

# Heritage Inventory Review

## *Schedule of Non-HNZPT Listed Items*

# Hutt City Council Heritage Inventory Assessment Form



## *H2-01 Bay Lodge Boarding House (c.1900)*

*34 Bay Street, Petone*



*Figure 1: Bay Lodge Boarding House, 34 Bay Street, Petone.*

### 1. Historical Summary<sup>1</sup>

It is not known exactly when the Bay Lodge boarding house was built, or by whom, but it is estimated at approximately 1900. At some point, a doctor then set up practice in the house. It is not known when the

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<sup>1</sup> Ian Bowman, 2008-2011 Heritage Inventory



building was converted from a private residence/surgery into a boarding house. Gear Meat Company workers were known to have also resided at the building. Very little is known about the building's history.



Figure 2: Bay Lodge Boarding House, undated.  
Source: NZ Genealogist, 2014



Figure 3: Bay Lodge Boarding House, 1994.  
Source: 1994 HCC Inventory

## 2. Physical Description

### 2.1 Setting - Site Description

The Bay Lodge Boarding House sits on the eastern side of Bay Street in Petone. The building is highly visible from the streetscape. The surrounding properties are residential to the south and commercial to the north where Jackson Street begins.

### 2.2 Building or Structures Description

The building can be described as a two-storeyed double bay villa. 'Fish scale' shingles under the gable ends provide textural interest, and other decorative touches include an arched valance under the central entrance porch, and bracketed eaves. Although the house is now clad in flat sheets of asbestos board, evidence of the original rusticated weatherboard cladding is still visible in the recessed ground and first storey front porches. There are several lean-to additions on the north and south sides of the house. The large modern windows on the lower street facade are not in keeping with the character of the villa.

### 2.3 Existing Listing/Scheduling Status

The Bay Lodge Boarding House is not listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

## 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place is associated with the construction of large-scale residential properties in the late 19<sup>th</sup> and early 20<sup>th</sup> century, which are then converted into boarding homes due to their size.</p>

<sup>2</sup> Criteria taken from GWRC RPS.

<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable historic event.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable individuals or organisations.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place gives us insight into social housing practices in the early-mid 20 <sup>th</sup> century.

<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> The archaeological value of the site is unknown. The place is not registered on ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate architectural value for its design elements.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the building are somewhat important to understanding the significance of the place.
<b>iv) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard materials and building practices for the time.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building's original form can still be discerned; however it has undergone significant modification.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> As the exact date of the building cannot be determined, its age value is unknown.

<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has no known group value, but does have some townscape value as a visible element of the streetscape which is somewhat known as a local landmark.
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<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate sentimental value to the Petone social community generally as a well-known place which provided accommodation to the local community for a long period of time.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate recognition value as a local landmark which is visible to the streetscape and known by the local community.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> Early 20 <sup>th</sup> century timber framed buildings are not uncommon in the area.

<b>3.6 Representativeness</b>	<b>Moderate</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is a relatively good example of its type.

## 4. Recommendations

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

## 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-01</i>
<b>Legal Description</b>	<i>Lot 26 DP 51</i>
<b>Parcel ID</b>	<i>3928275</i>
<b>Thematic Reference</b>	<i>Early Settlement/Social</i>
<b>Overall Heritage Significance</b>	<i>Moderate</i>
<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>HCC Appendix 2</i>
<b>Recommended Changes</b>	<i>None</i>
<b>Extent of Place/Listing</b>	<i>Property Boundaries</i>
<b>Primary Feature of Listing:</b>	<i>Two-Storey c.1900 House</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>N/A</i>

**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-02 Former Labour Hall (1927)*

*52 Beach Street, Petone*



*Figure 1: The Former Labour Hall, now the Lighthouse Cinema, at 52 Beach Street, Petone.*

### 1. Historical Summary

This building was constructed in 1927 by the Labour Party Branch of Petone at a cost of £3,000, and opened by Harry Holland who was the first Labour Member of Parliament. The architect was W V Wilson and the builder was H Nicholls. The Petone Branch of the New Zealand Labour Party owned the building from 1925 till 1979. It was the first Labour Party built and owned hall in the country.

In 1949 alterations were carried out costing £475. In 1991 major strengthening was carried out by the Cretans Association, who owned the building after purchasing it from the Labour Party Branch, which cost \$25,000. The building was then converted into use as a cinema.





Figure 2: The Former Labour Hall, undated.  
Source: Massey University

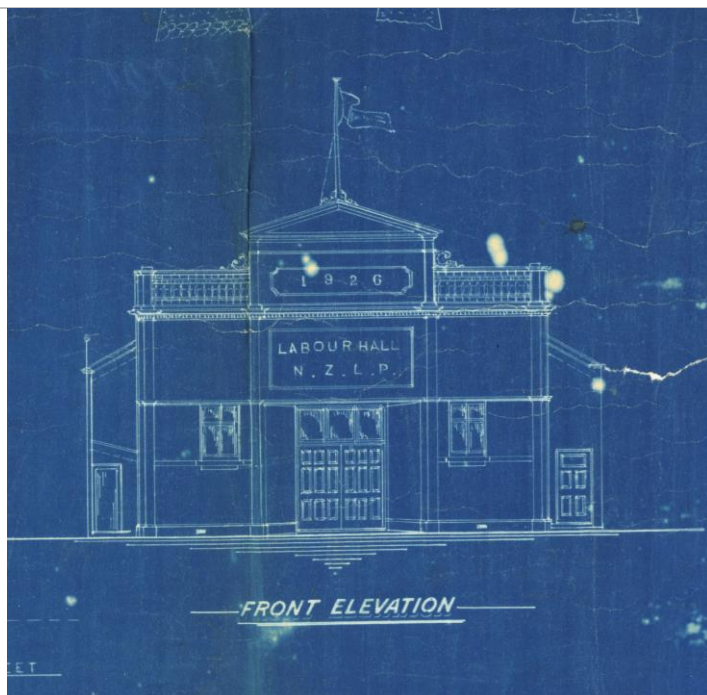


Figure 3: Plans for the original Labour Hall, 1927.  
Source: HCC Property Files

## 2. Physical Description

### 2.1 Setting - Site Description

The building sits on the eastern side of Beach Street, close to its intersection with Jackson Street to the north. It is highly visible from the streetscape. The surrounding buildings are a mix of commercial and residential.

### 2.2 Building or Structures Description

The building is a two storey symmetrical structure, with a pedimented parapet and balustrade. The exterior of the building retains the Stripped Classical style with a balustraded parapet, central pediment and corner pilasters. The former nine panelled entry doors have been replaced with glazed panelled doors and the high level front toilet windows have been replaced with large steel shop front windows.

### 2.3 Existing Listing/Scheduling Status

The Former Labour Hall is not listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

## 3. Evaluation<sup>1</sup>

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

<sup>1</sup> Criteria taken from GWRC RPS.

<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Explanation:</b> The place is associated with political themes in the early-mid 20 <sup>th</sup> century, and social themes in the late 20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place isn't known to be associated with any notable historic events.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is associated with the Labour Party.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place contributes to our understanding of early political practices, and later social practices, at the time.

<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> The archaeological value of the site is unknown. The place is not registered on ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high architectural value for its Stripped Classical design elements.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the building are somewhat important to understanding the significance of the place.
<b>iv) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard materials and building practices for the time.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building's original façade remains, however the interior has undergone some modification.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As an early 20 <sup>th</sup> century structure, the place has moderate age value in the context of human occupation of the Wellington region.

<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has no known group value, but does have some townscape value as a visible element of the streetscape which is known as a local landmark.
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<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high sentimental value to the Petone community as a place for political, and later social, gatherings.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high recognition value as a local landmark which is visible to the streetscape and well-known by the local community.

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> Early 20 <sup>th</sup> century halls are somewhat rare in the area.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is a good representative of its type.

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-02
<b>Legal Description</b>	Lot 1 DP 430698
<b>Parcel ID</b>	7284703
<b>Thematic Reference</b>	Politics/Social
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Local
<b>Current Protection</b>	HCC Appendix 2
<b>Recommended Changes</b>	None
<b>Extent of Place/Listing</b>	See Section 4.2 Below
<b>Primary Feature of Listing:</b>	1927 Hall
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

### 4.2 Site Extent

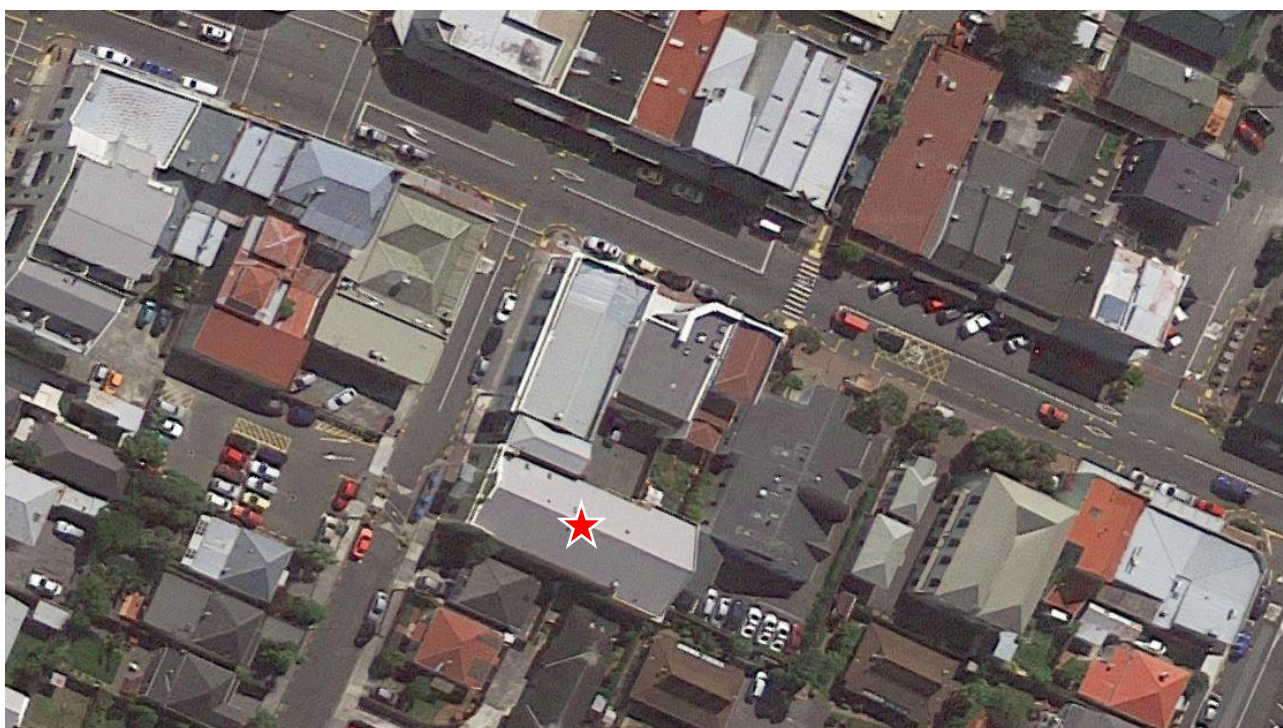


Figure 4: Aerial of the site with heritage structure indicated.



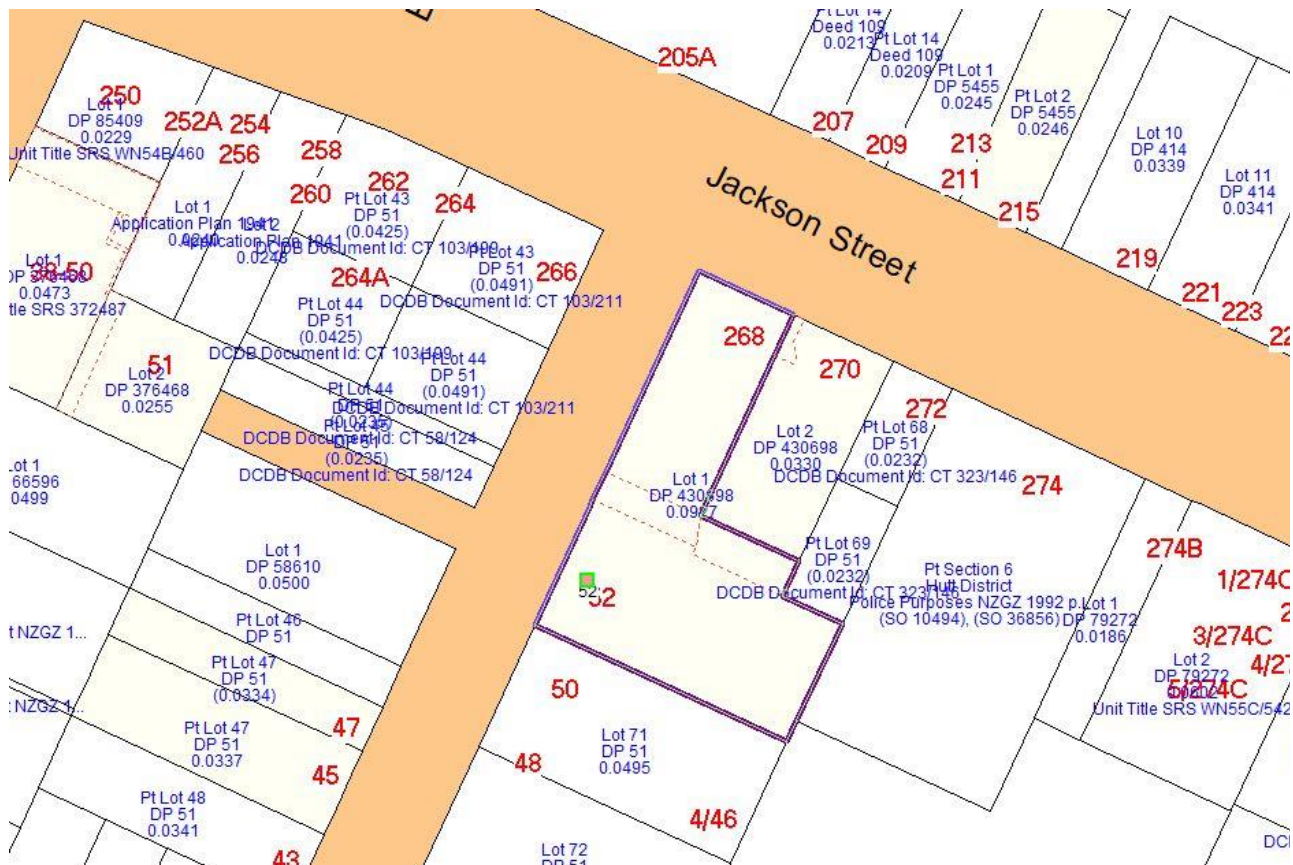


Figure 5: Map of the entire property site.

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-03 St David's Presbyterian Manse (1893)*

4 Britannia Street, Petone



Figure 1: Presbyterian Manse next to St David's Church (right) at 4 Britannia Street, Petone.

### 1. Historical Summary

Britannia Street in Petone contains a number of the area's oldest residential dwellings, and other civic and religious buildings, and is the only reminder of the failed settlement called 'Britannia' that was established there before eventually being moved to Thorndon in September of 1840.<sup>1</sup>

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<sup>1</sup> 'Britannia – The Town That Never Was', Te Papa Archives - <https://collections.tepapa.govt.nz/topic/1415>

The Presbyterian Manse<sup>2</sup> was built in 1893, as residential accommodation to complement St David's Church (built in 1889) which immediately sits to the south at 2 Britannia Street. It is not known who the architect of the building was.

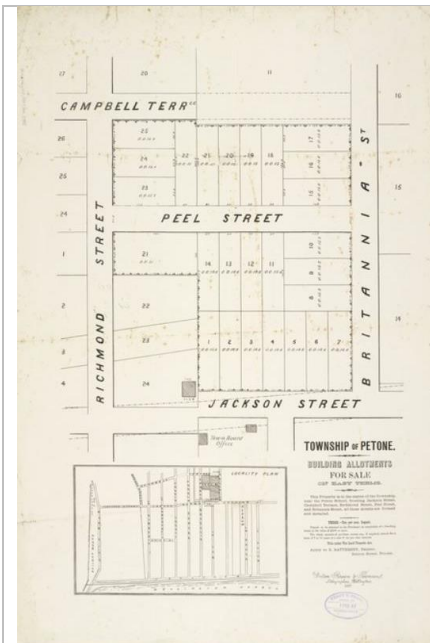


Figure 2: Map of the Township of Petone with Britannia Street featured, 1887.  
Source: ATL, Percy C. Frasi, 1887



Figure 3: St David's and manse, undated.  
Source: Te Papa Archives

## 2. Physical Description

### 2.1 Setting - Site Description

The manse sits on the eastern side of Britannia Street in Petone and St David's Church, for which the manse was built, is located to the south with a street address of 2 Britannia Street. The surrounding area is a wide mix of educational, residential, commercial, and recreational spaces. The manse is very visible from the streetscape.

