaluating Auckland's Historic Heritage, 2020

² HNZPT Info Sheet 17, 2007

Criteria for Historic Heritage Areas:³

- *Patterns of historical development, visual changes in historic character, natural features/landforms, historic features, land-use or modern barriers (such as a motorway)*
- *The heritage values of the area and how they manifest spatially*
- *Key heritage features/contributing places of the area*
- *What is included and what is excluded – is it clear?*
- *The immediate setting and whether the boundary contextualises the historic heritage values adequately*
- *The area as a whole. An HHA should not have gaps or holes, instead, non-contributing places within the area should be identified as such*
- *Likewise, a boundary should run around, rather than through a space, street or land parcel. Avoid boundaries that run down the middle of a street.*

1. Historical Summary⁴

Petone was the site initially chosen for the settlement of Wellington by New Zealand Company surveyor William Mein Smith (1799-1869). Smith's employer, Colonel William Hayward Wakefield (1801-1848), landed in Petone in 1839 and began negotiating with Maori to obtain land for British settlers. A beach settlement of small wooden houses and tents was established, which was initially called Britannia. The earliest European settlers found life hard. Nevertheless, the settlement grew: the population of "Pito-one and Hutt" in 1845 was given as 649, compared to, "Town of Wellington" of 2,667. However, the exposed nature of the Petone site, particularly prone to flooding from the Hutt River, prompted the removal of the settlement to Thorndon. Those who stayed had to cope with regular floods until 1900, when the completion of a series of stopbanks reduced flooding. About 1852 William Buick, the son of parents who had arrived on the Arab in 1841 and established themselves in Karori, was allocated a block of land in Petone, being the majority of 100 acre block No 7, which became known as 'Greenvale Farm'. In 1903, William Buick advertised a mass subdivision of his estate on newly formed Buick Street and its adjoining section with The Esplanade. In 1904, a second sale was advertised for properties along the newly formed Bolton Street, to the east of Buick Street.

Petone began to flourish and soon became an important industrial centre with woollen mills, railway workshops, meat processors, and car assembly plants. As one of the first well-established sites of settlement in New Zealand the area retains many historic buildings and structures, however in the years since its founding, many of these have been lost. A few streets still retain largely intact groups of residential housing – Queen Street, Buick Street, Bolton Street, Bay Street, and Beach Street are among the best examples of these, with a high percentage of intact historic fabric and very little modern interventions.

³ *Methodology and Guidance for Evaluating Auckland's Historic Heritage, Section 9.1.1, 2020*

⁴ *Fill, Barbara, 'Riddler's Crescent' (1992); and Te Ara Encyclopaedia of New Zealand; and <https://jewelian.wixsite.com/blackbridge-cemetery/buick-family>*

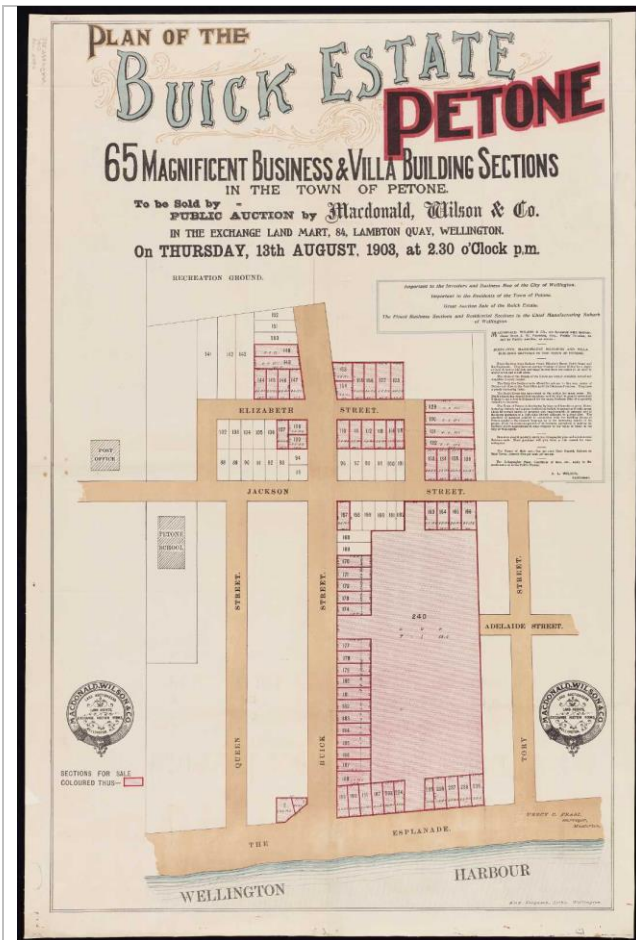


Figure 2: Advertisement of the sale of properties in Buick Street and The Esplanade, 1903.
Source: ATL

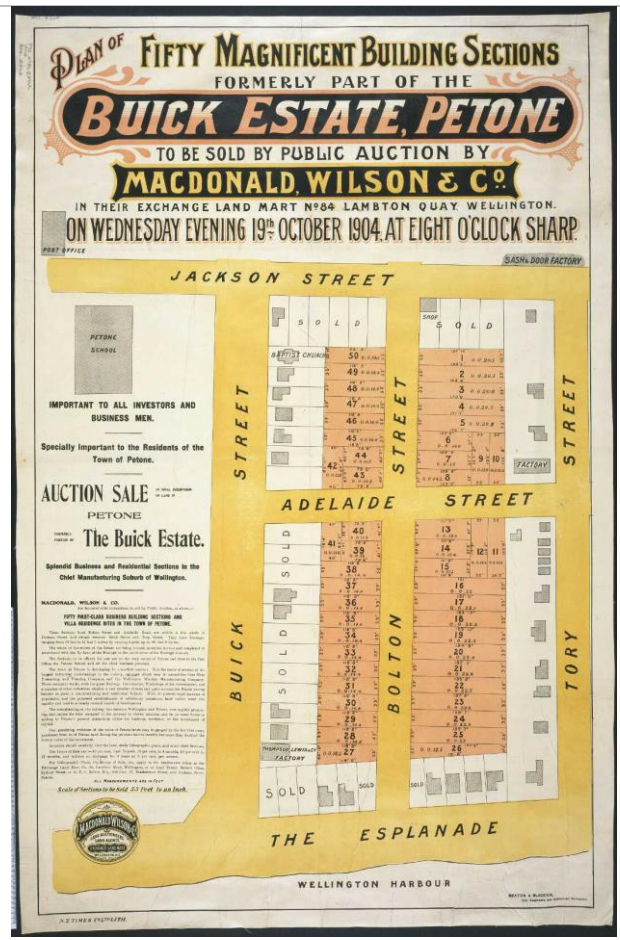


Figure 3: Advertisement of the sale of properties in Bolton Street, 1904.
Source: ATL

2. Physical Description

2.1 Setting - Site Description

The Petone Foreshore Heritage Area comprises a section which includes five parallel streets all from their intersections with their Esplanade to the south, to their intersections with Jackson Street to the north:

- Queen Street (1-48)
- Buick Street (1-43)
- Bolton Street (1-46)
- Bay Street (1-38)
- Beach Street (1-52)

See Section 4.5 for the full extent of place defined. The area is flat, and features wide, straight streets which are highly original from their 1903/1904 construction.



Figure 4: Cottage at 25 Buick Street.



Figure 5: Villa at 18 Buick Street.



Figure 6: Cottage at 8 Queen Street.



Figure 7: Cottage at 20 Queen Street.



Figure 8: Cottage at 36 Beach Street.



Figure 9: Villa at 25 Queen Street.



Figure 10: Villa at 7 Bay Street.

Figure 11: Villa at 19 Bay Street.



Figure 12: Transitional villa at 23 Bolton Street.



Figure 13: Villa at 26 Bolton Street.

2.2 Buildings or Structures Included

The individual buildings located on the five streets are almost all single storey timber-framed structures built between 1900-1910 when the subdivision was created. There are a range of architectural typologies including workers cottages, bungalows, and villas.

2.3 Existing Listing/Scheduling Status of Individual Items and Area

The individual buildings listed above, and the area as a whole, currently has no heritage protection in any form.

3. Evaluation⁵

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The place is associated with late 19 th and early 20 th century residential development of the Petone area.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any notable historic 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.	Level of Significance: Moderate Explanation: The place is associated with the Buick family, who arrived in Petone in 1841.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place has high social significance for its association to early domestic and residential experiences from the past and a strong contribution to our understanding of life and culture in Petone at the time.