### 2.2 Building or Structures Description

The manse is a two storey asymmetrical timber framed structure. The street facing façade of the building is roughly split into thirds, with the first third comprising a gabled section of the building which projects outwards at the northern end with a bay window beneath, and the other two thirds feature smaller gabled wall dormers above a verandah and a central entrance.

### 2.3 Existing Listing/Scheduling Status

The manse is not listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

<sup>2</sup> Manse - a house provided for a minister of certain Christian Churches, especially the Scottish Presbyterian Church.

### 3. Evaluation<sup>3</sup>

<b>3.1 Historic Values</b>	<b>High</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance: High</b> <b>Explanation:</b> The manse is associated with the popular theme of religious structures built in the 19 <sup>th</sup> century as part of the settlement of the area.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to be associated to any notable historic event.
<b>iii) People</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place is associated with the Presbyterian Church.
<b>iv) Social</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place contributes to our understanding of the settlement of the Wellington region and religious practices at the time.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance: High</b> <b>Explanation:</b> The adjacent St David's Church is recorded on ArchSite (R27/604), and has high archaeological value as a pre-1900 place of human occupation. The ArchSite record is located on the site of the manse but refers only to the church. It can be assumed that both sites have archaeological potential.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate architectural value for its pared back design and pre-1900 simplistic design features.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: High</b> <b>Explanation:</b> The manse and St David's church together combine to give the surroundings of the place high significance.
<b>iv) Technological</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place demonstrates use of standard construction methods and materials for the time, giving it moderate technological value.

<sup>3</sup> Criteria taken from GWRC RPS.

<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The manse appears to have retained the majority of its original fabric.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> High <b>Explanation:</b> As a pre-1900 structure, the manse has high age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high townscape value as it is very visible from the street and is known as a local landmark in combination with St David's Church, which also gives it group value

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high sentiment value for its spiritual and religious associations.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is well known by the local community and has landmark value.

<b>3.4 Tangata Whenua Values<sup>4</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> High <b>Explanation:</b> Pre-1900 timber framed Manses are not common generally.

<sup>4</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation: The place is a good example of its type.</b>

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-03</i>
<b>Legal Description</b>	<i>Pt Lot 14 Deeds Plan 109</i>
<b>Parcel ID</b>	<i>3881430</i>
<b>Thematic Reference</b>	<i>Religion</i>
<b>Overall Heritage Significance</b>	<i>High</i>
<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>HCC Appendix 2</i>
<b>Recommended Changes</b>	<i>None</i>
<b>Extent of Place/Listing</b>	<i>Property Boundaries</i>
<b>Primary Feature of Listing:</b>	<i>1893 Manse</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>N/A</i>

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>



# Hutt City Council Heritage Inventory Assessment Form



## *H2-04 Petone Community House (c.1900)*

*6 Britannia Street, Petone*



*Figure 1: Petone Community House, 6 Britannia Street, Petone.*

### 1. Historical Summary

6 Britannia Street was built for Dilnot Sladden, an early manager of the Ngauranga Meat Export Company, and his wife Elizabeth Sladden. The property was owned by members of the Sladden family until 1922, when it was sold to Caroline Barlow, a 'Petone widow'. Thomas Vogan, a Petone boarding house proprietor bought the property in 1927. One year later the house changed hands again. In 1936 the house was sold to Dr. Roger Bakewell, who used it as his home and surgery. The Petone Borough Council purchased the property in the 1970's.

For some time the house was leased to the Central Institute of Technology, who used it as their Chiropody Clinic.

In 1978 the house was threatened with demolition to make way for a 10 million dollar Ring Road. However the ring road scheme was defeated due to strong opposition from the Petone community, and the house was saved.

In 1980 6 Britannia Street was extensively upgraded in preparation for its conversion into the Petone Community House. The house was repiled and the interior was relined to comply with Fire Safety Standards.

The Petone Community Centre became fully operational in February 1981.



Figure 2: Petone Community House, 1895.  
Source: PetoneCommunityHouse.co.nz



Figure 3: Petone Community House, 1994.  
Source: 1994 HCC Inventory

## 2. Physical Description

### 2.1 Setting - Site Description

The Petone Community House sits on the eastern side of Britannia Street and is highly visible from the streetscape. It is set back from the roadside by approximately ten metres and has two large trees to its frontage, but the setback ensures that the building is still visible. The surrounding properties are a mixture of religious, residential, commercial, and educational premises.

### 2.2 Building or Structures Description

The Petone Community House is a two-storeyed timber framed and rusticated weatherboard clad building with a central gabled form and extruding bay window below. Other gabled sections extend outwards from different elevations. The roof is clad in corrugated steel. An ornate verandah with delicate fretwork used to extend across the northern and western elevations but this has been removed and some sections infilled. The ground floor bay window to the street facing elevation used to extend to the top storey, but has been removed at some point and replaced with timber framed windows with shutters and a semi-circular fanlight. The prominent chimney visible in historic photographs has also been removed.

### 2.3 Existing Listing/Scheduling Status

The Petone Community House is not listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

### 3. Evaluation<sup>1</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the construction of large-scale residential properties in the late 19 <sup>th</sup> and early 20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable historic event.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable individuals or organisations.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place gives us insight into residential building practices in the late 19 <sup>th</sup> and early 20 <sup>th</sup> century, and the conversion of these into community centres in the late 20 <sup>th</sup> century.
<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> The archaeological value of the site is unknown. The place is not registered on ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high architectural value for its design elements.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the building are somewhat important to understanding the significance of the place.
<b>iv) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard materials and building practices for the time.
	<b>Level of Significance:</b> Moderate

<sup>1</sup> Criteria taken from GWRC RPS.

<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Explanation:</b> The building's original form can still be discerned; however it has undergone significant modification.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> As the exact date of the building cannot be determined, its age value is unknown.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has no known group value, but does have some townscape value as a visible element of the streetscape which is somewhat known as a local landmark.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high sentimental value to the Petone community as a place for social gatherings.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value as a local landmark which is visible to the streetscape and well-known by the local community.

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> Large homesteads converted into community centres are uncommon in the area.

<b>3.6 Representativeness</b>	<b>High</b>
	<b>Level of Significance:</b> High

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



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

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-04
<b>Legal Description</b>	Pt Lot 1 DP 295
<b>Parcel ID</b>	4037605
<b>Thematic Reference</b>	Early Settlement/Social
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	HCC Appendix 2
<b>Recommended Changes</b>	None
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Primary Feature of Listing:</b>	c.1900 Two Storey Building
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>



# Hutt City Council Heritage Inventory Assessment Form



## *H2-05 32 Britannia Street (c.1900)*

*32 Britannia Street, Petone*



*Figure 1: 32 Britannia Street, Petone.*

### 1. Historical Summary

Britannia Street in Petone contains a number of the area's oldest residential dwellings, and other civic and religious buildings, and is the only reminder of the failed settlement called 'Britannia' that was established there before eventually being moved to Thorndon in September of 1840.<sup>1</sup>

This elegant Bay Villa was probably built for Samuel Vickery BurrIDGE, a Fellmongery Manager. BurrIDGE bought the land on which the house now stands from William Cook, a Sailmaker in 1899. In 1906 the

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<sup>1</sup> 'Britannia – The Town That Never Was', Te Papa Archives - <https://collections.tepapa.govt.nz/topic/1415>

property was sold to Susan Cotton, 'the wife of John Cotton, a Petone draper'. Five years later it was sold again, to John James Cody a Petone settler. In 1920 the property was purchased by the Petone Catholic Parish. The house was used as a Catholic Presbytery until 1969, when a new presbytery was constructed across the road, and 32 Britannia Street was sold.

The original section of land on which the house stood was subdivided in the 1960's. 32 Britannia Street is now a private residence. The villa shows the definite influence of the Italianate style. This is exemplified by the bracketed cornice and fretworked parapet on the top of the faceted window bays. The segmentally arched windows with imitation keystones are also an Italianate feature. Other decorative elements include shaped bargeboards, attractive gable-end ornamentation, and unusual verandah post brackets. A small room has been added onto the south side of the house, under what would have originally been the verandah. The front door and sidelights are also a later addition.

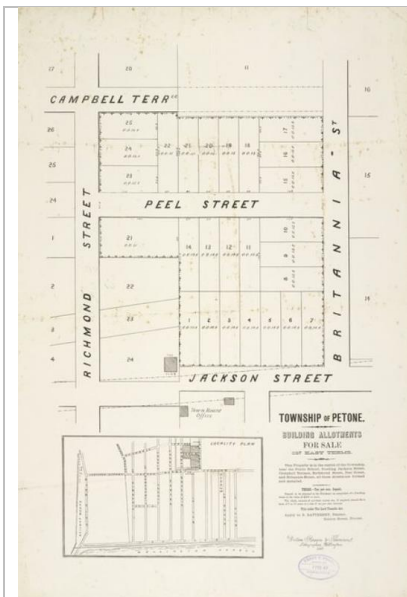


Figure 2: Map of the Township of Petone with Britannia Street featured, 1887.  
Source: ATL, Percy C. Frasi, 1887



Figure 3: 32 Britannia Street, 1994.  
Source: Ian Bowman

## 2. Physical Description

### 2.1 Setting - Site Description

The house sits on the eastern side of Britannia Street in Petone, at its intersection with Kirks Avenue which leads to the Petone Recreation Grounds and Reserve. The building is somewhat visible from the streetscape, but is partially blocked by vegetation. The surrounding properties are a mixture of educational, residential, religious, and recreational premises.

### 2.2 Building or Structures Description

The building is a single storey bay villa with verandah to the western elevation. The hipped roof is clad in corrugated steel, with a separate roof for the verandah, and the exterior of the building is clad in rusticated weatherboards. The original chimney is still intact, as is the fretwork to the verandah and gabled section of the building.

### 2.3 Existing Listing/Scheduling Status

32 Britannia Street is not listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.



### 3. Evaluation<sup>2</sup>

3.1 Historic Values	Moderate
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the construction of residential properties in the late 19 <sup>th</sup> and early 20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable historic event.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the Petone Catholic Parish as it served as a presbytery for 50 years between 1920-1970.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place gives us insight into residential building practices in the late 19 <sup>th</sup> and early 20 <sup>th</sup> century, and religious property requirements in the mid-20 <sup>th</sup> century.
3.2 Physical Values	Moderate
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> The archaeological value of the site is unknown. The place is not registered on ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high architectural value for its design elements and craftsmanship.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the building are somewhat important to understanding the significance of the place.
<b>iv) Technological</b> - the place provides evidence of the history of technological development; and/or demonstrates innovation or design; and/or contains unusual construction materials.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard materials and building practices for the time.

<sup>2</sup> Criteria taken from GWRC RPS.

<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The building appears to be highly authentic.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> As the exact date of the building cannot be determined, its age value is unknown.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known group value, nor does it have townscape value as it is hidden from the street.

<b>3.3 Social Values</b>	<b>None</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value to any particular groups or communities.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>None</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> None <b>Explanation:</b> Turn of the century residential dwellings are common in the area.

<b>3.6 Representativeness</b>	<b>High</b>
	<b>Level of Significance:</b> High

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

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

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-05
<b>Legal Description</b>	Lot 1 DP 29647
<b>Parcel ID</b>	3947105
<b>Thematic Reference</b>	Early Settlement/Religion
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	HCC Appendix 2
<b>Recommended Changes</b>	None
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Primary Feature of Listing:</b>	c.1900 House
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>



# Hutt City Council Heritage Inventory Assessment Form



## *H2-06 Sacred Heart Church Facade (1934)*

*41 Britannia Street, Petone*



*Figure 1: The remains of the Sacred Heart Church façade with modern church behind.*

### 1. Historical Summary

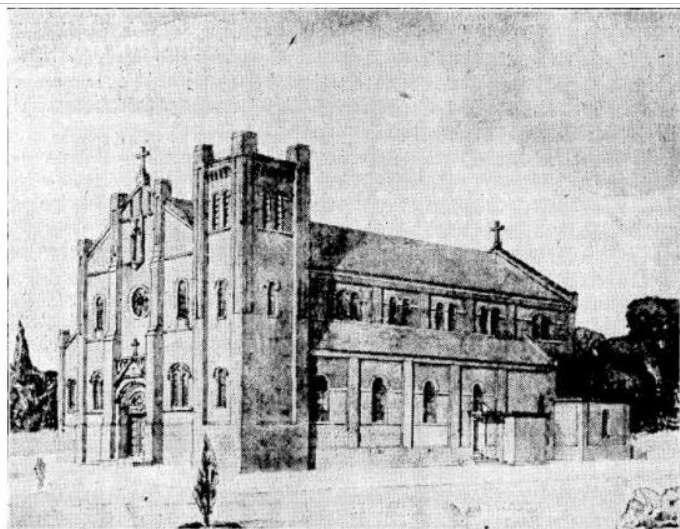
From the first, it was apparent that Petone was a town of great possibilities, and in 1895, a 5-roomed house, standing in an acre of land in Britannia Street, was purchased for the [Sacred Heart] church.

By 1898, the Catholic population had increased to such numbers that Father Lane decided to build a church on this site for his Petone parishioners. The following year it was completed and amid great rejoicings, the late Archbishop Redwood blessed and officially opened it in May 1899. This solidly constructed Church,

dedicated to the Sacred Heart, was a wooden building. It was further enhanced by the addition of a brick campanile constructed beside it in 1903.<sup>1</sup>

A second church dedicated to the Sacred Heart was opened on the Feast of Christ the King, October 1934 (Figure 2 and Figure 3) and the wooden building demolished at some point. The school was declared structurally unsafe and rebuilt in 1988. The church was also declared unsafe in 1984. Initial planning work and substantial fundraising was led by Fr John Murphy and an army of volunteers then picked up by Fr Michael McCabe when he joined the Parish in 1990. The second church was demolished in 1993. The third church was completed in 1997, opening again on the Feast of Christ the King.<sup>2</sup>

The only remains of the 1933 church is the arched entranceway and brick supports, and the brick wall to the street edge, through which visitors proceed to the new church located behind it.



"Sport and General" Photo  
ADVERTISING AND MARKETING EXHIBITION.—Opened at Olympia, London, on July 17, this exhibition is a masterpiece of ingenuity and offers a host of surprises to the public. On left, two prominent New Zealand newspaper proprietors, Mr. H. Horton ("New Zealand Herald"), left, and Mr. W. Easton ("Otago Daily Times"), right, with Major the Hon. J. I. Astor, M.P., chairman of the British Advertising Association.

NEW CHURCH FOR PETONE.—To be erected at Petone in memory of the Rev. Father J. J. McMenamin, a Roman Catholic chaplain with the New Zealand Forces, who was killed in action in France on June 9, 1917. The building, which is to be erected in reinforced concrete and brick, will contain a large stained glass window over the Sanctuary, in memory of the late chaplain.

Figure 2: Design of the new church, 1933.  
Source: Evening Post 23 August, 1933



Figure 3: The 1934 church prior to demolition.  
Source: HCC Property Files

## 2. Physical Description

### 2.1 Setting - Site Description

The Sacred Heart Church facade sits on the western side of Britannia Street in Petone, set back approximately 3 metres from the street, and forms the entranceway to the new modern church built behind it. The structure is highly visible from the streetscape. The surrounding properties are a mix of residential, religious, and educational premises.

### 2.2 Building or Structures Description

The remaining features of the Sacred Heart Church façade comprise the brick wall to the street edge, the arched entranceway, and the lowered brick wall on either side of the entrance which was originally the street facing elevation. Vegetation has grown over much of the structure.

<sup>1</sup> Petone's First 100 Years, p139

<sup>2</sup> <https://holyspirit.nz/sacred-heart-petone/>

## 2.3 Existing Listing/Scheduling Status

The Sacred Heart Church Facade is not listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

## 3. Evaluation<sup>3</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with the construction of religious buildings in Petone in the late 19 <sup>th</sup> and early 20 <sup>th</sup> century, a number of which are on Britannia Street.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to be associated with any notable historic event.
<b>iii) People</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place is associated with the Sacred Heart Church.
<b>iv) Social</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place gives us insight into religious building practices in the early-mid 20 <sup>th</sup> century, especially the upgrading of late 19 <sup>th</sup> century religious buildings.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance: Unknown</b> <b>Explanation:</b> The archaeological value of the site is unknown. The place is not registered on ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: High</b> <b>Explanation:</b> Despite very little of the structure remaining, it has high architectural value for its design elements, especially the arched entranceway.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: High</b> <b>Explanation:</b> The surroundings of the building are important to understanding the significance of the place.

<sup>3</sup> Criteria taken from GWRC RPS.



<b>iv) Technological</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place demonstrates high technological value for its craftsmanship.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: High</b> <b>Explanation:</b> The original church was demolished in the 1990's, but the remaining elements of the structure are untouched.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> As the church to which the remaining elements belong to was built in the early-20 <sup>th</sup> century, it has moderate age value.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has no known group value, but does have townscape value as a highly visible element of the streetscape which is known as a local landmark.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high sentimental value for its association with the Sacred Heart Church and community.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high recognition value as a local landmark which is visible to the streetscape and well-known by the local community.

<b>3.4 Tangata Whenua Values<sup>4</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed

<sup>4</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



<b>3.5 Rarity</b>	<b>High</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> Examples of demolished heritage buildings which leave some elements intact as memorials to their previous structures are rare.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is a good representative of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-06
<b>Legal Description</b>	Lot 3 DP 51283
<b>Parcel ID</b>	3809299
<b>Thematic Reference</b>	Religion
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Local
<b>Current Protection</b>	HCC Appendix 2
<b>Recommended Changes</b>	None
<b>Extent of Place/Listing</b>	See Section 4.2 below
<b>Primary Feature of Listing:</b>	1933 Church Façade Remnants
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

## 4.2 Site Extent



Figure 4: Aerial of the site with heritage structures indicated.

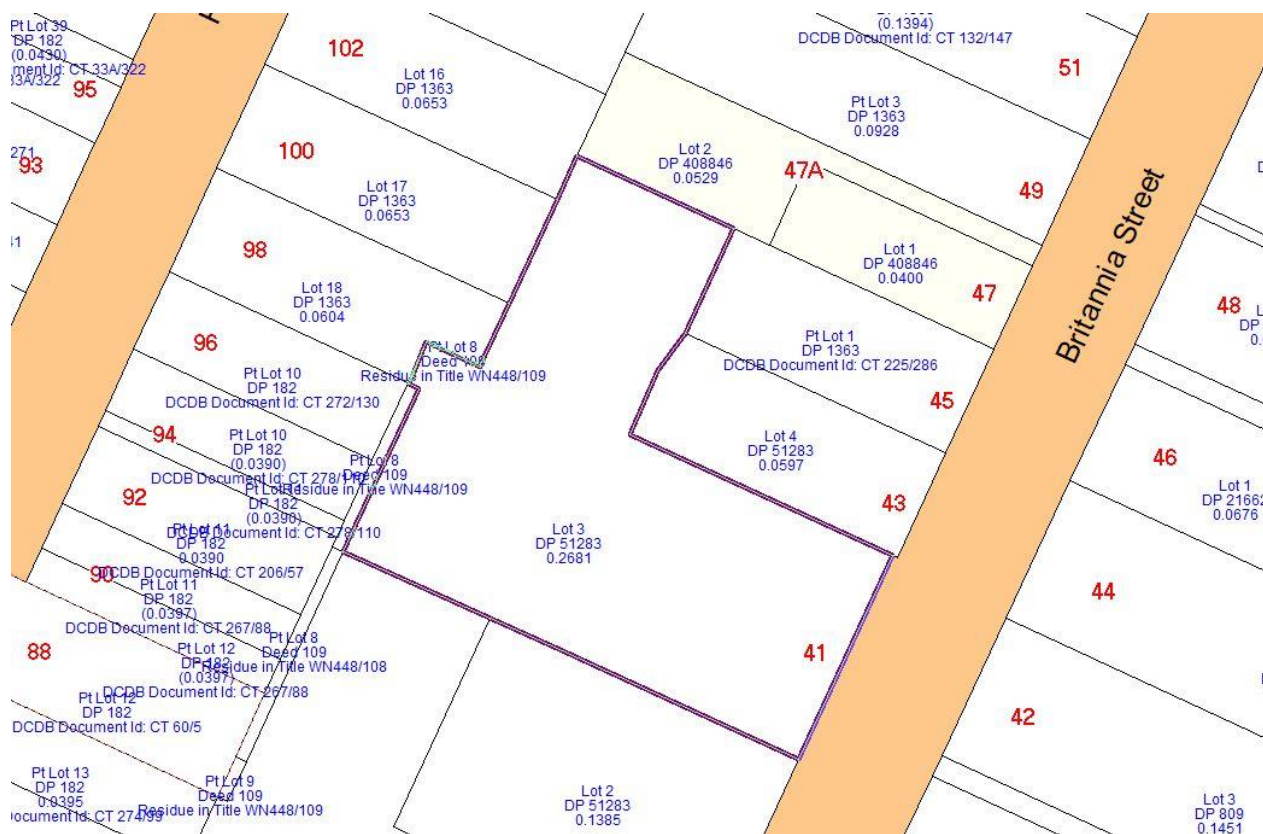


Figure 5: Map of the entire property site.

**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.



# Hutt City Council Heritage Inventory Assessment Form



## *H2-07 57 Britannia Street (c.1910)*

*57 Britannia Street, Petone*



*Figure 1: House at 57 Britannia Street, Petone.*

### 1. Historical Summary

Britannia Street in Petone contains a number of the area's oldest residential dwellings, and other civic and religious buildings, and is the only reminder of the failed settlement called 'Britannia' that was established there before eventually being moved to Thorndon in September of 1840.<sup>1</sup>

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<sup>1</sup> 'Britannia – The Town That Never Was', Te Papa Archives - <https://collections.tepapa.govt.nz/topic/1415>



Little information is available regarding the history of 57 Britannia Street, other than the following additions and alterations:

- 1962 – verandah filled in
- 1982 – general additions and alterations
- 1986 – construction of a double garage

Prominent owners included Samuel R. Johnson, Petone's First Mayor, 1888-1889. He was a member Petone Town Board. He married Elizabeth Riddler (of Riddler's Crescent), a member of one of Petone's oldest families.

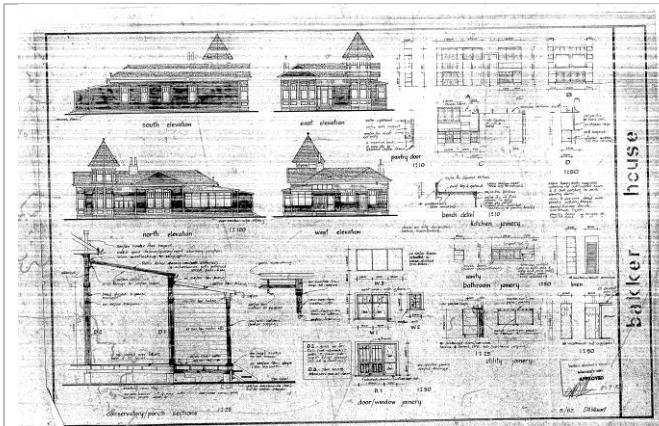


Figure 2: Plans for 57 Britannia Street, 1982.  
Source: HCC Archives

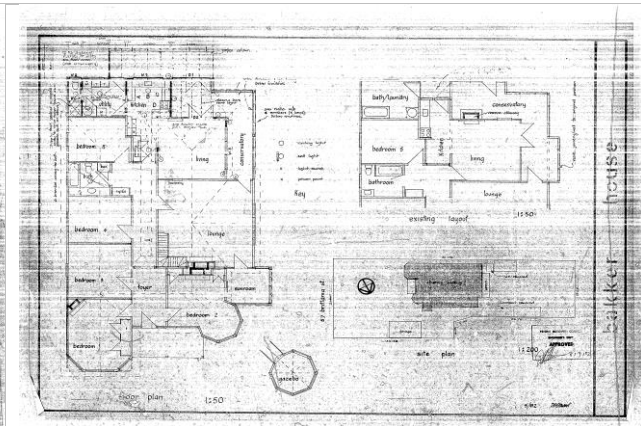


Figure 3: Plans for 57 Britannia Street, 1982.  
Source: HCC Archives

## 2. Physical Description

### 2.1 Setting - Site Description

The building sits on the western side of Britannia Street, near its intersection with Udy Street to the north. It is set back from the road and partially hidden due to dense vegetation. The surrounding area is residential, commercial, and recreational in nature.

### 2.2 Building or Structures Description

The single storey house has a rectangular plan with bay window and tower. The house has a central front door leading into a foyer and central corridor. The southern side of the house has four of the five bedrooms in a row with bathroom between 4 and 5 towards the rear of the house. The largest bedroom in the bay window closest to the street, has a corner fireplace. On the north of the main corridor is the second bedroom with a central fireplace that shares its chimney with the main living room, this room also has an octagonal bay window, which is also the base of the turret. The room leads into a small sunroom on the north-east corner of the house also accessed by the living room. The stair to the turret is in the south east corner of the main living room. The second smaller living room is to the west of the main living room and is open to the kitchen and a conservatory on the north west corner of the house. Through the kitchen is the laundry with a second toilet. The laundry has a door to the outside of the house.

The first floor of the house comprises the tower. The house is timber framed with timber weatherboarding and it has a Marseille tile roof.

The house style is Queen Anne and shows typical features of the style including asymmetry of plan and elevation, projecting bracketed gables, a major gable facing the street, multi-paned upper sashes, and a timber framed verandah. The compound roofs of corner tower, gable and hips are also typical. The roof is moderately pitched whereas it was more common for a steep pitch. Decorative mouldings, finials and crestings as well as shingle cladding in gables was also common.

### 2.3 Existing Listing/Scheduling Status

57 Britannia Street is not listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

### 3. Evaluation<sup>2</sup>

3.1 Historic Values	Moderate
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is likely associated with the construction of residential properties in the late 19 <sup>th</sup> and early 20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable historic event.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with Samuel R. Johnson, Petone's First Mayor (1888-1889).
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place gives us insight into residential building practices in the late 19 <sup>th</sup> and early 20 <sup>th</sup> century.
3.2 Physical Values	High
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> The archaeological value of the site is unknown. The place is not registered on ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high architectural value for its Queen Anne design elements and craftsmanship.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the building are somewhat important to understanding the significance of the place.
<b>iv) Technological</b> - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design;	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard materials and building practices for the time.

<sup>2</sup> Criteria taken from GWRC RPS.

and/or contains unusual construction materials.	
<b>vi) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> Despite some modification, the integrity of the building appears to be reasonably high.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> As the exact date of the building cannot be determined, its age value is unknown.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has no known group value, however it has townscape value as it is visible from the street and the tower acts as a landmark.

<b>3.3 Social Values</b>	<b>None</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value to any particular groups or communities.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>None</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> None <b>Explanation:</b> Turn of the century residential dwellings are common in the area.

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is a good example of a Queen Anne styled residential dwelling.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-07</i>
<b>Legal Description</b>	<i>Lot 6 DP 1363</i>
<b>Parcel ID</b>	<i>3808928</i>
<b>Thematic Reference</b>	<i>Early Settlement</i>
<b>Overall Heritage Significance</b>	<i>Moderate</i>
<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>HCC Appendix 2</i>
<b>Recommended Changes</b>	<i>None</i>
<b>Extent of Place/Listing</b>	<i>Property Boundaries</i>
<b>Primary Feature of Listing:</b>	<i>Queen Anne Style House</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>N/A</i>

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>



# Hutt City Council Heritage Inventory Assessment Form



## *H2-08 Wahine Memorial (1968)*

493 Muritai Road, Burdan's Gate, Eastbourne



Figure 1: Wahine Memorial at Eastbourne.

### 1. Historical Summary

The sinking of the Lyttelton–Wellington ferry Wahine is New Zealand's worst modern maritime disaster. Fifty-one people lost their lives that day, another died several weeks later and a 53rd victim died in 1990 from injuries sustained in the wreck. Would-be rescuers stood helplessly on beaches as the Wahine succumbed to one of the worst storms recorded in New Zealand history. Driven onto Barrett Reef, at the entrance to Wellington Harbour, the ship lost its starboard propeller, and then power to its port engine. The 8,948-ton vessel drifted further into the harbour before listing to starboard. Because of the heavy list, crew could only launch four of the eight lifeboats, and most of the inflatable life rafts flipped in the savage seas.

The Wahine finally capsized at 2.30 p.m. Most deaths occurred on the Eastbourne side of the harbour, where people were driven against sharp rocks by waves. A subsequent court of inquiry found that about 12

people died on the beach after reaching the shore. Although the main cause of the accident was the atrocious weather conditions, the court of inquiry found that some of those on board the ferry and on shore had made errors of judgement.<sup>1</sup>

Many of the survivors and many of the dead ended up along a stretch of coastline on the eastern side of Wellington Harbour, south of Eastbourne, near a place called Burdan's Gate. One of the masts from the Wahine, the foremast, is now a permanent memorial at the beachfront. During the salvage operation both masts were cut off and sold to Sir Len Southward, of Southward Car Museum fame. Years later the masts were restored, with one being placed here. A plaque nearby states that of the 51 people who died on the day, some 49 were along the Eastbourne/Pencarrow coastline.<sup>2</sup>

In and around Wellington there are four prominent memorial sites, each of which contain parts of the Wahine, including at JG Churchill Park in Seatoun; Frank Kitts Park in the inner city; Breaker Bay; and of course Eastbourne.

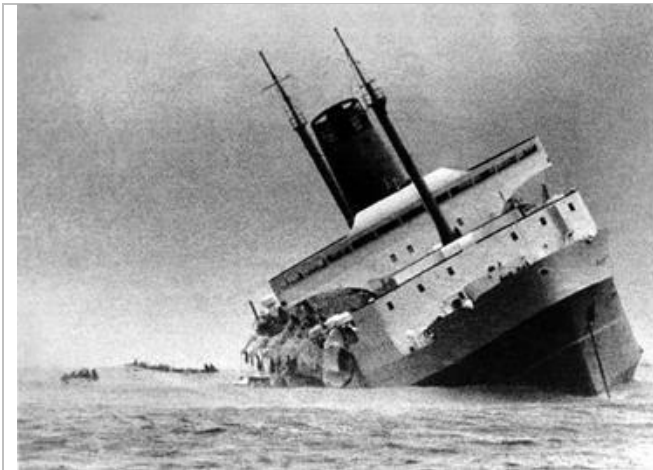


Figure 2: The TEV Wahine lists to one side, 1968.  
Source: ATL, ID: EP-1968-1648a-1a-F



Figure 3: Chaos ensues as rescue boats come ashore with survivors at Seatoun, 1968.  
Source: Barry Durant



Figure 4: One of the plaques at the memorial site.



Figure 5: One of the plaques at the memorial site.

## 2. Physical Description

### 2.1 Setting - Site Description

<sup>1</sup> <https://nzhistory.govt.nz/wahine-wrecked-wellington-harbour>

<sup>2</sup> <https://www.stuff.co.nz/dominion-post/news/102848402/wahine-disaster-50-years-on-those-who-died-and-a-citys-memorials>

The memorial is located on Muritai Road, where the road terminates and turns into the Pencarrow Coast track. The memorial is located on the foreshore and is highly visible.

## 2.2 Building or Structures Description

The memorial consists of the foremast of the Wahine, along with several plaques placed around the site and some landscaping and seating to create an area for reflection.