⁵ Criteria taken from GWRC RPS.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on the three streets, the area is known to have been occupied prior to 1900 and therefore has high archaeological significance.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The dwellings reflect a range of architectural styles from the early 20 th century.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the street as a whole, as it was originally a plot of large farmland which was later to be subdivided.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: Most of the dwellings used traditional methods and materials for the time period, giving them moderate technological significance.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: As a group, the identified area has high integrity value overall, despite a handful of non-contributing buildings sitting in the area.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As the land was occupied from the mid-late 19 th century, and the current residences date to the early 20 th century, the place has high age value as a whole.
vii) Group or Townscape - 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.	Level of Significance: High Explanation: The place has group value as a collection of late 19 th and early 20 th century residential dwellings which contribute to the heritage values of the wider Petone area.

3.3 Social Values	High
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.	Level of Significance: High Explanation: The place has high sentimental value for the generations of families who have lived in the dwellings.
	Level of Significance: High

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.	Explanation: The place has high recognition value as the group of dwellings are well-known by the local community and contribute to a sense of shared history and identity in the Petone area.
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3.4 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: The group of dwellings has high rarity value as a remarkably intact group of early 20 th century dwellings.

3.5 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The group of dwellings are a good representative of their type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	HA-08
Thematic Reference	Early Settlement
Overall Heritage Significance	High
Importance Level	Local
Current Protection	None
Recommended Changes	Add to proposed 'Schedule of Heritage Areas'
Extent of Place/Listing	See Section 4.2 Below
Primary Feature of Listing:	Early 20 th century dwellings
Non-Contributing Fabric/Exclusions:	See Section 4.2 Below
Other Notes:	The report and map for this proposed Heritage Area have been amended following submissions of evidence received as part of consultation on Plan Change 56 (PC56) in March 2023. The initial streets proposed for inclusion (Queen St, Bolton St, Buick St) were surveyed by a WSP Built Heritage Consultant in 2021. The newly added streets (Bay St and Beach St) have been surveyed via desktop methods only in March 2023 using aerial and street view imagery to ascertain the extent of contributing and non-contributing buildings.

4.2 Extent of Place



Figure 14: Extent of place for the Petone Foreshore Heritage Area.

Report Dated: November 2023
Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Heritage Inventory Assessment Form *HISTORIC AREAS*



HA-09 Petone State Housing Area

Petone, Lower Hutt, Wellington



Figure 1: Aerial of the State Housing area in Petone.

Historic Heritage Areas (HHA) are groupings of interrelated, but not necessarily contiguous, places or features that collectively represent historic value. These individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape. The emphasis is on the collective values of the area, rather than the significance of individual

places.¹ Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.²

Criteria for Historic Heritage Areas:³

- *Patterns of historical development, visual changes in historic character, natural features/landforms, historic features, land-use or modern barriers (such as a motorway)*
- *The heritage values of the area and how they manifest spatially*
- *Key heritage features/contributing places of the area*
- *What is included and what is excluded – is it clear?*
- *The immediate setting and whether the boundary contextualises the historic heritage values adequately*
- *The area as a whole. An HHA should not have gaps or holes, instead, non-contributing places within the area should be identified as such*
- *Likewise, a boundary should run around, rather than through a space, street or land parcel. Avoid boundaries that run down the middle of a street.*

1. Historical Summary

The first settlers into Wellington harbour arrived and settled in Petone in 1840. Up until the 1980s Petone was a thriving, largely working-class town and borough, and the location of large industrial sites. The majority of these, including car assembly and meat processing factories, closed in the 1980s, resulting in gradual economic decline. Petone was an independent borough until local government reform in 1989 led to its amalgamation with Lower Hutt. Some of New Zealand first state houses were built in Petone in 1907, setting the precedent for the larger social housing schemes which were to come later. From the 1940s and during the 1960s the end of Jackson Street and surrounding area was developed for large-scale state housing. This incorporated single houses and multi-unit flats.

The history of State Housing in New Zealand started with the first Labour government in 1935. They wanted to provide homes and stability for people left jobless after the Depression. The government loaned money for private house purchases and built houses for the public to rent. Architects provided 400 different designs, and no two homes were exactly alike. After World War II, 10,000 state houses a year were being built. Whole suburbs were laid out, shops and amenities erected, and open space landscaped.

Due to a materials shortage, the government imported 500 pre-cut houses from Austria. They also launched a 'group building' scheme, underwriting new houses built to government designs. The result was multi-units made of cheaper materials like fibrolite, which lacked privacy. In the early 1950s, the National Government let state tenants buy their homes, offered state loans, and subsidised the building industry to bring house prices down. New housing was built in higher densities, with mass state housing areas emerging in some areas.

Demonstration Tower and Star Flats – Petone

The Housing Division architects had produced a series of new low-rise, multi-unit designs in the 1950s. Two sorts of plans had evolved by the end of the decade; one a continuation of the designs of the 1940s which tried to copy the appearance of ordinary state houses, and the other a series of 'Tower', 'Point' and 'Star' flat design. The first of these designs was the 'Demonstration' flat by Gordon Wilson in 1953. The government built 198 of these in the year to March 1958, at Taurangi and Ivanhoe Roads in Grey Lynn, Auckland; Rolleston Street in Mount Cook, Wellington; and in Jackson Street, Petone. The intention was to encourage private construction but there was no interest from the private sector. The designs were considered poor by designers, especially as the Corporation used these flats to house families with children even though they were not

¹ *Methodology and Guidance for Evaluating Auckland's Historic Heritage, 2020*

² *HNZPT Info Sheet 17, 2007*

³ *Methodology and Guidance for Evaluating Auckland's Historic Heritage, Section 9.1.1, 2020*

intended for this purpose. When the government had first signalled its intention of promoting flats in 1953, the Housing Division had been quick to promote high-rise, multi-unit designs. It built two blocks, the Gordon Wilson block on The Terrace, Wellington; and a block in Greys Avenue, Auckland. As a policy of finding suburban design solutions to suburban sprawl was developed, the government rejected this type of inner-city development; despite the fact the Division was investigating another five schemes. Instead the Division began to investigate two or three storey 'Tower' and later 'Point' flats. These designs abandoned all pretence that they were merely larger single houses. Like the 'Demonstration' flats, these were originally intended as accommodation with couples without children or with older families. In 1959 they decided to modify these to include three-bedroom units. The 'Star' flats were built in suburban areas and the Corporation found it hard to let them. Some corporation officers recommended that the Division confine them to inner-city sites, but the government's reaction was that the owners were being 'too choosy', and that multi-unit flats would be allocated in the same way as single- or double-unit flats.

The Housing Division reassessed its plans for multi-units in 1966 and cancelled several of them. A new concept of cluster housing was to become an important aspect of state housing in the 1970s. The Tower flat is a three-storey concrete flat that can house up to 52 people and some have only two storeys, housing 32 people. The one storey Demonstration flat housed up to 48 people whereas the Four Flat Units were designed for a maximum of 16 people. The Star flats were so called because of their plan form. The architect for the Star Flats was Neville Burren of the Housing Department under the direction of Frederick Newman. Newman had considerable experience in designing social and multi-unit housing schemes in Austria and Russia and applied his knowledge to the New Zealand situation. Those designed in New Zealand include the McLean Flats in Wellington (1943-45), the Symonds Street flats in Auckland (1942-1947), various flats in Petone, Lower Hutt, flats in Parnell in Auckland, and flats in Christchurch, all using a new concrete prefabrication technique. The Star flats contain twelve flats on three levels and was part of the then government policy of providing higher density housing. Ten of the flats have two bedrooms, while two have one double bedroom. Part of the design of most interest to the building press at the time was the use of sliding folding French doors which opened up the external wall of the living room so that the whole room became a large sunny outdoor space. The architects were keen to plan the flats in a park-like setting to offset the height of the buildings and to allow for outside space for the tenants.

The design of the flats is clearly of the International Style with cubic forms, expression of the structural frame, large areas of solid wall combined with large areas of curtain wall. The style which includes shallow mono-pitch roofs, wide eaves, and sun screens can be traced back to the late 1930s and early 1940s architecture of Le Corbusier and the English International style.

In 1982 there was a large-scale plan for rehabilitation of these flats on Jackson Street. There was also a planned upgrade of the landscape which was divided in two stages. The first stage involved upgrading the site; the surroundings had extensive landscaping done and created more facilities for better outside living and for example better suited areas for hanging up laundry. The next stage involved interior refurbishments and the demonstration blocks ground floors were altered. The adjoining, centrally located bed sits on the ground floor were removed to make way for laundries for all apartments, being accessible from both the inside and outside. Unfortunately, the star flats on both Jackson Street and Adelaide Street have been heavily modified and have lost much of their original fabric, resulting in them falling short of the threshold for scheduling.