## 2.3 Existing Listing/Scheduling Status

The memorial is not listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2

## 3. Evaluation<sup>3</sup>

<b>3.1 Historic Values</b>	<b>High</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> High <b>Explanation:</b> The memorial is associated with the theme of commemoration.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The memorial is associated with the sinking of the Wahine – New Zealand's worst maritime disaster in history.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The memorial is not known to be associated with any notable individuals or organisations but impacted a significant amount of everyday New Zealanders.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high social significance as it provides insight into the social implications and public reaction to the sinking of the vessel.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site the memorial sits on has archaeological significance. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The memorial utilises fragments of the wrecked ship – in this case the foremast – as the main feature of the site, giving it high architectural significance.
	<b>Level of Significance:</b> Exceptional

<sup>3</sup> Criteria taken from GWRC RPS.



<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Explanation:</b> The surroundings of the memorial are exceptionally significant to understanding the history of the place – the stretch of coastline where the memorial is sited is where most of the victims of the sinking perished.
<b>iv) Technological</b> - 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.	<b>Level of Significance:</b> N/A <b>Explanation:</b> N/A
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The memorial has not been changed since it was erected.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the memorial was erected in the mid-20 <sup>th</sup> century, it has no age value.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The memorial has group value with four other memorials which use wreckage of the Wahine as the main feature of a memorial in the Wellington region, and it is a prominent feature of the landscape with landmark value as a local icon.

<b>3.3 Social Values</b>	<b>Exceptional</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The memorial has exceptional sentimental value as a commemorative marker for those who died in the Wahine disaster.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value as it is well-known in the local community and contributes to a sense of shared history and identity in the area.

<b>3.4 Tangata Whenua Values<sup>4</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<sup>4</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



for spiritual, cultural or historical reasons.	
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<b>3.5 Rarity</b>	<b>Moderate</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The memorial is one of four in the region which commemorate the Wahine disaster using items of wreckage from the sunken ship.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The memorial is a good representative of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-08
<b>Legal Description</b>	Section 2 SO 438753
<b>Parcel ID</b>	7315501
<b>Thematic Reference</b>	Memorial/Sea & River
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	HCC Appendix 2
<b>Recommended Changes</b>	None
<b>Extent of Place/Listing</b>	See Section 4.2 Below
<b>Primary Feature of Listing:</b>	1968 Wahine Mast Memorial and Associated Plaques
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

## 4.2 Site Extent



Figure 6: Aerial of the site with memorial indicated.



Figure 7: Map of the entire property site.

**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.



# Hutt City Council Heritage Inventory Assessment Form



## *H2-09 August Cottage (1860's)*

*103 Coast Road, Wainuiomata*



*Figure 1: August Cottage at 103 Coast Road, Wainuiomata.*

### 1. Historical Summary

Built in the 1860's, this simple gable-end cottage is typical in form and style of many early settlers homes which once stood in the Wainuiomata Valley. The first occupants of the house were John Crowther, a carpenter by trade, his father Thomas, and John's siblings Emma and Fred. The Crowthers were one of the very first families to settle in Wainuiomata. In 1867 John Crowther married and moved out of the cottage. Emma and Fred shifted away in the 1870's. By 1880 the property had been sold out of the Crowther family. The house has a built-in lean-to at the rear and a unique (but possibly not original) 'sawtooth' valance on the front verandah. Two casement windows have been installed on the north side of the house where the chimney once stood. The six-light sashes on the east (rear) elevation date from the buildings erection. The french doors under the front verandah are present in a photo taken in the 1920's, however there is some uncertainty as to whether or not they are an authentic feature.



## 2. Physical Description

### 2.1 Setting - Site Description

The cottage is located on the eastern side of Coast Road in Wainuiomata and is easily visible from the street. The surrounding properties are also residential.

### 2.2 Building or Structures Description

The cottage is a typical late 19<sup>th</sup> century structure – single storey, timber framed, with a gable roof clad in corrugated steel and a simple verandah below. Timber framed windows are evident and a lean-to at the rear of the building which may or may not be original.

### 2.3 Existing Listing/Scheduling Status

The cottage is not listed with HNZPT but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

## 3. Evaluation<sup>1</sup>

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with the early residential development of the Wainuiomata area in the mid-late 19 <sup>th</sup> century.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to relate to any particular historic event.
<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>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with John Crowther and the Crowther family - one of the very first families to settle in Wainuiomata.
<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>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate social value for its insight to residential building practices and styles in the mid-late 19 <sup>th</sup> century.

3.2 Physical Values	Moderate
<i>i) Archaeological - there is potential for archaeological investigation to contribute new or important</i>	<b>Level of Significance: High</b> <b>Explanation:</b> As the building was constructed prior to 1900, it has automatic protection under the HNZPT Act 2014 and therefore

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<sup>1</sup> Criteria taken from GWRC RPS.

information about the human history of the district, region or nation.	likely has high archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its early design features.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the place are important to understanding its heritage significance.
<b>iv) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates traditional use of materials and construction practices for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The building appears to have had little modification, and therefore has high integrity value.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> As the building was constructed in the mid-19 <sup>th</sup> century, it has exceptional age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is one of a number of early residential buildings in the Wainuiomata area, and contributes to the streetscape.

<b>3.3 Social Values</b>	<b>None</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value or association with any particular groups or communities.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

### 3.4 Tangata Whenua Values<sup>2</sup>

**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

**High**

**i) Rarity** - the place is unique or rare within the district or region.

**Level of Significance:** High

**Explanation:** August Cottage is one of few intact mid-19<sup>th</sup> century residential dwellings still standing in the area.

### 3.6 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

<b>Unique Identifier</b>	H2-09
<b>Legal Description</b>	Lot 3 DP 25757
<b>Parcel ID</b>	3830406
<b>Thematic Reference</b>	Early Settlement
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	HCC Appendix 2
<b>Recommended Changes</b>	None
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Primary Feature of Listing:</b>	1860's Cottage
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

**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.

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-10 Cottage (1860's)*

*202 Coast Road, Wainuiomata*



*Figure 1: Cottage at 202 Coast Road, Wainuiomata, 2008.*

### 1. Historical Summary

This cottage was built for the Collis's, a pioneering Wainuiomata farming family. The Collis family later moved away from Wainuiomata and settled at a place just south of Palmerston North that became known as 'Collisville' due to the large number of Collis's living in the area. Nowadays the town is called 'Longburn'.

The cottage is similar in shape and style to several other houses built around the same time in Wainuiomata. For example, 68 Hine Road and 103 Coast Road. It has a steep gable roof and a built-in lean-to to the rear. The verandah would have initially stretched across the entire frontage of the house. The cylindrical verandah posts are not an authentic feature.

During the 1950's and 1960's the house was modified. Many of the original windows were replaced with modern casements, and an additional room was built onto the north side of the building. There is also a large extension on the east (rear) side of the house. Despite these alterations, the cottage still maintains much of its colonial character.



## 2. Physical Description

### 2.1 Setting - Site Description

The cottage is located on the eastern side of Coast Road in Wainuiomata and is hidden from the street due to its setback nature and heavy vegetation surrounding the property. The surrounding area is rural in nature.

### 2.2 Building or Structures Description

The cottage has a steep gable roof and a built-in lean-to to the rear. The verandah would have initially stretched across the entire frontage of the house. The cylindrical verandah posts are not an authentic feature. During the 1950's and 1960's the house was modified. Many of the original windows were replaced with modern casements, and an additional room was built onto the north side of the building. There is also a large extension on the east (rear) side of the house. Despite these alterations, the cottage still maintains much of its colonial character.

### 2.3 Existing Listing/Scheduling Status

The cottage is not listed with HNZPT but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

## 3. Evaluation<sup>1</sup>

<b>3.1 Historic Values</b>	<b>High</b>
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with the early residential development of the Wainuiomata area in the mid-late 19th century.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to relate to any particular historic event.
<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>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with the Collis family, a pioneering Wainuiomata farming family.
<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>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate social value for its insight to residential building practices and styles in the mid-late 19 <sup>th</sup> century.

<b>3.2 Physical Values</b>	<b>High</b>
<i>i) Archaeological - there is potential for archaeological investigation to contribute new or important</i>	<b>Level of Significance: High</b> <b>Explanation:</b> As the building was constructed prior to 1900, it has automatic protection under the HNZPT Act 2014 and therefore

<sup>1</sup> Criteria taken from GWRC RPS.

information about the human history of the district, region or nation.	likely has high archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its early design features.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the place are important to understanding its heritage significance.
<b>iv) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates traditional use of materials and construction practices for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The building has high integrity value, despite some modification.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> As the building was constructed in the mid-19 <sup>th</sup> century, it has exceptional age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is one of a number of early residential buildings in the Wainuiomata area, giving it high group value. The building is not visible from the streetscape.

<b>3.3 Social Values</b>	<b>None</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value or association with any particular groups or communities.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

### 3.4 Tangata Whenua Values<sup>2</sup>

*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

**High**

*i) Rarity - the place is unique or rare within the district or region.*

**Level of Significance:** High

**Explanation:** 202 Coast Road is one of few intact mid-19<sup>th</sup> century residential dwellings still standing in the area.

### 3.6 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

<b>Unique Identifier</b>	H2-10
<b>Legal Description</b>	Lot 4 DP 15751
<b>Parcel ID</b>	3930908
<b>Thematic Reference</b>	Early Settlement
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	HCC Appendix 2
<b>Recommended Changes</b>	None
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Primary Feature of Listing:</b>	1860's Cottage
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

**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.

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-11 Jacksons Farm Cottage, 728 Coast Road (1860's)*

*728 Coast Road, Wainuiomata*



*Figure 1: Jacksons' Farm Cottage at 728 Coast Road, Wainuiomata, 2008.*

### 1. Historical Summary

The original owners of this farm property were the 'Grace' family, who came out to New Zealand from England in the early 1850's. Mount Grace in the Rimutaka Range, was named after this pioneering family. The farm is still owned and run by the same family. Jackson's farm is what remains of the initial 2000-acre block of land purchased by the Grace's in 1853. According to local history, each new generation built their own house on the property. The first dwelling (which no longer exists) was badly damaged in the 1855 earthquake. Evidence suggests that this small 'saltbox' style cottage was the second dwelling to be built by the Grace's, probably in the early 1860's. The front elevation is symmetrical about the central doorway, which is flanked by double-hung sash windows. A plain verandah runs across the front of the cottage. The chimney on the north end of the house is probably original.



## 2. Physical Description

### 2.1 Setting - Site Description

The cottage is located on the western side of Coast Road in rural Wainuiomata and is partially visible from the street. The buildings belonging to the farm are set back a considerable distance from the main road. The surrounding properties are rural in nature.

### 2.2 Building or Structures Description

The cottage is a typical late 19<sup>th</sup> century structure – single storey, timber framed, with a gable roof clad in corrugated steel and a simple verandah below. It is described as a 'saltbox' style cottage - named after commonly used wooden salt containers, and was likely the second dwelling to be built by the Grace's on the property, probably in the early 1860's. The front elevation is symmetrical about the central doorway, which is flanked by double-hung sash windows. A plain verandah runs across the front of the cottage. The chimney on the north end of the house is probably original.

### 2.3 Existing Listing/Scheduling Status

The cottage is not listed with HNZPT but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

## 3. Evaluation<sup>1</sup>

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with the early residential development of the Wainuiomata area in the mid-19th century.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to relate to any particular historic event.
<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>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with the Grace family - one of the very first families to settle in Wainuiomata. Jackson's farm, where the cottage is located, is what remains of the initial 2000-acre block of land purchased by the Grace's in 1853 and is still run by the family today.
<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>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate social value for its insight to residential building practices and rural lifestyles in the mid-19th century.
3.2 Physical Values	Moderate
<i>i) Archaeological - there is potential for archaeological investigation to contribute new or important</i>	<b>Level of Significance: High</b> <b>Explanation:</b> As the building was constructed prior to 1900, it has automatic protection under the HNZPT Act 2014 and therefore

<sup>1</sup> Criteria taken from GWRC RPS.

information about the human history of the district, region or nation.	likely has high archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its early design features.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> High <b>Explanation:</b> The surroundings of the place are integral to understanding its heritage significance.
<b>iv) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates traditional use of materials and construction practices for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The building appears to have had little modification, and therefore has high integrity value.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> As the building was constructed in the mid-19 <sup>th</sup> century, it has exceptional age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is one of a number of early residential buildings in the Wainuiomata area.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high sentimental value to the Grace family, who have owned and farmed the land since they bought a 2000-acre section in 1853.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> High <b>Explanation:</b> The cottage is one of few intact mid-19 <sup>th</sup> century residential dwellings still standing in the area.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-11
<b>Legal Description</b>	Pt Sec 15 Wainuiomata District
<b>Parcel ID</b>	6834349
<b>Thematic Reference</b>	Early Settlement
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	HCC Appendix 2
<b>Recommended Changes</b>	None
<b>Extent of Place/Listing</b>	See Section 4.2 Below
<b>Primary Feature of Listing:</b>	1860's Cottage
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4.2 Site Extent



Figure 2: Aerial of the site with heritage structure indicated.



Figure 3: Map of the entire property site.



**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-12 Paiaka Wreck (1906)*

*Fitzroy Bay*



*Figure 1: Paiaka Wreck at Fitzroy Bay, beside the foreshore track.*

*Source: <https://www.musicofsound.co.nz/blog/wreck-of-the-paiaka-monochrome>*

### 1. Historical Summary<sup>1</sup>

The SS Paiaka was a small iron-hulled steamer, little larger than a good-sized launch. The official statistics state that the vessel was "an iron screw steamer, 14 tons gross and 10 tons net register, built at Wellington in 1881 by Mr David Robertson. Length 46.7 feet, beam 8.7 feet, depth 5 feet, engines 10 horsepower. Owned by Mr E. Seagar, of Wellington". The Paiaka was wrecked in Fitzroy Bay in a severe storm on 9th July 1906 in full view of the lighthouse keepers at Pencarrow Head Lighthouse. Fortunately there was no loss of life. The hull of the vessel lay buried in the deep shingle of the beach at Fitzroy Bay until 1987 when the Eastbourne Historical Society arranged for it to be excavated. The severely-rusted hull now sits alongside the coastal 4 wheel drive road just above the beach, and there is a nearby plaque placed by the Eastbourne Historical Society with information about it.

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<sup>1</sup> [https://www.geocaching.com/geocache/GC2R34K\\_ss-paiaka-wellington](https://www.geocaching.com/geocache/GC2R34K_ss-paiaka-wellington)



Figure 2: Excavation of the Paiaka wreck, 1987.  
Source: [www.geocaching.com/geocache/GC2R34K\\_ss-paiaka-wellington](http://www.geocaching.com/geocache/GC2R34K_ss-paiaka-wellington)



Figure 3: Commemorative plaque for the wreck.  
Source: [www.geocaching.com/geocache/GC2R34K\\_ss-paiaka-wellington](http://www.geocaching.com/geocache/GC2R34K_ss-paiaka-wellington)

## 2. Physical Description

### 2.1 Setting - Site Description

The wreck sits on the foreshore of the northern end of Fitzroy Bay, in the East Harbour Regional Park. The place is not accessible by car, only by foot or bicycle along a foreshore track.

### 2.2 Building or Structures Description

Only the steel skeleton of the ship remains, severely rusted.

### 2.3 Existing Listing/Scheduling Status

The wreck is not listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

## 3. Evaluation<sup>2</sup>

3.1 Historic Values	High
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance: High</b> <b>Explanation:</b> The wreck is associated with the popular theme of late 19 <sup>th</sup> century maritime activity in the area.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to be associated with any notable historic event.
<b>iii) People</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to be associated with any notable individuals or groups.

<sup>2</sup> Criteria taken from GWRC RPS.

<b>iv) Social</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place contributes to our understanding of everyday experiences from the past with regard to maritime activities, and gives us an understanding of the culture and life of the Wellington region as it relates to the ocean generally.
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<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance: High</b> <b>Explanation:</b> The wreck is recorded on ArchSite (R28/42), and therefore has high archaeological value.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: N/A</b> <b>Explanation:</b> N/A
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: Exceptional</b> <b>Explanation:</b> The surroundings of the place are integral to understanding the historic significance of the Paiaka wreck.
<b>iv) Technological</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high technological significance for its insight into ship building methods and materials at the time.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: N/A</b> <b>Explanation:</b> N/A
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: High</b> <b>Explanation:</b> As a pre-1900 structure, the wreck has high age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The wreck has group value as one of a number of recorded shipwrecks along the Wellington coastline – albeit one of the few which are visible from land, and townscape value as a landmark.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - the place has strong or special associations with a particular cultural group or	<b>Level of Significance: None</b> <b>Explanation:</b> The place has no known sentimental value or association with any particular groups or communities.



community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	
<b>ii) Recognition</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is well known by the local community for its heritage values and also has landmark value as a local icon.

### 3.4 Tangata Whenua Values<sup>3</sup>

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed
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### 3.5 Rarity

**Exceptional**

<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance: Exceptional</b> <b>Explanation:</b> The Paiaka wreck has exceptional rarity value as one of – if not the only – land-visible shipwreck in the region.
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### 3.6 Representativeness

**High**

<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is a good example of its type.
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## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-12
<b>Legal Description</b>	N/A
<b>Parcel ID</b>	N/A
<b>Thematic Reference</b>	Sea & River
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	HCC Appendix 2
<b>Recommended Changes</b>	None
<b>Extent of Place/Listing</b>	See Section 4.2 Below
<b>Primary Feature of Listing:</b>	1906 Wreck
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

# 4.2 Site Extent

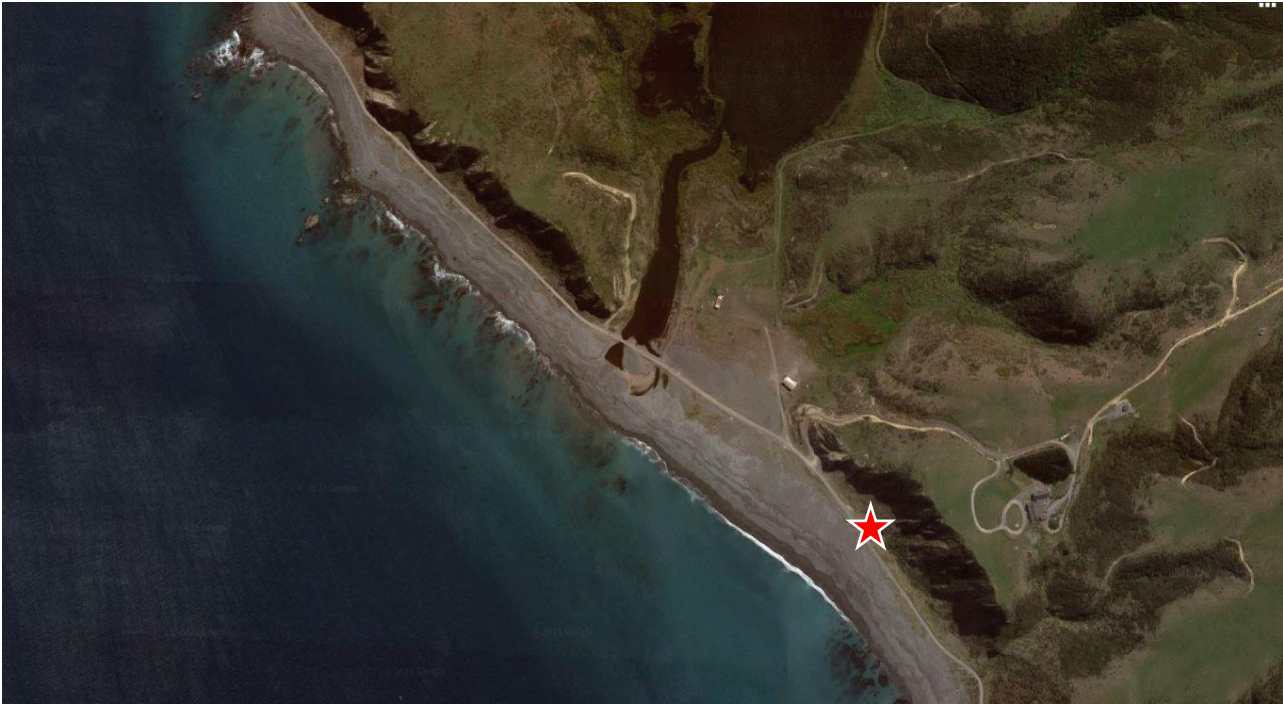


Figure 4: Aerial of the site with heritage structure indicated.

**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-13 Anson House (1899)*

*1/2 Trinity Avenue, Boulcott*



*Figure 1: Anson House.*

### 1. Historical Summary

This large late-Victorian house was built in 1899 for W.G. Foster, the second Mayor of Lower Hutt (1898-1900). Neither the architect nor the builder is known.

In 1906 the property was purchased by Dr. G.E. Anson, the first Medical Officer for the AMP Society.

Originally known as "Rawhiti", the homestead was part of an extensive estate, which Anson subdivided. In 1930 Anson created two new streets. One was named Trinity Avenue after Trinity College, Cambridge; and the other Green Street, from his wife's maiden name.

The Anson family sold "Rawhiti" in 1945.



The house is a scaled up version of the Bay Villa, with several features emphasised and enlarged. The heavy flying gable over the two storey bay window, for example, gives weighted visual interest to one side of the main facade. This is an over-elaboration of a traditional Bay Villa feature.

The main entrance is also scaled up from a more modest domestic archetype. The Italianate balcony and verandah are carried on slender posts with curved fretwork valances running in between. The gable ends are half timbered and supported by large brackets. A large area of marble flooring features in the entrance foyer. Set into the ceiling, 25 feet above the entrance foyer and main staircase, are stained glass skylights.



*Figure 2: Anson House, date unknown.  
Source: 1994 HCC Heritage Inventory*

## 2. Physical Description

### 2.1 Setting - Site Description

The building occupies a large site set back from the corner of High Street and Trinity Avenue in Boulcott. The property is closely hemmed in on all other sides by other residential properties which are all of modern design and construction. The site is bordered by vegetation around its perimeter to give it some privacy from its neighbours. Access to the site is from Trinity Ave. The front of the site has been concreted to provide carparking facilities and a small greenhouse has been constructed in the southernmost corner of the site.

### 2.2 Building or Structures Description

The building comprises a large two storeyed timber framed structure with a corrugated roof designed in an embellished Bay Villa style. The exterior of the house features Queen Anne half-timbering above its weatherboard cladding and extensive fretwork to the porch at its primary façade. Other features include detailed eaves brackets, timber framed windows, and tapered gables protruding from the main block of the building.

### 2.3 Existing Listing/Scheduling Status

Anson House is not currently listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.



### 3. Evaluation<sup>1</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the construction of large-scale residential properties in the late 19 <sup>th</sup> and early 20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable historic event.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with W.G. Foster - the second Mayor of Lower Hutt, and Dr. G.E. Anson, the first Medical Officer for the AMP Society.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place gives us insight into residential building practices in the late 19 <sup>th</sup> and early 20 <sup>th</sup> century.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> High <b>Explanation:</b> Although there is no recorded archaeological site recorded on the property according to ArchSite, the place has automatic protection under the HNZPT Act 2014 as a place known to have been occupied by humans prior to 1900. The place therefore has high archaeological value.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high architectural value for its ornate Queen Anne features which show a high level of craftsmanship.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> High <b>Explanation:</b> The surroundings of the building are important to understanding the significance of the place.
<b>iv) Technological</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard materials and building practices for the time, however a high level of craftsmanship is evident, giving the place high technological value overall.

<sup>1</sup> Criteria taken from GWRC RPS.

<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> <i>Exceptional</i> <b>Explanation:</b> <i>The place appears virtually unchanged since construction.</i>
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> <i>High</i> <b>Explanation:</b> <i>As the place was constructed in the late 19<sup>th</sup> century, it has high age value in the context of human occupation of the Wellington region.</i>
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> <i>Moderate</i> <b>Explanation:</b> <i>The place has some group value as one of a number of large-scale late 19<sup>th</sup> century residences built in the area, but has no townscape value as the place is not visible from the street.</i>

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> <i>None</i> <b>Explanation:</b> <i>The place has no known sentimental value or association with any particular groups or communities.</i>
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> <i>Moderate</i> <b>Explanation:</b> <i>The place has moderate recognition value as a place known by the local community for its historic heritage values.</i>

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> <i>Not Assessed</i> <b>Explanation:</b> <i>Not Assessed</i>

<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> <i>High</i> <b>Explanation:</b> <i>Large-scale intact residential homesteads are rare in the area.</i>

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.6 Representativeness</b>	<b>Exceptional</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> <i>Exceptional</i> <b>Explanation:</b> <i>The place is an excellent representative of its type.</i>

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-13</i>
<b>Legal Description</b>	<i>Lot 4 DP 78049</i>
<b>Parcel ID</b>	<i>3922574</i>
<b>Thematic Reference</b>	<i>Early Settlement</i>
<b>Overall Heritage Significance</b>	<i>High</i>
<b>Importance Level</b>	<i>Regional</i>
<b>Current Protection</b>	<i>HCC Appendix 2</i>
<b>Recommended Changes</b>	<i>None</i>
<b>Extent of Place/Listing</b>	<i>Property Boundaries</i>
<b>Primary Feature of Listing:</b>	<i>1899 Residence</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>-</i>
<b>Other Notes:</b>	<i>None</i>

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

# Hutt City Council Heritage Inventory Assessment Form



## *H2-14 Sinclair House (1870)*

*68 Hine Road, Wainuiomata*



*Figure 1: Sinclair House at 68 Hine Road, Wainuiomata.*

### 1. Historical Summary

This cottage was built by Hugh Sinclair, for his sister Isabelle, in 1870. The Sinclair family were among the earliest European settlers in the Wainuiomata valley. Isabelle Sinclair ran the dairy on the family farm. She lived in this house until her death in 1882, at which time she was the last remaining member of the Sinclair family living in Wainuiomata. The other members of the family had moved away from Wainuiomata in the late 1870's, when the Wellington City Council purchased the bulk of their land for Waterworks Reserve. At the turn of the century the house was used as a holiday bach by one of Premier Richard Seddon's daughters.

The first official kindergarten in Wainuiomata also operated from the house in the 1940's. The house is now a private residence. This plain gable-end farm cottage still maintains many of its original features. For example, the small six-light windows on the north-west elevation, and the uniquely ornamented bargeboards on the



gable ends. At some point the front verandah has been filled in. The modern casement windows on the street facade are not entirely appropriate for the cottage's age and character.



Figure 2: Members of the Sinclair Family, undated.  
Source: Wainuiomata Historic Museum



Figure 3: Members of the Sinclair Family, undated.  
Source: Wainuiomata Historic Museum

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located on the southern side of Hine Road in Wainuiomata and is hidden from the street due to dense vegetation at the property's edge. The surrounding properties are also residential in nature.

### 2.2 Building or Structures Description

The building is a traditional mid-late 19<sup>th</sup> century structure – a timber framed, plain gable-end farm cottage which still maintains many of its original features. For example, the small six-light windows on the north-west elevation, and the uniquely ornamented bargeboards on the gable ends. At some point the front verandah has been filled in. The modern casement windows on the street facade are not entirely appropriate for the cottage's age and character.

### 2.3 Existing Listing/Scheduling Status

The building is not listed with HNZPT but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

## 3. Evaluation<sup>1</sup>

<b>3.1 Historic Values</b>	<b>High</b>
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<sup>1</sup> Criteria taken from GWRC RPS.

<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with the early residential development of the Wainuiomata area in the mid-late 19th century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to relate to any particular historic event.
<b>iii) People</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with the Sinclair family - one of the very first families to settle in Wainuiomata.
<b>iv) Social</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate social value for its insight to residential building practices and styles in the mid-late 19 <sup>th</sup> century.

<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance: High</b> <b>Explanation:</b> As the building was constructed prior to 1900, it has automatic protection under the HNZPT Act 2014 and therefore likely has high archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: High</b> <b>Explanation:</b> The place demonstrates high architectural value for its early design features.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The surroundings of the place are important to understanding its heritage significance.
<b>iv) Technological</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place demonstrates traditional use of materials and construction practices for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: High</b> <b>Explanation:</b> The building appears to have had little modification, and therefore has high integrity value.

<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> <i>Exceptional</i> <b>Explanation:</b> As the building was constructed in the mid-19 <sup>th</sup> century, it has exceptional age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> <i>High</i> <b>Explanation:</b> The place is one of a number of early residential buildings in the Wainuiomata area.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> <i>High</i> <b>Explanation:</b> The place has high sentimental value to the Sinclair family, who constructed the building, and owned the property for a long period of time.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> <i>None</i> <b>Explanation:</b> The place has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> <i>Not Assessed</i> <b>Explanation:</b> <i>Not Assessed</i>

<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> <i>High</i> <b>Explanation:</b> Sinclair House is one of few intact mid-19 <sup>th</sup> century residential dwellings still standing in the area.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> <i>High</i> <b>Explanation:</b> The place is a good example of its type.

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-14</i>
<b>Legal Description</b>	<i>Lot 3 DP 20657</i>
<b>Parcel ID</b>	<i>3826748</i>
<b>Thematic Reference</b>	<i>Early Settlement</i>
<b>Overall Heritage Significance</b>	<i>High</i>
<b>Importance Level</b>	<i>Regional</i>
<b>Current Protection</b>	<i>HCC Appendix 2</i>
<b>Recommended Changes</b>	<i>None</i>
<b>Extent of Place/Listing</b>	<i>Property Boundaries</i>
<b>Primary Feature of Listing:</b>	<i>1870 Building</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>N/A</i>

**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.



# Hutt City Council Heritage Inventory Assessment Form



## *H2-15 Alfred Cole's House (1905)*

*83-85 Hutt Road, Petone*



*Figure 1: Alfred Coles House, 83-85 Hutt Road.*

### 1. Historical Summary

Little information is available regarding the construction and history of the homestead, other than the fact that it was built for Alfred Coles in 1905. Alfred Coles was a Petone businessman. A brief glance at the Alexander Turnbull Library website 'Papers Past' reveals that in the early twentieth century he nominated others and was himself nominated to stand for election to Petone Borough Council, and in September 1908 he was one of the initiators of the Petone Commercial Club, being elected one of the two first vice-presidents.

The homestead was bought by the Settlers Motel in 1988, and units were constructed around the homestead which were intended to 'mimic' its historic style. The ground floor of the homestead was used as a restaurant and top floor was used as managers accommodation.

## 2. Physical Description

### 2.1 Setting - Site Description

The building sits on the western side of Hutt Road in Petone and is part of a Motel complex which surrounds it. The surrounding properties are mostly residential, though there are also some commercial enterprises.

### 2.2 Building or Structures Description

The building was designed in the 'Stick' style – a late-19th-century architectural style, transitional between the Carpenter Gothic style of the mid-19th century, and the Queen Anne style that it had evolved into by the 1890s. It is named after its use of linear "stickwork" on the outside walls to mimic an exposed half-timbered frame. The most distinctive feature of the Alfred Coles house are the flat boards laid over the weatherboards on the exterior to suggest framing and bracing. The house also has a tall chimney, bay windows, a projecting gable, eave brackets, and wide verandahs and balconies. Leadlight panels surround the entrance door.

### 2.3 Existing Listing/Scheduling Status

The Alfred Coles homestead is not listed with HNZPT but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

## 3. Evaluation<sup>1</sup>

<b>3.1 Historic Values</b>	<b>High</b>
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with the early residential development of the Petone area in the early 20 <sup>th</sup> century.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to relate to any particular historic event.
<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>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with Alfred Coles – a prominent businessman and well-known personality in the area at the time.
<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>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate social value for its insight to residential building practices and styles in the mid-late 19 <sup>th</sup> century.
<b>3.2 Physical Values</b>	<b>High</b>
<i>i) Archaeological - there is potential for archaeological investigation to contribute new or important</i>	<b>Level of Significance: Unknown</b> <b>Explanation:</b> The archaeological value of the place is unknown. There is no recorded archaeological site on the property according to ArchSite.

<sup>1</sup> Criteria taken from GWRC RPS.

information about the human history of the district, region or nation.	
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: High</b> <b>Explanation:</b> The place demonstrates high architectural value for its 'stick' style design features.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The surroundings of the place are important to understanding its heritage significance.
<b>iv) Technological</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place demonstrates traditional use of materials and construction practices for the time period, and demonstrates a high level of craftsmanship.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: High</b> <b>Explanation:</b> The building appears to have had little modification, and therefore has high integrity value.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> As the building was constructed in the early 20 <sup>th</sup> century, it has moderate age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is one of a number of early residential buildings in the Petone area, contributes to the heritage values of the surrounding streetscape, and has landmark value.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The place has no known sentimental value or association with any particular groups or communities.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate recognition value as a local landmark which is well-known by the local community.