Figure 2: Aerial showing the location of the Petone State Housing Area in 1941. The dwellings along Adelaide Street and Jackson Street have been constructed. The central reserve is yet to be established, and Scholefield Street has not yet been put through.
Source: Retrolens



Figure 3: Aerial showing the location of the Petone State Housing Area in 1954, with the majority of buildings completed, the central reserve established, and all streets formed. The Star Flats on Jackson Street and Adelaide Street are yet to be built.



Figure 4: Block of flats on Scholefield Street.



Figure 5: Single storey flats on Jackson Street.



Figure 6: 73 Adelaide Street.
Source: Real Estate NZ



Figure 7: Flats on Adelaide Street.

2. Physical Description

2.1 Setting - Site Description

The group of flats and houses are located at the eastern end of Petone. The area is roughly bordered by Jackson Street to the north, Jessie Street to the west, East Street to the south, and Scholefield Street to the east – all centred around a grassed reserve. See Section 4.2 for a defined extent of place.

2.2 Buildings or Structures Included and Description

See Section 4.2 for a defined extent of place. The buildings included in the area include a range of different typologies including stand-alone single houses and multi-unit flats.

2.3 Existing Listing/Scheduling Status of Individual Items and Area

None of these buildings are currently scheduled in HCC's existing Appendix 3 and nor are they listed with HNZPT.

3. Evaluation⁴

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p>Level of Significance: High Explanation: The State Housing areas in Petone has significant historic values as they demonstrate the concern of the 1935 Labour Government, and subsequent governments, for the provision of social housing and the creation of working neighbourhoods and communities. The housing area is also associated with the growth and development of Petone, traditionally a working-class area which, until the 1980s, had significant industries such as the Railway Workshops, Lever Brothers, Imperial Tobacco, and the Gear Meat Works. It was anticipated that tenants would work in these industries.</p>
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<p>Level of Significance: None Explanation: The area is not known to be associated with any notable historic events.</p>
<i>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.</i>	<p>Level of Significance: High Explanation: The area is associated with well-respected architects in the Public Service, including Government Architect Gordon Wilson, Neville Burren, and Austrian émigré Frederick Newman, whose designs are represented in Petone.</p>
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i>	<p>Level of Significance: High Explanation: The area has high historic social values for its aim in providing accommodation for a large number of Petone residents.</p>
3.2 Physical Values	Moderate
<i>i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.</i>	<p>Level of Significance: High Explanation: The archaeological significance of the place is high. There is a recorded archaeological site on the northern section of Jackson Street according to ArchSite (R27/579) which was the site of a nineteenth century Maori village, a shipyard, and a workers' camp in the mid-twentieth century – Paetutu/Shandon Workers Camp.</p>
<i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	<p>Level of Significance: High Explanation: Each group of flats have significant physical values as notable examples of the application of Modern Movement building design principles, styles, and urban planning that were an innovative and radical departure from the standard single or double-unit state house developed in the 1930s. The Modern Movement is considered as a physical application of socialist ideals, highly appropriate for this grouping of state housing in Petone.</p>

⁴ Criteria taken from GWRC RPS.

<p>iii) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.</p>	<p>Level of Significance: Moderate Explanation: The buildings have moderate technological value as materials and technology used to construct them is typical of the period.</p>
<p>iv) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.</p>	<p>Level of Significance: Moderate Explanation: Individually, the group of buildings present a mixture of integrity. As an overall group they have moderate integrity as they have undergone heavy modification over time.</p>
<p>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</p>	<p>Level of Significance: None Explanation: As the buildings were constructed in the mid-20th century, they have no age value in the context of human occupation of the Wellington region.</p>
<p>vi) Group or Townscape - 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.</p>	<p>Level of Significance: High Explanation: The buildings comprise a rare intact group of early Modern Movement state housing representing a mix of housing typologies.</p>

<p>3.3 Social Values</p>	<p>Moderate</p>
<p>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.</p>	<p>Level of Significance: None Explanation: The area has no known sentimental value, or association with any specific groups or communities.</p>
<p>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.</p>	<p>Level of Significance: Moderate Explanation: The place has moderate recognition value for its appeal to those with an interest in state housing and Modern Movement architecture.</p>

<p>3.4 Rarity</p>	<p>High</p>
<p>i) Rarity - the place is unique or rare within the district or region.</p>	<p>Level of Significance: High Explanation: The buildings have high rarity value as they comprise a rare intact group of early Modern Movement state housing in a range of forms. They are also representative of the development of standardised state housing by significant Government-employed New Zealand architects.</p>

3.5 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<p>Level of Significance: High</p> <p>Explanation: The buildings are a good example of their typology - standardised housing in various forms developed by the Housing Division of the Public Works Department.</p>

4. Recommendations

4.1 Scheduling Details

Unique Identifier	HA-09
Thematic Reference	State Housing/Modern Movement
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	None
Recommended Changes	Add to proposed 'Schedule of Heritage Areas'
Extent of Place/Listing	See Section 4.2 Below
Primary Feature of Listing:	State Houses and Flats
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

4.2 Extent of Place

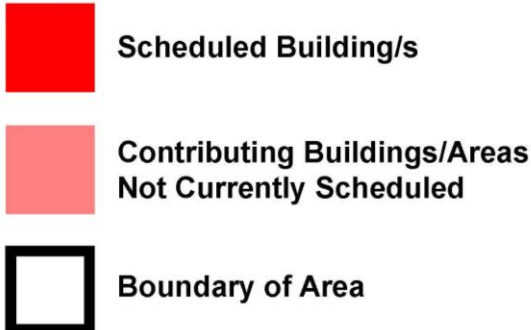
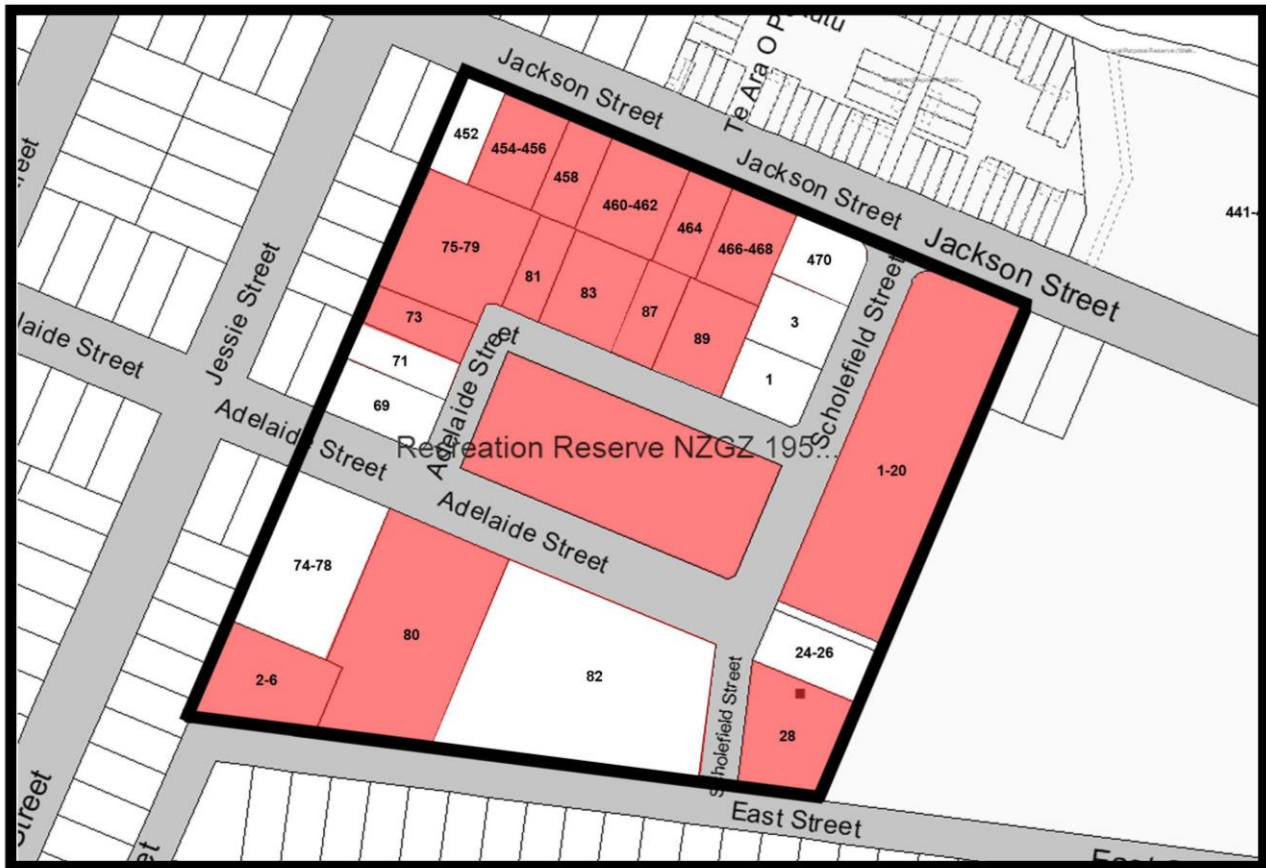


Figure 8: Extent of place for the Petone State Housing Heritage Area.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Heritage Inventory Assessment Form *HISTORIC AREAS*



HA-10 Somes Island Heritage Area

Wellington Harbour, Wellington



Figure 1: Aerial of Somes Island.

Historic Heritage Areas (HHA) are groupings of interrelated, but not necessarily contiguous, places or features that collectively represent historic value. These individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or

urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape. The emphasis is on the collective values of the area, rather than the significance of individual places.¹ Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.²

Criteria for Historic Heritage Areas:³

- *Patterns of historical development, visual changes in historic character, natural features/landforms, historic features, land-use or modern barriers (such as a motorway)*
- *The heritage values of the area and how they manifest spatially*
- *Key heritage features/contributing places of the area*
- *What is included and what is excluded – is it clear?*
- *The immediate setting and whether the boundary contextualises the historic heritage values adequately*
- *The area as a whole. An HHA should not have gaps or holes, instead, non-contributing places within the area should be identified as such*
- *Likewise, a boundary should run around, rather than through a space, street or land parcel. Avoid boundaries that run down the middle of a street.*

1. Historical Summary⁴

Matiu/Somes Island has had many uses over time. Situated in the centre of the Wellington Harbour, it has been used extensively as a sanctuary from the mainland and various uses have included: pā, various human and animal quarantine stations, WWI encampments for POW's, WWII outposts and gun emplacements, and agricultural research.

The island was originally given the name Matiu by Kupe centuries ago. After the Europeans settled here, the island was renamed Somes Island after Joseph Somes – the Deputy Governor of the New Zealand Company. Prior to colonisation, the island was often used as a refuge pā, a place of temporary resort during times of war. *Te Moana-a-kura* pā was located at the northern end of the island and *Haowhenua* pā was in the area where the maximum security station is now situated.

Because New Zealand's all-important agricultural industry was based on exotic species, it was critical that all measures were taken to avoid diseases being imported along with new livestock. Matiu/Somes Island had been briefly used to quarantine sheep in 1853, but permanent facilities were not established until 40 years later in 1893. By 1908 it was considered to be the country's principal quarantine station.

In 1866 the lighthouse and keepers home was built on the island. It was one of the eight lighthouses that were built in the country at the time and it was the first inner harbour lighthouse in Wellington. Complaints were made that a stronger light was needed so a new tower was built next to the existing one, which was later removed (taken to Jack's Point, Timaru where it can still be seen today), and a new lighthouse constructed between 1895-1900. The lighthouse became automated in 1924, which meant that a lighthouse keeper was no longer needed on the island, and the keepers home was removed.

In 1869 the island was designated as a human quarantine station. In 1872 an immigrant ship arrived carrying smallpox, the passengers were sent to Matiu/Somes Island and were set up in makeshift accommodation. This outbreak prompted the construction of the quarantine station during 1872 – 1874. Scarlet Fever and Smallpox were the most common diseases that needed to be contained, and inflicted the young and infirm most commonly, and this is reflected in the ages of those buried on the Island.

¹ *Methodology and Guidance for Evaluating Auckland's Historic Heritage, 2020*

² *HNZPT Info Sheet 17, 2007*

³ *Methodology and Guidance for Evaluating Auckland's Historic Heritage, Section 9.1.1, 2020*

⁴ *Ian Bowman, 2008 Heritage Inventory Report – Somes Island*

Mokopuna Island, the small island to the north of the main island, was used to quarantine a man named Kim Lee who was suspected of having Leprosy. Lee died in 1904 after living alone on the island for six months. The island was consequently called Leper Island, or Leper Rock, for many years.

Because New Zealand relies heavily on its agricultural industry, the Agricultural Board realised that it needed to set up measures to ensure that any livestock coming into the country was not contaminated. By the end of the 1880's, the Board set up two quarantine stations, one in Lyttelton on Quail Island and the other in Wellington on Matiu/Somes Island in 1889. The stock facility on the island was set up in 1893.

In 1915 a caretakers cottage was built, with additions made to it in 1938.

In 1968 the maximum security station was built. The station was later closed in 1995.

During both World Wars the island was used to intern 'enemy aliens'. Simple barracks buildings were hastily constructed to house the POW's, and in 1916 more accommodation blocks were built and a hospital (which now serves as the Visitors Centre) was constructed in 1918. During WWI most of the internees on the island were of German nationality.

After WWII many of the buildings were torn down as they were dilapidated. One of the original barracks buildings remains (Figure 7), though it has been cut in half from its original form (Figure 4).

During WWII German raiders laid both contact and magnetic mines in New Zealand waters. As a result, a top-secret 'degaussing station' (degaussing is the process of decreasing or eliminating a remnant magnetic field, therefore eliminating the chance of ships setting off magnetic mines which had been laid). The station was set up on Matiu/Somes Island and was operational by the November of 1942. It consisted of a two-storey instrument and observation block with office, engine room, and store on the shore, with 12 detectors on a 410 ft (125m) line about 3500 ft (1065m) offshore to measure the magnetic field. The station was closed in 1945 and buildings sold in the following years. All that remains at the site on the eastern shore south of the main wharf are some foundations and the generator mounting.

A Heavy Anti-Aircraft Artillery (HAA) Station was also built on the island in 1942 for use during WWII. Among the structures built was a command post and four gun stations with the purpose of shooting down high flying enemy aircraft. The base was never called into action.

In 1971 a new maximum security animal quarantine station was completed. Until then, New Zealand had only ever imported livestock from Britain, Australia and Canada. The idea of a maximum security animal station was to enable scientists and geneticists to study new exotic breeds from outside of these 'safe' countries. When the station received its first shipment of animals in March 1972, it was the most sophisticated facility of its kind in the world. This allowed for the importation of a more diverse range of exotic animals such as elk, red deer, alpaca and llama, and capacity to hold more of the traditional imported livestock. In 1985 a scheme was introduced to import ova and embryos of cattle, sheep, and goats for implantation into New Zealand livestock. This inadvertently lessened the need for quarantine stations. It meant that existing livestock lines could be diversified rather than relying on importing. The quarantine station was closed in 1995 when the island was made accessible to the public.

A memorial was erected in 1970's to remember those who had died on the island from their illnesses. The cemetery was located on the slopes below.



Figure 2: The original lighthouse and associated buildings - both of which have since been removed, 1886.



Figure 3: The 1900 lighthouse in 2021.



Figure 4: *Somes Island, showing the bull pen and stables building in the foreground and the full barracks building (before it was cut in half) in the background, 1930.*
Source: ATL, ID: 1/2-C-010769-F



Figure 5: *The bull pen and stables, built in 1916 by WWI internees.*



Figure 6: *The Caretakers Cottage.*



Figure 7: *The barracks building in 2021, hastily erected in 1919 in preparation for the expected casualties of the influenza pandemic after WWI and used during WWII for POW's.*



Figure 8: *The group of buildings on the island, including the modern animal quarantine station in the background (green roofed buildings).*



Figure 9: *The hospital building, which now functions as the Visitors Centre, in 2021.*



Figure 10: The memorial in 2021.



Figure 11: The WWII gun emplacements in 2021.



Figure 12: The Degaussing Station, c.1942-1945.
Source: DoC



Figure 13: Remnants of the Degaussing Station.
Source: Tracesofwar.com

2. Physical Description

2.1 Setting - Site Description

The island is located in the middle of Wellington Harbour. It is owned by local iwi (Taranaki Whānui) following a Treaty Settlement. It is governed by a Kaitiaki Board and managed by DOC. The island has an area of 24.9 ha, and is the largest of three islands in the northern half of Wellington Harbour, New Zealand. It lies 3 kilometres south of the suburb of Petone and the mouth of the Hutt River, and about 5 kilometres northwest of the much smaller Makaro/Ward Island.