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>High</b>
<i>i) Rarity - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The Alfred Coles House is one of few intact large-scale early 20 <sup>th</sup> century residential dwellings still standing in the area.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-15
<b>Legal Description</b>	Pt Lots 3 & 4 DP 702
<b>Parcel ID</b>	3871896 (83) & 3763168 (85)
<b>Thematic Reference</b>	Early Settlement
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Local
<b>Current Protection</b>	HCC Appendix 2
<b>Recommended Changes</b>	None
<b>Extent of Place/Listing</b>	See Section 4.2 Below
<b>Primary Feature of Listing:</b>	1905 Alfred Coles Homestead
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



## 4.2 Site Extent

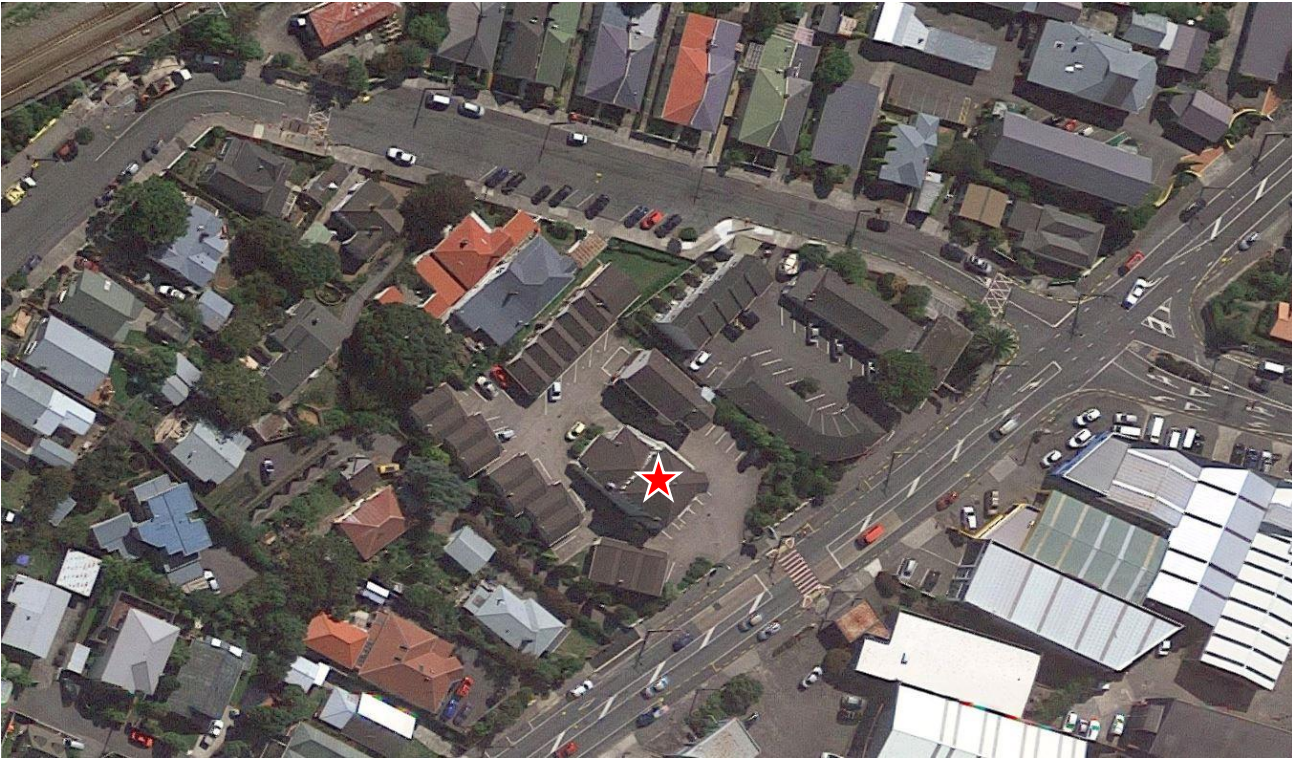


Figure 2: Aerial of the site with heritage structure indicated.

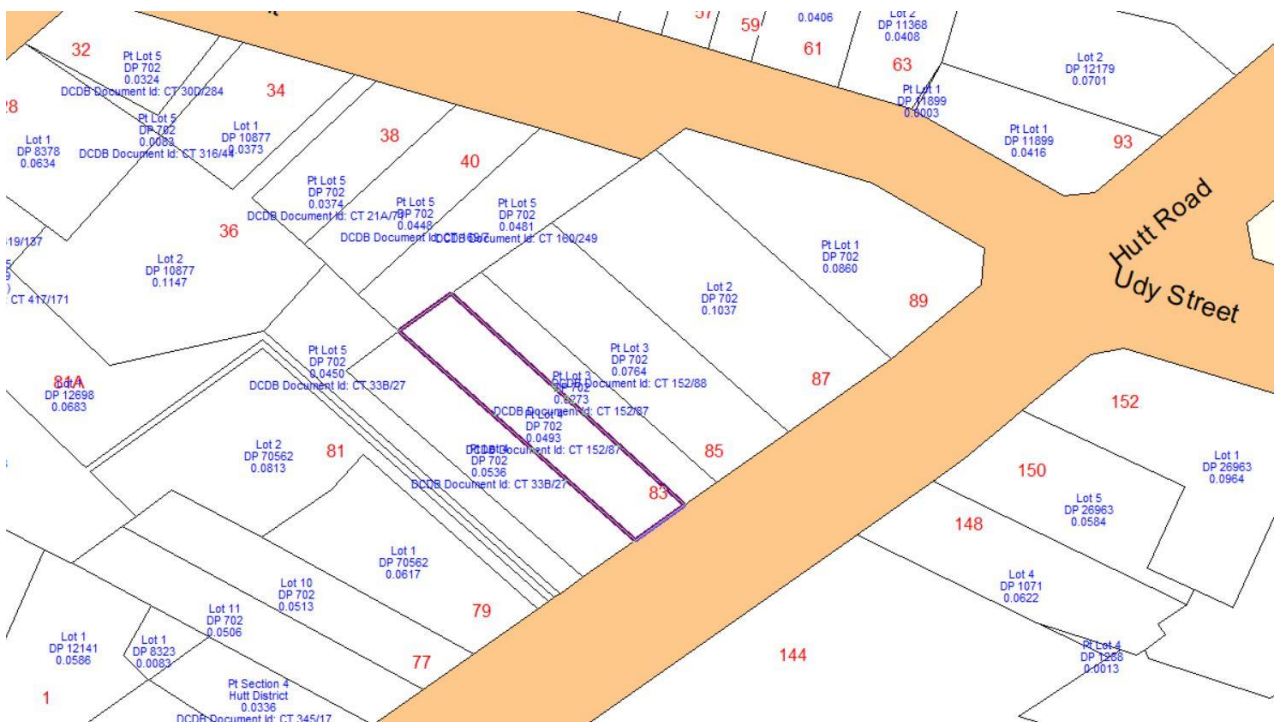


Figure 3: Map of the property site.

**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.
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# Hutt City Council Heritage Inventory Assessment Form



## *H2-16 Korokoro Stream Dams (1903/1904)*

*Korokoro, Belmont Park*



*Figure 1: Korokoro Dam in Belmont Park.  
Source: JontyNZ*



# 1. Historical Summary<sup>1</sup>

In the 1890s and early 1900s the Petone Borough Council explored establishing a water supply system sufficient in quality and quantity to meet the household, sanitary and firefighting demands of the local population. The Petone Borough Council determined to proceed with tapping into the Korokoro Stream as their water source after numerous engineering reports and an aborted collaboration with Hutt Borough Council using the Belmont Stream. However, the Wellington Woollen Mill Manufacturing Company, whose mill was located near the stream mouth, took legal action against the Council over riparian rights. After several years the Council eventually succeeded in initiating a waterworks scheme, including constructing the Korokoro Dam, but had to compensate the mill by constructing a dam downstream for them too. Both dams were decommissioned by the late 20th century. The woollen mill was demolished in the early 1970s. The dams provide points of historic interest in the Belmont Regional Park, created in 1989.

The upper and lower Korokoro Stream Dams were completed in December 1903 and June 1904 respectively. These are relatively small dams, the Korokoro Dam being eight metres (m) high and the mill's former dam is six metres high. Each has an uncontrolled chute spillway, with the Korokoro Dam's being curved and stepped. The first in a series of early 20th century mass concrete gravity dams, the Korokoro Stream Dams have a high level of original integrity compared with other contemporary dams of this type.

As New Zealand's first mass concrete gravity dams, the Korokoro Stream Dams have special engineering significance, marking an important transition in dam technology and construction. The Korokoro Stream Dams were designed by, and constructed under the supervision of, notable engineer Samuel Jickell, who pioneered New Zealand mass concrete dam construction and later was the foundation President of the Institute of Local Government Engineers of New Zealand.



Figure 2: Foundation stone for the Petone Waterworks (the Korokoro Dam and reservoir), 1903.  
Source: ATL, ID: APG-0072-1-2-G

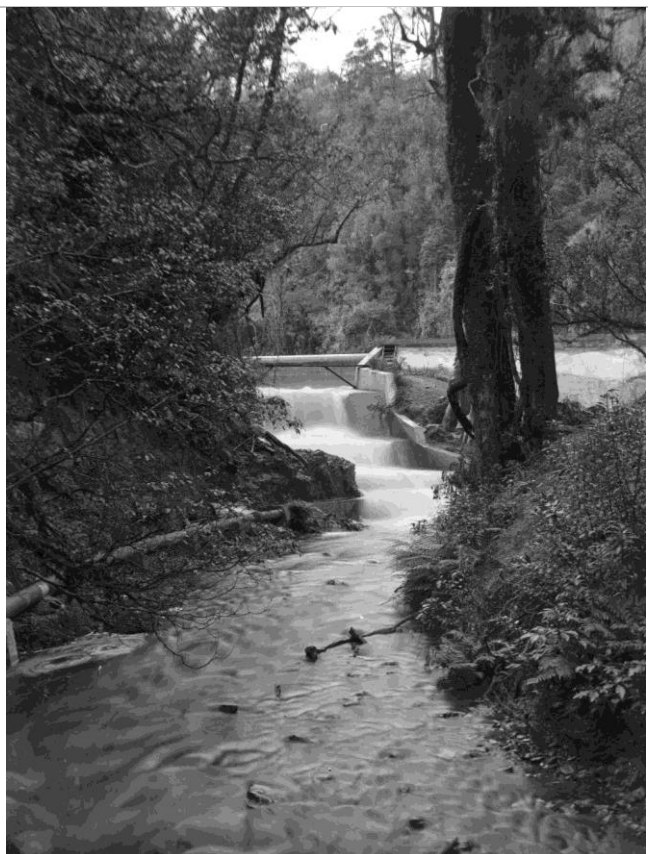


Figure 3: The Korokoro Dam, 1912.  
Source: ATL, ID: APG-0133-1-2-G

<sup>1</sup> IPENZ Engineering Heritage Register



## 2. Physical Description

### 2.1 Setting - Site Description

The Korokoro Stream Dams are located in Belmont Regional Park, which can be accessed from Maungaraki Road in Korokoro which has a carpark available for those wanting to complete the loop track. The dam itself is located approximately 500 metres north of the carpark.

### 2.2 Building or Structures Description<sup>2</sup>

The Korokoro Stream Dams consists of two separate structures - the Korokoro Dam, a 1903 public waterworks structure; and downstream the Wellington Woollen Manufacturing Company Dam (1904), which provided water for their mill's manufacturing processes –collectively known as the Korokoro Stream Dams. The upper and lower Korokoro Stream Dams were completed in December 1903 and June 1904 respectively. These are relatively small dams, the Korokoro Dam being eight metres (m) high and the mill's former dam is six m high. Each has an uncontrolled chute spillway, with the Korokoro Dam's being curved and stepped.

### 2.3 Existing Listing/Scheduling Status

The Korokoro Stream Dams are not listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2. The place was also added to the IPENZ Engineering Heritage Register in 2014.

## 3. Evaluation<sup>3</sup>

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The dams are associated with the theme of early 20 <sup>th</sup> century industrial activity in the area.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to be associated with any notable historic event.
<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>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with notable engineer Samuel Jickell, who pioneered New Zealand mass concrete dam construction and later was the foundation President of the Institute of Local Government Engineers of New Zealand.
<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>	<b>Level of Significance: High</b> <b>Explanation:</b> The place contributes to our understanding of everyday experiences from the past with regard to industrial activities, and gives us an understanding of the culture and life of the Wellington region as it relates to rivers generally.

<sup>2</sup> IPENZ Engineering Heritage Register

<sup>3</sup> Criteria taken from GWRC RPS.

<b>3.2 Physical Values</b>	<b>Exceptional</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance: High</b> <b>Explanation:</b> The site is recorded on ArchSite (R27/248), described as: Concrete weir and spillway built across stream. Built late 1880s to provide water for Wellington Woollen Manufacturing Mill. The place therefore has high archaeological value.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: N/A</b> <b>Explanation:</b> N/A.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: Exceptional</b> <b>Explanation:</b> The surroundings of the place are integral to understanding the historic significance of the Korokoro Stream Dams.
<b>iv) Technological</b> - 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.	<b>Level of Significance: Exceptional</b> <b>Explanation:</b> The place has exceptional technological significance as New Zealand's first mass concrete gravity dams, with special engineering significance which mark an important transition in dam technology and construction.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: High</b> <b>Explanation:</b> According to the IPENZ Heritage Register, the Korokoro Stream Dams have a high level of authenticity compared with other contemporary dams of this type.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> As an early 20 <sup>th</sup> century structure, the dams have moderate age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The dams have group value as one of a number of historic dams in the region, and is known by the local community as a landmark.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The place has no known sentimental value or association with any particular groups or communities.
<b>ii) Recognition</b> - the place is held in high public esteem for its historic heritage values, or its contribution to	<b>Level of Significance: High</b> <b>Explanation:</b> The place is well known by the local community for its heritage values and also has landmark value and a local icon.

the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	
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### 3.4 Tangata Whenua Values<sup>4</sup>

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed
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<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> High <b>Explanation:</b> The Korokoro Stream Dams have high rarity value as New Zealand's first mass concrete gravity dams.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-16
<b>Legal Description</b>	Pt Sec 3 Maungaraki Village
<b>Parcel ID</b>	3964986
<b>Thematic Reference</b>	Sea & River/Industrialism
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	HCC Appendix 2, IPENZ Heritage Register
<b>Recommended Changes</b>	None
<b>Extent of Place/Listing</b>	See Section 4.2 Below
<b>Primary Feature of Listing:</b>	1903/1904 Concrete Dams & Associated Structures
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

<sup>4</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

# 4.2 Site Extent



Figure 4: Aerial of the site with heritage structure indicated, and the suburb of Korokoro and Normandale to the south.