2.2 Buildings or Structures Included

The buildings, structures, and objects which contribute to the heritage area include:

- Sites of Maori significance (pa site and midden - *Te Moana-a kura*, pa site and midden- *Haowhenua*)
- Caretakers Cottage (1915)
- Human Quarantine Barracks Building (1919)
- Bull pen and stables (1916)
- WWII gun emplacements (1942)
- Lighthouse and tram tracks (1895-1900)
- Memorial and cemetery (1970's)
- Degaussing station foundations (1942)

- Ag-Research Animal Quarantine Buildings (1970's-1980's)
Maximum-security buildings and pens

A number of accommodation buildings were also constructed in the 1970's, but these are of no heritage significance.

2.3 Existing Listing/Scheduling Status of Individual Items and Area

Matiu/Somes Island is not listed as an area with HNZPT, nor are any of the individual items listed with HNZPT. The island, nor any of its individual buildings or structures, is not scheduled in HCC's Heritage Inventory.

3. Evaluation⁵

3.1 Historic Values	Exceptional
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: Exceptional Explanation: Matiu/Somes Island is associated with a number of important themes in history, such as both human and quarantine practices in the late 19 th and early 20 th century, and military themes throughout WWI and WWII.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: Exceptional Explanation: Matiu/Somes Island is associated with a number of prolific historical events, such as WWI, the influenza pandemic of 1918, and WWII.
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.	Level of Significance: High Explanation: Matiu/Somes Island is associated with a number of notable individuals and groups, including Kupe, who named the island; Joseph Somes – the deputy governor of New Zealand, for whom the island was re-named; the Wellington Harbour Board who managed the lighthouse; and the New Zealand Defence Force, amongst many others.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: Although only opened to the public in 1995, Matiu/Somes Island contributes to a wider understanding of the history of the region through its various uses and phases of occupation. Since becoming publicly accessible, the place has become a popular visiting destination for both locals and tourists alike and is well-known and respected.

3.2 Physical Values	Exceptional
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Exceptional Explanation: Known to have been visited by the explorer Kupe 1000 years ago and who gave the island its name, the island also has a number of pā sites - Te Moana-a-kura and Haowhenua, although the former of these has since been destroyed. There are approximately 30 recorded archaeological sites on the island. The

⁵ Criteria taken from GWRC RPS.

	<i>island is automatically afforded protection under the HNZPT Act 2014.</i>
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The number of different buildings and structures from various typologies and time periods offers fascinating insight to architectural styles and design typologies for various uses over the last 150 years of the island's occupation.
iii) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Exceptional Explanation: The island gives an exceptional insight to various technologies and technological development over 150 years of occupation, including quarantine methodology and technologies in the late 19 th century, military technology during WWI and WWII, and later agricultural research technologies.
iv) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Although many of the buildings have been modified in some way over time, many of them remain largely intact from their original construction giving them high integrity value.
v) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Exceptional Explanation: Given the occupation of the island as early as 1853 as a sheep quarantine facility, the island has exceptional age value.
vi) Group or Townscape - 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.	Level of Significance: Exceptional Explanation: The island itself consists of a grouping of buildings and structures which illustrate the use of the place over the course of more than 150 years, giving it exceptional group value as a whole. The place is also a well-known landmark in the centre of Wellington harbour.

3.3 Social Values	High
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.	Level of Significance: High Explanation: The place has high sentimental value for its association with military forces during WWI and WWII. Many lighthouse keepers, some who served for up to 40 years, also raised families on the island which may also hold the place in special sentimental value. The place also has commemorative value for those who died on the island and are buried in the cemetery there, commemorated by the nearby memorial.
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.	Level of Significance: High Explanation: The place is held in high public esteem for its historic heritage values, despite only being opened to the public in 1995. The place is well-known by the local and regional community.

3.4 Rarity	Exceptional
	Level of Significance: Exceptional

i) Rarity - the place is unique or rare within the district or region.	Explanation: <i>Matiu/Somes Island has exceptional rarity value as a place which has served such a variety of historic uses over more than a century of occupation. With regard to its quarantine use, only Quail Island in Lyttelton can be used in comparison.</i>
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3.5 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: <i>High</i> Explanation: <i>The various buildings and structures on Matiu/Somes Island are good examples of their various typologies and eras of construction.</i>

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>HA-10</i>
Thematic Reference	<i>Early Settlement/Sea & River/Memorial/Industrialism</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>None</i>
Recommended Changes	<i>Add to proposed 'Schedule of Heritage Areas'</i>
Extent of Place/Listing	<i>See Section 4.2 below for individual item locations, it is proposed that the boundary of the entire island is set as the extent of place.</i>
Primary Feature of Listing:	<i>See Section 2.2</i>
Non-Contributing Fabric/Exclusions:	<i>Modern accommodation buildings and other non-historic features</i>
Other Notes:	<i>It is outside the scope of our assessment to consider the heritage values of places of significance to Māna Whenua. The importance of the site to Māna Whenua is something that only Māna Whenua can comment on – until this has been done, this assessment form is considered incomplete.</i>

4.2 Extent of Place



Figure 14: The northern section of the island, with heritage items indicated.

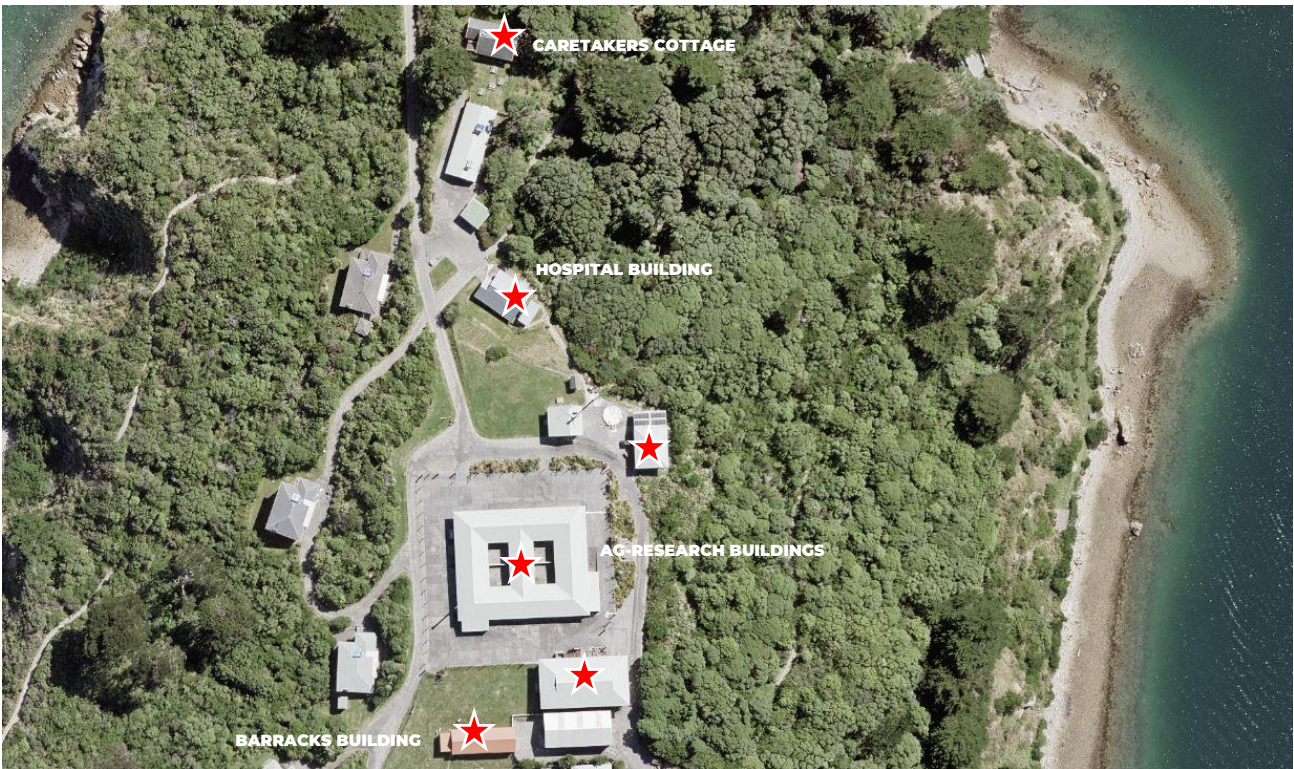


Figure 15: The upper-middle section of the island, with heritage items indicated.

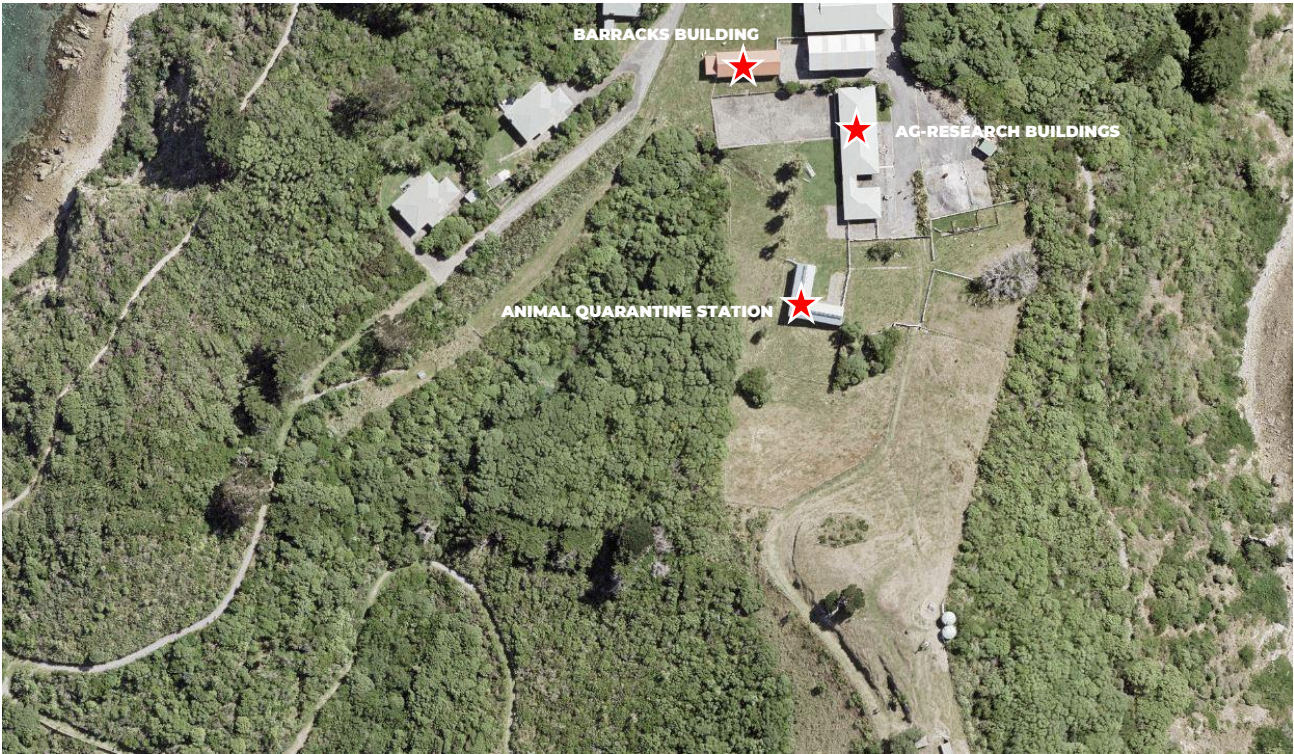


Figure 16: The lower-middle section of the island, with heritage items indicated.



Figure 17: The southern section of the island, with heritage items indicated.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Heritage Inventory Assessment Form *HISTORIC AREAS*



HA-11 Wainuiomata Terracrete Houses Heritage Area

44-54 Wainuiomata Road, Wainuiomata



Figure 1: Terracrete Houses.

Historic Heritage Areas (HHA) are groupings of interrelated, but not necessarily contiguous, places or features that collectively represent historic value. These individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape. The emphasis is on the collective values of the area, rather than the significance of individual places.¹ Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.²

Criteria for Historic Heritage Areas:³

¹ *Methodology and Guidance for Evaluating Auckland's Historic Heritage, 2020*

² *HNZPT Info Sheet 17, 2007*

³ *Methodology and Guidance for Evaluating Auckland's Historic Heritage, Section 9.1.1, 2020*

- *Patterns of historical development, visual changes in historic character, natural features/landforms, historic features, land-use or modern barriers (such as a motorway)*
- *The heritage values of the area and how they manifest spatially*
- *Key heritage features/contributing places of the area*
- *What is included and what is excluded – is it clear?*
- *The immediate setting and whether the boundary contextualises the historic heritage values adequately*
- *The area as a whole. An HHA should not have gaps or holes, instead, non-contributing places within the area should be identified as such*
- *Likewise, a boundary should run around, rather than through a space, street or land parcel. Avoid boundaries that run down the middle of a street.*

1. Historical Summary⁴

The most ambitious earth-building venture of the mid-century era took place in Wainuiomata between 1952-1960, an area which was experiencing a period of sustained growth driven by new affordable housing. John Anker, also a returned serviceman, read of Alley's research and saw a commercial opportunity in soil cement technology. He and brothers Peter and Chris began by building houses for their own families, which allowed them to develop a construction method suitable for building soil cement houses on a commercial scale. They formed a company, Terracrete Constructions Limited, designed and patented machinery for wall placement, and devised a method that they believed could compete with the prevailing timber framed construction.

The overall Terracrete system comprised reinforced concrete columns, 200mm infill walls of soil cement on concrete foundations, and a reinforced concrete bond beam. Unlike other soil cement systems, where window and door frames were built in as the wall building progressed, Terracrete walls were rammed to their full height, with openings cut out by chainsaw once the bond beam had cured and before the walls set too hard. This innovation sped up construction time. Like all soil cement houses of the era, the exterior finish was painted cement plaster, which meant that the houses merged seamlessly into their neighbourhood.

The Ankers built fifteen soil cement houses in Wainuiomata in the 1950's, the most significant of which are the six state rental houses built in a row on the main street in 1958. In their advertising, they emphasised the financial advantages of building in soil cement—low building and heating costs, investment security—as well as its longevity, fire-resistant properties, and thermal qualities. What seemed a promising venture was, however, short-lived. According to Allen, "Although Terracrete successfully built houses slightly cheaper than their competitors, their contract [with SAC] was not renewed." He suggests that the government was more interested in promoting the use of timber from its own forests than supporting the commercialisation of soil cement. In any case, demand fell away, and after 1960 the Ankers resumed conventional building practices.

After some problems with minor cracking and dampness were overcome, the houses were found to be comparable with state houses of standard construction in terms of comfort and appearance. However, despite Anker's labour-saving methods, the houses were considerably more costly than conventional state houses. It was intended that these Terracrete houses would be offered for sale to the public after their completion, however, 3 were retained in Housing New Zealand ownership. The houses that still belong to HNZC are 44, 52 and 54 Wainuiomata Rd. They all have a Category "A" classification in HNZC significant Building database. In the early 1950s, the National government let state tenants buy their homes, offered state loans, and subsidised the building industry to bring house prices down. New housing was built in higher densities, with mass state housing areas emerging in south Auckland and Porirua, north of Wellington.

The houses are unique in the Wellington region, and possibly the southern half of the North Island in the use of rammed earth construction, popular since the 1980s particularly in Northland. The houses are possibly the first in New Zealand constructed in this French technique since the construction of Pompallier House in Russell and are historically significant in the attempt of the Housing Department to explore experimental

⁴ Ian Bowman, 2008/2011 *Heritage Inventory*; and *Back to Earth: Earth Building in Aotearoa New Zealand 1945 – 1965*, Min Hall, Unitec Institute of Technology

The six houses are adjacent to one another along the northern side of Wainuiomata Road which is the main thoroughfare through the suburb. The lot sizes are almost identical for each property, at a size of approximately 60 metres deep by 15 metres wide. The surrounding area is entirely residential.

2.2 Buildings or Structures Included

- 44 Wainuiomata Road
- 46 Wainuiomata Road
- 48 Wainuiomata Road
- 50 Wainuiomata Road
- 52 Wainuiomata Road
- 54 Wainuiomata Road

2.3 Existing Listing/Scheduling Status of Individual Items and Area

The buildings are not listed either individually or as an area with HNZPT, nor are any of the individual items – or the area as a whole - scheduled within the HCC District Plan.