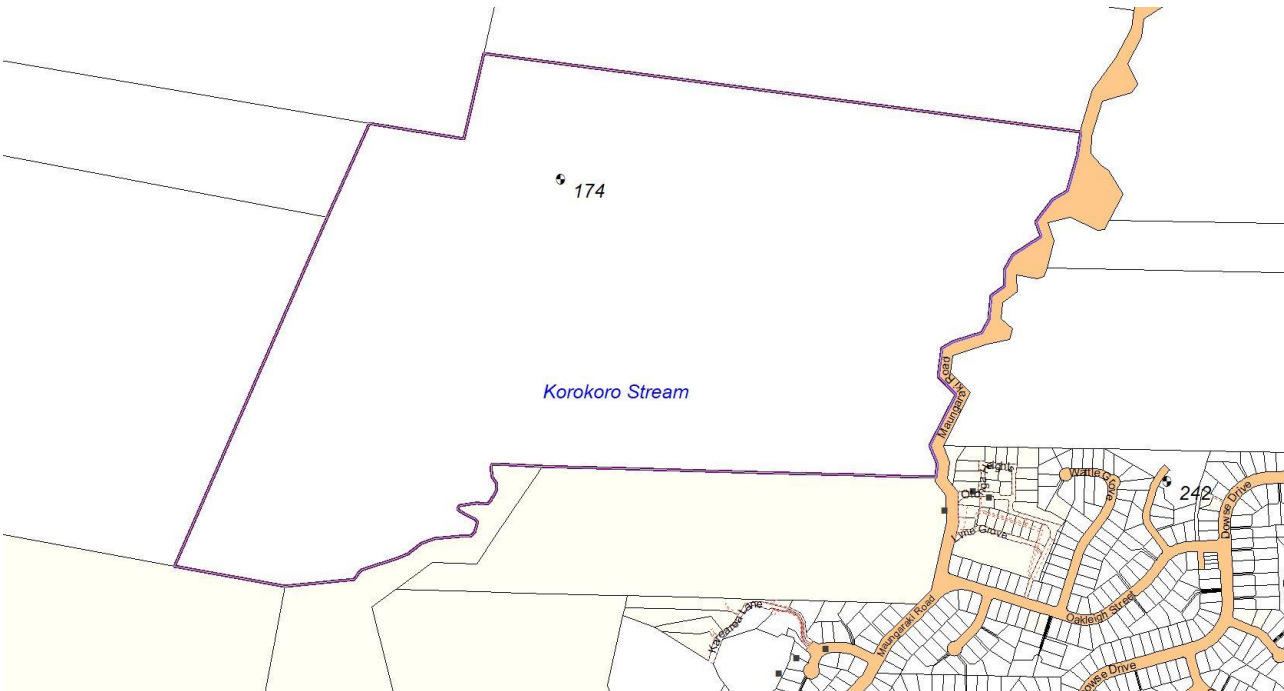


Figure 5: Map of the entire property site (section of Belmont Regional Park).



**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-17 Cottage (1906)*

*1 Maungaraki Road, Korokoro*



*Figure 1: Cottage at 1 Maungaraki Road, Korokoro.*

### 1. Historical Summary

The house site is historically significant because that is the area where Te Ati Awa leaders Honiana te Puni-kokopu and Te Kakapi-o-te-rangi Te Wharepouri settled from around 1835. Some of the Maori who owned this block of land in 1897, such as Henare and Honiana te Puni, were their descendants. Ani Paaka was a Te Ati Awa woman of mana, the daughter of Robert Park, a New Zealand government surveyor, and his wife, Terenui, daughter of a Ngati Ruanui chief and niece of renowned warrior Titokowaru.

Very little is known about the construction and history of the house at 1 Maungaraki Road, but it was likely to have been built in 1907-1908 by one of the first European owners of the land (it was previously owned by Potaka Taniwha as part of a Native Land Court Subdivision order, and was subsequently sold to Harry Kinder in 1906). The cottage is representative of a typical early twentieth century worker class dwelling and was among the earliest to be built at the Maungaraki settlement, which did not open up until 1901.

In 1960, owner Mary Fleet removed the original front veranda and replaced it with a front porch containing one entrance door and one window. At a later, unknown time (possibly after the crosslease plan was finalised in 1989), the veranda was restored.

## 2. Physical Description

### 2.1 Setting - Site Description

The cottage is located on the western side of Maungaraki Road, on the steep hillsides of the Belmont suburb. The building is highly visible from the street, and the surrounding properties are residential and educational.

### 2.2 Building or Structures Description

The building is a typical late 19<sup>th</sup> – early 20<sup>th</sup> century workers cottage, single storied and timber framed, with a hipped roof clad in corrugated iron, a projecting bay to one side, timber framed doors and windows, and a verandah with ornate fretwork.

### 2.3 Existing Listing/Scheduling Status

1 Maungaraki Road is not listed with HNZPT but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

## 3. Evaluation<sup>1</sup>

3.1 Historic Values	Moderate
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with the early residential development of the Belmont area in the late 19 <sup>th</sup> and early 20 <sup>th</sup> century.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to relate to any particular historic event.
<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>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The land on which the house sits was associated with prominent Te Ati Awa leaders and their descendants.
<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>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate social value for its insight to residential building practices and styles in the early 20 <sup>th</sup> century.

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<sup>1</sup> Criteria taken from GWRC RPS.

<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> The archaeological value of the place is unknown. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its colonial design features.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> High <b>Explanation:</b> The surroundings of the place are important to understanding its heritage significance.
<b>iv) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates traditional use of materials and construction practices for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The building appears to have had little modification, and therefore has high integrity value.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As the building was constructed in the early 20 <sup>th</sup> century, it has moderate age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is one of a number of early residential buildings in the area, and has landmark value.

<b>3.3 Social Values</b>	<b>None</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value or association with any particular groups or communities.
<b>ii) Recognition</b> - the place is held in high public esteem for its historic heritage values, or its contribution to	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.



<i>the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i>	
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### 3.4 Tangata Whenua Values<sup>2</sup>

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed
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<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> 1 Maungaraki Road is one of a number of early 20 <sup>th</sup> century residential dwellings still standing in the area.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-17
<b>Legal Description</b>	Lot 2 DP 29729
<b>Parcel ID</b>	3884983
<b>Thematic Reference</b>	Early Settlement
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	HCC Appendix 2
<b>Recommended Changes</b>	None
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Primary Feature of Listing:</b>	1906 Cottage
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-18 19 Myrtle Street (1903)*

*19 Myrtle Street, Hutt Central*



*Figure 1: Residence at 19 Myrtle Street.*

### 1. Historical Summary

This large house was built in 1903 for Joseph Wagg, a wealthy businessman. Neither the architect nor the builder is known. In 1912, the property was purchased by Edwin Hill, who along with his brother and father, ran the well-known business Charles Hill and Sons, hatters, hosiers and gentleman's mercers.

For many years during the Hill family's occupation, the house was surrounded by a huge garden. This was later subdivided for housing and roading purposes. Edwin Hill sold the property in the 1950s. The new owners turned the dwelling into a boarding house. It continued to operate as a boarding house under varied ownership for 25 years.

In 1981 the house became the Burlington Restaurant. The current owners, who bought the property in 1976, decided to reconvert the house into their family home in 1988.

The house is an eclectic combination of Victorian and Edwardian styling. Its' complex mixture of features which include flying gables, bay windows, verandahs, turrets and half-timbered gable ends, are typical of the Queen Anne style. In 1988-89, the house was restored. Old photographs of the house were used to ensure that alterations were in keeping with the dwelling's original character. A new turret was constructed to replace the original, which had been removed some years before. The interior features some very ornate Victorian detailing. Heart rimu, matai and totara finishing trim, previously covered in layers of paint, was stripped back to expose the natural timber.

## **2. Physical Description**

### **2.1 Setting - Site Description**

The building occupies a large corner site on Myrtle Street where it sits next to the Hutt Old Boys Marist Rugby Club and reserve to the east, and is otherwise surrounded by residential properties. The property features dense vegetation to the eastern side and the northern boundary to provide some privacy from the main road.

### **2.2 Building or Structures Description**

The building is a large two storey timber framed structure which features Queen Anne style architectural elements, including flying gables, bay windows, verandahs, turrets and half-timbered gable ends. The building also features finials to its gables, timber framed windows, and a large porch to its western elevation.

### **2.3 Existing Listing/Scheduling Status**

19 Myrtle Street is not currently listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.



### 3. Evaluation<sup>1</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with the early residential development of the Petone area in the early 20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to relate to any particular historic event.
<b>iii) People</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place is associated with Joseph Wagg and Edwin Hill – prominent businessmen and well-known personalities in the area at the time.
<b>iv) Social</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate social value for its insight to residential building practices and styles in the early 20 <sup>th</sup> century.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance: Unknown</b> <b>Explanation:</b> The archaeological value of the place is unknown. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: High</b> <b>Explanation:</b> The place demonstrates high architectural value for its eclectic combination of Victorian and Edwardian design features with high levels of craftsmanship.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The surroundings of the place are important to understanding its heritage significance.
<b>iv) Technological</b> - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design;	<b>Level of Significance: High</b> <b>Explanation:</b> The place demonstrates traditional use of materials and construction practices for the time period, and demonstrates a high level of craftsmanship.

<sup>1</sup> Criteria taken from GWRC RPS.

and/or contains unusual construction materials.	
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The building, despite some modification, appears to be highly authentic.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As the building was constructed in the early 20 <sup>th</sup> century, it has moderate age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is one of a number of early residential buildings in the Petone area, contributes to the heritage values of the surrounding streetscape, and has landmark value.

<b>3.3 Social Values</b>	<b>None</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value or association with any particular groups or communities.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> High <b>Explanation:</b> 19 Myrtle Street is one of few intact large-scale early 20 <sup>th</sup> century residential dwellings still standing in the area.

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation: The place is a good example of its type.</b>

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-18</i>
<b>Legal Description</b>	<i>Lot 1 DP 439826</i>
<b>Parcel ID</b>	<i>7328660</i>
<b>Thematic Reference</b>	<i>Early Settlement</i>
<b>Overall Heritage Significance</b>	<i>Moderate</i>
<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>HCC Appendix 2</i>
<b>Recommended Changes</b>	<i>None</i>
<b>Extent of Place/Listing</b>	<i>Property Boundaries</i>
<b>Primary Feature of Listing:</b>	<i>1903 Residence</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>N/A</i>

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

# Hutt City Council Heritage Inventory Assessment Form



## *H2-19 Wesley Methodist Church (1883)*

*42 Nelson Street, Petone*



*Figure 1: Wesley Methodist Church, converted into apartments in 2017, at 42 Nelson Street, Petone.*

### 1. Historical Summary<sup>1</sup>

The church was built in 1883 by volunteer labour on land donated by Edwin Jackson, an English settler and pivotal figure in the early development of the European settlement at Petone.

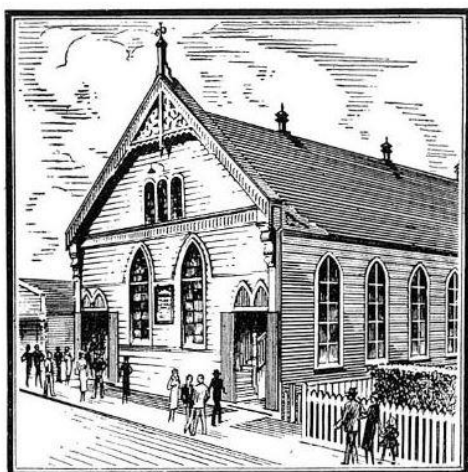
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<sup>1</sup> <http://heart.huttcity.govt.nz/community/heritage-church-reborn/>



From 1888, the building went through a series of alterations and extensions and a pipe organ was installed in 1915. The church was deemed earthquake-prone in 2013 and its final service was held on 8 December of that year. At that time, it was known as the Petone Multicultural Methodist Church, with Tongan and Samoan residents a significant part of the congregation.

In 2017 the church was rebuilt, its exterior restored and now accommodating three two-level apartments. While the exterior has been faithfully reproduced, thanks partly to drafting plans from images from the Methodist Church's archives, the interior is 21st century, with touches like tongue and groove ceilings and the restored stained glass windows tying the architectural periods together. Removing wall cladding and linings revealed extensive rot. From the totara piles up, only the roof trusses could be saved. Even the windows were unsalvageable, fixed to the building's framing making them impossible to remove intact.



WESLEY CHURCH, PETONE.

Figure 2: Drawing of the Wesley Methodist Church in Petone.

Source: *Petone's First 100 Years*



Figure 3: The Wesley Methodist Church in Petone, 1933.

Source: PAColl-5927-44



Figure 4: The converted Wesley Methodist Church.

Source: Moore Architecture



Figure 5: The converted Wesley Methodist Church.

Source: Moore Architecture

## 2. Physical Description

### 2.1 Setting - Site Description

The church sits on the eastern side of Nelson Street in Petone. Only the western elevation of the building is visible from the streetscape. The surrounding properties are a mix of residential and commercial buildings.

## 2.2 Building or Structures Description

The church forms a simple gabled structure which faces east onto Nelson Street. The steeply pitched roof is clad in corrugated steel. Decorative bargeboards and a finial, with ornate detail to the gable end, are also in evidence. A tripartite arched window sits above two larger arched windows to the street facing elevation. Two sets of doors, both with a double arched entranceway, are also visible on the street facing elevation. These have since been infilled.

## 2.3 Existing Listing/Scheduling Status

The church is not listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

## 3. Evaluation<sup>2</sup>

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The church is associated with the pattern of late 19 <sup>th</sup> century church construction as part of the settlement of the area.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable historic event.
<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>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the Wesleyan Church.
<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>	<b>Level of Significance:</b> High <b>Explanation:</b> The place contributes to our understanding of the settlement of the Wellington region and religious practices at the time.

3.2 Physical Values	High
<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>	<b>Level of Significance:</b> High <b>Explanation:</b> The church is recorded on ArchSite (R27/609), and has high archaeological value as a pre-1900 place of human occupation.
<i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high architectural value for its pre-1900 simplistic design features, paired with some ornate design work which has a high level of craftsmanship.

<sup>2</sup> Criteria taken from GWRC RPS.

<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the place have moderate significance.
<b>iv) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates use of standard construction methods and materials for the time, giving it moderate technological value.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> Despite the recent conversion into apartments, the external façade of the building appears to have retained the majority of its heritage fabric.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> High <b>Explanation:</b> As a pre-1900 structure, the church has high age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high townscape value as it is very visible from the street and is known as a local landmark.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate sentiment value for its historic spiritual and religious associations.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is well known by the local community and has landmark value.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

for spiritual, cultural or historical reasons.	
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<b>3.5 Rarity</b>	<b>High</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> Pre-1900 intact churches are uncommon in the area.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is a good example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-19
<b>Legal Description</b>	Lot 1 DP 531518
<b>Parcel ID</b>	7944081
<b>Thematic Reference</b>	Religion
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	HCC Appendix 2
<b>Recommended Changes</b>	None
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Primary Feature of Listing:</b>	1883 Church
<b>Non-Contributing Fabric/Exclusions:</b>	Apartment Conversions
<b>Other Notes:</b>	N/A

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>



# Hutt City Council Heritage Inventory Assessment Form



## *H2-20 Petone Drill Hall (1883)*

*Corner Nelson Street and Udy Street, Petone*



*Figure 1: The Petone Drill Hall.*

### 1. Historical Summary

The Petone Drill Hall was built in 1883, during a time of pervasive fear concerning the expansion of Russian forces in the South Pacific. The Crown took over the property in 1996 for defence purposes, and since then the Hall has been used by the Air Training Corps. Ironically, Petone Drill Hall has reverted to the use for which it was originally intended: defence.

Contemporary photographs reveal that a substantial lean-to was added to each side of the building at an unknown time. During the 1960s, the current owner of the site, Valley Fibrous Plaster Company Limited, applied for a building permits to construct a drying shed, a mezzanine floor, and a new storage building. It is possible that the additions to Petone Drill Hall were made around this time.





window near the peak of the gable lets in air. By contrast, the lean-tos that were possibly built on each side of the hall in the 1960s have modern casement windows.

## 2.3 Existing Listing/Scheduling Status

The Petone Drill Hall is not listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

## 3. Evaluation<sup>1</sup>

<b>3.1 Historic Values</b>	<b>High</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with the construction of defence structures in the late 19 <sup>th</sup> century following the expansion of Russian forces.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with the 'Russian Scare' in the 1880's which grew out of Anglo-Russian rivalry in Afghanistan and led to the building of major fortifications to protect New Zealand's coastal cities.
<b>iii) People</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place is associated with the Petone Naval Artillery Defence Volunteers.
<b>iv) Social</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place gives us insight into defence strategies and building regimes in the late 19 <sup>th</sup> century.
<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance: Unknown</b> <b>Explanation:</b> The archaeological value of the site is unknown. The place is not registered on ArchSite, however as a pre-1900 place known to have been occupied by humans, it is automatically afforded protection under the HNZPT Act 2014.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate architectural value for its simplistic design elements.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The surroundings of the building are somewhat important to understanding the significance of the place.