3. Evaluation⁵

3.1 Historic Values	Moderate
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The Terracrete homes were part of a large building programme in the area which took place in the 1940's and 1950's which saw the population of the Wainuiomata area grow significantly.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	Level of Significance: None Explanation: The Terracrete homes are not known to be connected to any particular historic events.
<i>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.</i>	Level of Significance: Moderate Explanation: The Terracrete homes have moderate significance for being associated with the Department of Housing Construction.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i>	Level of Significance: Moderate Explanation: The Terracrete homes have moderate social significance for their insight into understanding the residential building practices of the time period in the region.
3.2 Physical Values	High
	Level of Significance: Unknown

⁵ Criteria taken from GWRC RPS.

i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Explanation: It is unknown if the sites have any archaeological potential. There are no recorded archaeological sites on the subject properties according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate Explanation: The Terracrete homes all share similar design features which reflect the standard State House of the time period – simple rectangular forms with a tile-clad hipped roof.
iii) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Exceptional Explanation: The use of the cement-soil known as Terracrete has exceptional technological value as an experimental and construction method of the time period.
iv) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Although many of the buildings have been modified in some way over time, many of them remain largely intact from their original construction giving them high integrity value.
v) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: None Explanation: As the homes were built in the mid-20 th century, they have no age value.
vi) Group or Townscape - 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.	Level of Significance: High Explanation: The group of six homes have high group value as a collective set of buildings which all share the same history and values.

3.3 Social Values	None
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.	Level of Significance: None Explanation: The place has no known sentimental value.
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.	Level of Significance: None Explanation: The place has no known recognition value.

3.4 Rarity	High
	Level of Significance: High

i) Rarity - the place is unique or rare within the district or region.	Explanation: The homes have high rarity value as a collective set of buildings designed using experimental building and construction techniques in the mid-20 th century.
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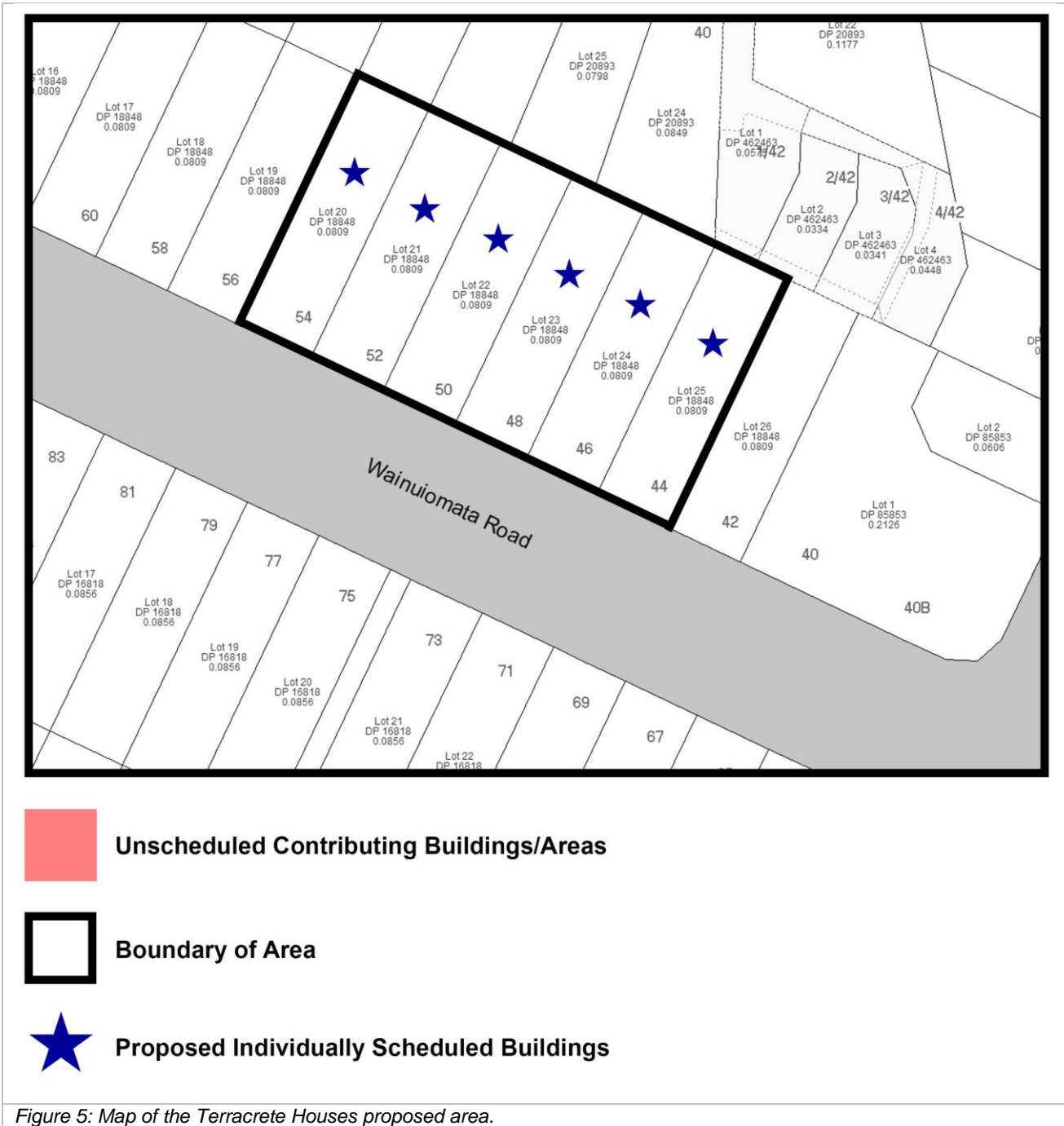
3.5 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	HA-11
Thematic Reference	State Housing
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	None
Recommended Changes	Add to proposed 'Schedule of Heritage Areas'
Extent of Place/Listing	See Section 4.2 Below
Primary Feature of Listing:	1958 Terracrete Houses
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

4.2 Extent of Place



Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Heritage Inventory Assessment Form *HISTORIC AREAS*



HA-12 Baring Head Heritage Area

Baring Head, Wellington



*Figure 1: The Baring Head Heritage Area and associated buildings.
Source: GeoTrips*

Historic Heritage Areas (HHA) are groupings of interrelated, but not necessarily contiguous, places or features that collectively represent historic value. These individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape. The emphasis is on the collective values of the area, rather than the significance of individual

places.¹ Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.²

Criteria for Historic Heritage Areas:³

- *Patterns of historical development, visual changes in historic character, natural features/landforms, historic features, land-use, or modern barriers (such as a motorway)*
- *The heritage values of the area and how they manifest spatially*
- *Key heritage features/contributing places of the area*
- *What is included and what is excluded – is it clear?*
- *The immediate setting and whether the boundary contextualises the historic heritage values adequately*
- *The area as a whole. An HHA should not have gaps or holes, instead, non-contributing places within the area should be identified as such*
- *Likewise, a boundary should run around, rather than through a space, street, or land parcel. Avoid boundaries that run down the middle of a street.*

1. Historical Summary⁴

In 1932 it was decided to build a new light station at Baring Head to serve both as an approach light to the Wellington Harbour, and as a coastal light for Cook Strait. The lighthouse was built on land presented to the Government by a local farmer, Mr Eric Riddiford. Work commenced on the supporting buildings, the lighthouse, and accompanying radio beacon towers in 1934. The Baring Head light was first lit and the complex formally opened in June 1935. It was the first manned light to be built in New Zealand for 22 years. The previous lighthouses built between 1913 and 1935 were all unmanned. Prior to the construction of the Baring Head Lighthouse, the light at Pencarrow Head had guided ships into Wellington Harbour since 1859, but its light was extinguished when the Baring Head light started operating.

Baring Head was the first light in New Zealand to start operating immediately on electricity. It was initially supplied by diesel generators until mains electricity arrived in 1950. After the Baring Head light was built, a programme of electrification of all major lights around New Zealand began which was eventually completed by 1957. The station was automated in 1989 and the last lighthouse keeper was withdrawn. In February 2005, the original light and associated equipment was replaced with a new LED beacon located out on the balcony of the lighthouse. The new light is powered by mains electricity backed up by battery power in the event of a mains failure. The light is monitored remotely from Maritime New Zealand's Wellington office.

The Baring Head complex, being close to Wellington, was a popular posting for lighthouse keepers and their families. Children were able to attend school which was an advantage that most other light stations did not provide. There were originally two keepers stationed at Baring Head, but this was reduced to just one. Baring Head Lighthouse was also used as a signal station by the armed forces during the Second World War, with bunkers located at the top of the hill behind the complex. Light keepers were exempt from conscription because their work contributed to the war effort. Keepers were issued with army jerseys to counter the extreme weather conditions under which they worked.

In 1972, NIWA established an Atmospheric Research Station on the site, which is the longest running continuous atmospheric carbon dioxide measurement site in the Southern Hemisphere.⁵ Due to its location on the cliffside, the site is the ideal location for measurement of the atmospheric composition coming from all wind directions –

¹ *Methodology and Guidance for Evaluating Auckland's Historic Heritage, 2020*

² *HNZPT Info Sheet 17, 2007*

³ *Methodology and Guidance for Evaluating Auckland's Historic Heritage, Section 9.1.1, 2020*

⁴ <https://www.maritimenz.govt.nz/public/history/lighthouses/Baring-Head/default.asp>; and <https://www.stuff.co.nz/dominion-post/news/113819298/bill-kemp-shone-a-bright-light-on-new-zealand-lighthouse-history>

⁵ <https://www.blakenz.org/2017/12/05/baring-head/>



Figure 4: The numerous buildings which make up the Baring Head complex, including the lighthouse, the lighthouse keepers' cottages, the garage, the pumphouse, and the two radio beacons (now removed), 1937.

Source: Te Ara



Figure 5: Aerial of the Baring Head complex sitting on the edge of the coastline, 1949.

Source: ATL, Whites Aviation



Figure 6: Aerial of the Baring Head complex with protective shelter belt around the exterior, date unknown.



Figure 7: Baring Head complex, with the original road and roundabout connecting the collection of buildings, 1960's.

Source: Bill Kemp

2. Physical Description

2.1 Setting - Site Description

The Baring Head Heritage Area is located on the south coast of the Wellington region, on an outcrop of land south of Fitzroy Bay, on East Harbour Regional Park. Access is facilitated via Coast Road and is accessible to the public via foot or bicycle. The complex is not visible from the main road. The former powerhouse building is open to the public as an interpretation centre.

2.2 Buildings or Structures Included

The individual buildings and structures which make up the Baring Head Heritage area are:

- Lighthouse (Figure 15)
- Lighthouse keepers' cottages (Figure 9 and Figure 11)
- Powerhouse (Figure 10)

- Garage (Figure 8)
- NIWA scientific buildings (Figure 13)
- Extant road and roundabout (Figure 12 and Figure 16)
- Extant chicken coop, garden, and shelter belt (Figure 17, Figure 18, Figure 19)
- Former house and outbuildings



Figure 8: The garage, restored by the Friends of Baring Head conservation group and currently being used as a sleepout for overnight workers.



Figure 9: The last remaining building on site yet to be restored. Presumed to be one of the 'keepers cottages.



Figure 10: The powerhouse, restored by the Friends of Baring Head conservation group with new interpretative material installed inside for visitors.



Figure 11: One of the 'keepers cottages, restored by the Friends of Baring Head conservation group.



Figure 12: The original road leading towards the collection of buildings.



Figure 13: The NIWA scientific buildings.



Figure 14: Radio mast and cellphone towers on the site.



Figure 15: The NIWA scientific buildings.



Figure 16: Extant road and roundabout.



Figure 17: Extant chicken coop used by the lighthouse keepers.



Figure 18: Extant keepers gardens.



Figure 19: Remains of the original shelter belt, planted to protect the area from the gale-force winds.

2.3 Existing Listing/Scheduling Status of Individual Items and Area

The area was listed as a Historic Area by HNZPT in June 2023, under the name ‘Baring Head/Ōrua-Pouanui’ (#9621). The list entry includes the Baring Head lighthouse station comprised of the lighthouse, the lighthouse keepers’ houses and outbuildings, the powerhouse, the garage, the rockery, barbeque and shelter belt, the defence site comprised of the observation post, the wireless room, the engine room and the ruins of the barracks and ablution block, the pumphouse, the WAAC barracks foundations, the NIWA clean air station and archaeological sites R28/37 (cave with midden), R28/36 (burial) and R28/48 (lighthouse and radar station). The area of land that encompasses these historic places includes (the land described as Pt Lot 1 DP 72418 (RT 556278, NZ Gazette 1995 p.8), Lot 2 DP 72418 (RT 40D/367), Lot 4 DP 59276 (RT WN42B/597, NZ Gazette 2011, p.3957, NZ Gazette 2013, p.2310), Pt Parangarahu 1A3 (RT 920719, NZ Gazette 1995, p.1364), Wellington Land District.

The individual buildings and structures listed above, and the area as a whole, currently has no heritage protection under the Hutt City District Plan in any form.

3. Evaluation

The following evaluation is based on Policy 21 of the Greater Wellington Regional Council WRC Regional Policy Statement (GWRC RPS). Policy 21 provides criteria to ensure significant historic heritage resources are identified in district and regional plans in a consistent way. The criteria are based on the Resource Management Act definition of historic heritage and commonly used assessment methodologies. They provide the basis for describing and evaluating historic heritage, including the physical, historic, social, and other values that people attach to historic heritage. Wellington Regional Council, district and city councils are required to assess a place, site, or area against all the criteria, but may use additional criteria. A place, site or area identified must, however, fit one or more of the listed criteria in terms of contributing to an understanding and appreciation of history and culture in a district in order to have significant historic heritage values.

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The place is associated with early 20 th century maritime construction, as well as scientific measurement from the mid-late 20 th century.
ii) Events - the place has an association with an important event or events in local, regional, or national history.	Level of Significance: High Explanation: The place was used as a signal station by the armed forces during WWII.
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.	Level of Significance: None Explanation: The place is not known to be associated with the any prominent groups or individuals.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.	Level of Significance: High Explanation: The place has high social significance for its association to early maritime experiences from the past, especially for the families of the lighthouse keepers, and a contributes to our understanding of coastal life and culture in the area at the time.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: Unknown Explanation: While there are no formally recorded archaeological sites on the Baring Head lighthouse reserve, there are a number of surrounding archaeological sites which relate to both Maori and European occupation.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate Explanation: The lighthouse and keepers cottage have moderate architectural value for their traditional utilitarian style which is seen in similar complexes across New Zealand.
	Level of Significance: High

iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Exceptional Explanation: The place has exceptional technological value as the first lighthouse in New Zealand to start operating on electricity. The place also has exceptional technological significance as a NIWA Atmospheric Research Station, which is an internationally recognised site, established in 1972. ⁷
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: As a group, the identified area has high integrity value overall.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the place was established in the early-mid 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - 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.	Level of Significance: Exceptional Explanation: The place has exceptional group value as a collection of buildings and structures designed to aid with maritime navigation in the early-mid 20 th century. The lighthouse in particular has landmark status.

3.3 Social Values	High
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.	Level of Significance: High Explanation: The place has high sentimental value for the lighthouse keepers and their families who lived in the dwellings for many years at a time. This is evidenced by petitions from former lighthouse keepers to save the keepers cottages when they were under threat from demolition in 2010.
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.	Level of Significance: High Explanation: The place has high recognition value as the place is well-known by the local community and contributes to a sense of shared history and identity. The Friends of Baring Head Conservation group are currently restoring a number of the buildings.

⁷ <https://niwa.co.nz/atmosphere/facilities/baring-head>

3.4 Rarity	High
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: High Explanation: The place has high rarity value as an intact group of maritime and scientific buildings.

3.5 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era, or class it represents.</i>	Level of Significance: High Explanation: The place has high representative value as a good example of its typology.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	HA-12
Thematic Reference	Sea & River
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Historic Area #9621
Recommended Changes	Add to proposed 'Schedule of Heritage Areas'
Extent of Place/Listing	See Section 4.2 below
Primary Feature of Listing:	Buildings and structures listed in Section 2.2
Non-Contributing Fabric/Exclusions:	Modern signal masts
Landowners	GWRC NIWA Maritime NZ NZ Police
Other Notes:	The Friends of Baring Head (FOBH) volunteer group are fundraising and implementing a restoration plan for the entire Baring Head light house complex (excluding the working light house). GWRC are supporting and assisting this project. There is consultation with Richard Nester, Technical Advisor at Department of Conservation (DOC) and also a member of the FOBH group to maintain the historical integrity during this process. FOBH and GWRC would prefer if the heritage listing was completed after the restoration works, as restoration on the lighthouse keepers' cottages is planned.

4.2 Extent of Place



Unscheduled Contributing Buildings/Areas



Boundary of Heritage Area



Proposed Individually Scheduled Buildings/Structures

Figure 20: Extent of place for the Baring Head Heritage Area. NB: an aerial has been used as the base map for this location was outdated and did accurately not show the existing features of the landscape.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.