<sup>1</sup> Criteria taken from GWRC RPS.

character, history and/or development.	
<b>iv) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard materials and building practices for the time.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> Without original plans or historic images, the integrity value of the building is unknown.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> High <b>Explanation:</b> As a late 19 <sup>th</sup> century building, the place has high age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has no known group value; however it has moderate townscape value as it is visible from the street.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate sentimental value to previous members of the Petone Naval Artillery Defence Volunteers.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
	<b>Level of Significance:</b> Not Assessed

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Explanation:</b> Not Assessed
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<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high rarity value as an intact pre-1900 defence structure.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good representative of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-20
<b>Legal Description</b>	Sec 1 SO 37671
<b>Parcel ID</b>	4038200
<b>Thematic Reference</b>	Military
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	HCC Appendix 2
<b>Recommended Changes</b>	None
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Primary Feature of Listing:</b>	1883 Drill Hall
<b>Non-Contributing Fabric/Exclusions:</b>	Later Additions and Alterations
<b>Other Notes:</b>	N/A

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

# Hutt City Council Heritage Inventory Assessment Form



## *H2-21 'Taumata' (1916)*

*38 Rakeiara Grove, Korokoro*



*Figure 1: Dwelling at 38 Rakeiara Grove, originally known as 'Taumata'.*

### 1. Historical Summary

Korokoro and Maungaraki were set up by the Liberal government in the early 1900s, under its village settlement scheme. But they remained quite small until the 1960s, when the Lower Hutt City Council developed Maungaraki for private housing.<sup>1</sup> In 1882 'six (6) acres and four (4) perches more or less, being the subdivision number Eleven (11) of the section numbered three (3) on the plan of Hutt District' was granted under the New Zealand Native Reserves Act 1856 and the Native Reserves Amendment Act 1862 to

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<sup>1</sup> <https://teara.govt.nz/en/wellington-places/page-9>

Manihera Matangi, Taare Waitara, Ripeka Ihaka of Petone, and Komene Paipa of New Plymouth 'as Tenants in Common with equal shares.

In 1912, part of the land (1 acre 1 rood 7.6 perches) was sold to Rebecca Love, wife of Hapi Love of Petone, farmer. Ripeka (Rebecca) Wharawhara Love was related to Te Ati Awa chiefs who had mana over Wellington region. She was born Ripeka Matene (Rebecca Martin) in 1882. Her marriage to Wi Hapi Love, a farmer, in 1897, linked the most prominent Te Ati Awa families. Over 2,000 people attended their wedding.

Ripeka and Hapi had ten children, three of whom died in infancy. They had shares in many blocks of land around Wellington and the Hutt Valley and also in Taranaki and Marlborough Sounds. After buying the property at Korokoro in 1912 and building their substantial home called 'Taumata', they dedicated their lives to service and leadership. Committed Anglicans, they held services for the people of Petone and Waiwhetu at 'Taumata'. They also opened the house to Maori on every significant occasion in their tradition of chiefly hospitality. 'Taumata' was stylishly furnished. There were no servants – family members performed household tasks voluntarily.

Ripeka provided outstanding leadership in welfare and, during the First and Second World Wars, patriotic work. In 1919 she was appointed OBE.

Ripeka and some of her relatives gave a piece of land in the Hutt Valley called Puke Ariki for Te Ati Awa gatherings, on which the meeting house Te Tatau-o-te-Po was built. It opened in 1933. Ripeka and Hapi Love were strong supporters of the Ngati Poneke Club. Hapi died in 1952, and Ripeka in 1953.



Figure 2: 'Taumata' Residence, 1915.  
Source: ATL, ID: PA1-q-102-053-1

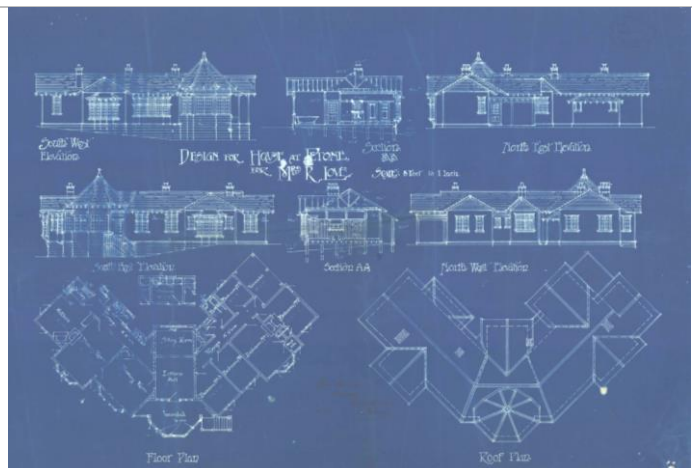


Figure 3: Plans and elevations for 'Taumata', undated.  
Source: HCC Property Files





Figure 4: 38 Rakeiōra Grove today.  
Source: Tommy's Real Estate

## 2. Physical Description

### 2.1 Setting - Site Description

The building sits high on the hillside in the Belmont area, and commands panoramic views of the Wellington Harbour. The surrounding area is entirely residential. Due to the siting of the building on the hillside, it is not visible from the street.

### 2.2 Building or Structures Description

The house seems to have been an idiosyncratic mix of both the Queen Anne and Californian bungalow styles. Roughly 'V' shaped, as shown by the plans, the building was a one storey, timber framed structure with gabled roofs. While the conservatory at the point of the V-shape had a six-sided turret above it, the rest of the house was low-slung, in the style of the Californian bungalow. The dining room had an oriel window, the drawing room bow windows. Possibly, the centre of the V outside the house was intended to serve as a marae entrance.

### 2.3 Existing Listing/Scheduling Status

Taumata is not listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.



### 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the construction of large-scale residential properties in the late 19 <sup>th</sup> and early 20 <sup>th</sup> century for prominent individuals.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable historic event.
<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>	<b>Level of Significance:</b> High <b>Explanation:</b> The place is associated with Ripeka (Rebecca) Wharawhara Love.
<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>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place contributes to our understanding of residential building practices in the early 20 <sup>th</sup> century.
<b>3.2 Physical Values</b>	<b>High</b>
<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>	<b>Level of Significance:</b> Unknown <b>Explanation:</b> The archaeological value of the site is unknown. The place is not registered on ArchSite.
<i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high architectural value for its design elements, including a whare incorporated into the house.
<i>iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The surroundings of the building are important to understanding the significance of the place.
<i>iv) 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>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard materials and building practices for the time.

<sup>2</sup> Criteria taken from GWRC RPS.

<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> Despite some modification, the place retains high authenticity and integrity.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As the building was constructed in the early 20 <sup>th</sup> century, it has moderate age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known group value, nor does it have townscape value as it is not visible from the street.

<b>3.3 Social Values</b>	<b>Unknown/None</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> The place likely has some sentimental social value to tangata whenua, though this can only be confirmed by tangata whenua themselves.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> Large intact homesteads built in the early 20 <sup>th</sup> century are uncommon in the area.

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation: The place is a good representative of its type.</b>

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-21</i>
<b>Legal Description</b>	<i>Pt Lot 2 DP 25354</i>
<b>Parcel ID</b>	<i>4029669</i>
<b>Thematic Reference</b>	<i>Early Settlement</i>
<b>Overall Heritage Significance</b>	<i>High</i>
<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>HCC Appendix 2</i>
<b>Recommended Changes</b>	<i>None</i>
<b>Extent of Place/Listing</b>	<i>Property Boundaries</i>
<b>Primary Feature of Listing:</b>	<i>1916 'Taumata' Residence</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>N/A</i>

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

# Hutt City Council Heritage Inventory Assessment Form



## *H2-22 Old Stokes Valley School (1893)*

*81 Stokes Valley Road, Stokes Valley*



*Figure 1: Old Stokes Valley School House, 81 Stokes Valley Road.*

### 1. Historical Summary

This was the first school house to be erected in Stokes Valley. It was built in 1893 by a Mr. B. Broding, on land donated by George Y. Drummond, a Stokes Valley resident. When the school initially opened, there were 17 pupils on the school roll. The first teacher was Mrs Williams, who taught at the school for ten years.

The building housed the school until 1929, when a new two roomed school was constructed in Kairimu Street. In 1946 the Education board of Wellington sold the property to Edward John Adams and the building became a private residence. The house has since changed ownership a number of times.



Over the years the building has been modified. For example, the original double-hung sashes have been replaced with casement windows, and the original front porch has been filled in. A substantial addition has been built onto the eastern (rear) side of the house.



Figure 2: The old school house in 1923 (bottom).  
Source: Stokes Valley Historic Group

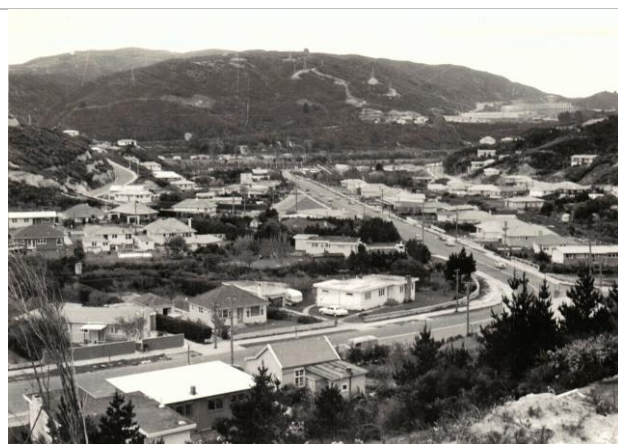


Figure 3: The old school house in 1965 (bottom).  
Source: Stokes Valley Historic Group

## 2. Physical Description

### 2.1 Setting - Site Description

The building occupies a small site on the east side of Stokes Valley Road and is surrounded by other residential properties.

### 2.2 Building or Structures Description

The old school house building is a small and very plain one storey timber framed structure with a hipped roof and timber framed windows. Clad in weatherboard with corrugated steel roof, the gable end of the building faces the neighbouring property with the side elevation facing the street. A large addition to the building has been constructed to the rear which is significantly bigger than the original school house building itself.

### 2.3 Existing Listing/Scheduling Status

The former schoolhouse at 81 Stokes Valley Road is not currently listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

## 3. Evaluation<sup>1</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the construction of educational facilities in the late 19 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable historic event.

<sup>1</sup> Criteria taken from GWRC RPS.

or events in local, regional or national history.	
<b>iii) People</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable individuals or organisations.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place gives us insight into educational aspects of the past and understanding of the culture and life of the Wainuiomata area.

<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> High <b>Explanation:</b> The area in which the Stokes Valley school was formerly located is registered on ArchSite (R27/684), including the former schoolhouse at 81 Stokes Valley Road. The place therefore has automatic protection under the HNZPT Act 2014 and has high archaeological value.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate architectural value for its simplistic design elements.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> High <b>Explanation:</b> The surroundings of the building are important to understanding the significance of the place.
<b>iv) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard materials and building practices for the time.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building's original form can still be discerned; however it has undergone significant modification.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> High <b>Explanation:</b> As the schoolhouse was built in the late 19 <sup>th</sup> century, it has high age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has some group value as one of a number of late 19 <sup>th</sup> and early 20 <sup>th</sup> century schoolhouses, and has

<i>contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.</i>	<i>some townscape value as a visible element of the streetscape which is somewhat known as a local landmark.</i>
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<b>3.3 Social Values</b>	<b>Moderate</b>
<i>i) <b>Sentiment</b> - 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.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> <i>The place has high sentimental value to the Wainuiomata community as a historic educational place.</i>
<i>ii) <b>Recognition</b> - 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.</i>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> <i>The place has moderate recognition value as a local landmark which is visible to the streetscape and known by the local community.</i>

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<i>i) <b>Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> <i>Not Assessed</i>

<b>3.5 Rarity</b>	<b>High</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> <i>Pre-1900 classrooms are rare in the area.</i>

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> <i>The place is a good representative of its type.</i>

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-22
<b>Legal Description</b>	Lot 1 DP 19539
<b>Parcel ID</b>	3986857
<b>Thematic Reference</b>	Education
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>Current Protection</b>	<i>HCC Appendix 2</i>
<b>Recommended Changes</b>	<i>None</i>
<b>Extent of Place/Listing</b>	<i>Property Boundaries</i>
<b>Primary Feature of Listing:</b>	<i>1893 Schoolhouse</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>Later Additions</i>
<b>Other Notes:</b>	<i>N/A</i>

**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.



# Hutt City Council Heritage Inventory Assessment Form



## *H2-23 49 Sydney Street (c.1902)*

*49 Sydney Street, Petone*



*Figure 1: Dwelling at 49 Sydney Street, Petone.*

### 1. Historical Summary<sup>1</sup>

The house was probably built for James Robert Purdy around 1902. James Robert Purdy was born in Morpeth, Northumberland, England in 1857. He studied at Aberdeen University, attaining his degrees in 1883. After practising in London and Yorkshire, he travelled to New Zealand on the Coptic in 1891. From that time he practised in Lower Hutt. Purdy was also the sole referee in the district for the Australian Mutual Provident Society and the Government Life Office, and was the health officer for Hutt County. The house

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<sup>1</sup> Ian Bowman, 2008-2011 Heritage Inventory Review

was also owned by George Elliot Barton during 1879 - Barton was a judge of the Native Land Court, Member of the House of Representative for the City of Wellington seat (1878-79), and judge of the Validation Court.



Figure 2: 49 Sydney Street visible to the left of image behind the wreckage of the Temperance Hall, destroyed by fire, c.1900-1910.

Source: ALHI, ID: APG-0060-1/2-G

In 1956 Charles Arthur Eatwell, carpenter, applied for a building permit to construct a garage. In 1960 he applied to Petone Borough Council to alter the position of walls to form a sun porch and a combined WC and bathroom. New windows were placed in the wall of the combined bathroom and WC and a new window and door with a side light in the new sunroom. In 1966 Eatwell submitted plans for a new double garage to be built around one of two pre-existing ones, and these were approved by Petone Borough Council. In 1979 plans by T.W. Trapp and G.J. Martin, builders, to convert the house into four flats were approved by Petone Borough Council.

## 2. Physical Description

### 2.1 Setting - Site Description

The building sits at the corner of Sydney Street and Campbell Terrace in Petone. The surrounding properties are a mixture of residential and commercial in nature. The building is highly visible as it sits at the corner of the street.

### 2.2 Building or Structures Description

The building is a one-storeyed timber framed structure clad in shiplapped weatherboards with half-timbering to the gable ends. The roof is clad in corrugated steel. Two gables face onto Campbell Street with a patio entry, and one gable faces Sydney Street. A number of timber framed double-hung sash windows are set into each elevation which range in size and style.

### 2.3 Existing Listing/Scheduling Status

49 Sydney Street is not listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

### 3. Evaluation<sup>2</sup>

3.1 Historic Values	Moderate
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the construction of large-scale residential properties, particularly for those of notable influence, in the late 19 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable historic event.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with a number of prominent businessmen within the Petone area, such as James Robert Purdy and George Elliot Barton.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place gives us insight into residential building practices in the late 19 <sup>th</sup> century.
3.2 Physical Values	Moderate
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> The archaeological value of the site is unknown. The place is not registered on ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate architectural value for its design elements.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development	<b>Level of Significance:</b> High <b>Explanation:</b> The surroundings of the building are important to understanding the significance of the place.
<b>iv) Technological</b> - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design;	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard materials and building practices for the time.

<sup>2</sup> Criteria taken from GWRC RPS.

and/or contains unusual construction materials.	
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> Without original plans or historic images, the integrity value of the building is unknown.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As an early 20 <sup>th</sup> century building, the place has moderate age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has no known group value; however it has moderate townscape value as it is visible from the street.

<b>3.3 Social Values</b>	<b>None</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value to any particular groups or communities.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>None</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> None <b>Explanation:</b> Early 20 <sup>th</sup> century residences are common in the area.

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation: The place is a good representative of its type.</b>

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-23</i>
<b>Legal Description</b>	<i>Pt Lots 24 and 25 DP 321</i>
<b>Parcel ID</b>	<i>3944121 and 3855633</i>
<b>Thematic Reference</b>	<i>Early Settlement</i>
<b>Overall Heritage Significance</b>	<i>Moderate</i>
<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>HCC Appendix 2</i>
<b>Recommended Changes</b>	<i>None</i>
<b>Extent of Place/Listing</b>	<i>Property Boundaries</i>
<b>Primary Feature of Listing:</b>	<i>1902 Dwelling</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>N/A</i>

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

# Hutt City Council Heritage Inventory Assessment Form



## *H2-24 Former Petone Rowing Clubhouse (1928)*

*The Esplanade, Petone*



*Figure 1: The Petone Rowing Clubhouse, now occupied by popular café Seashore Cabaret, with a modern addition to its side elevation.*

### 1. Historical Summary

The ideal nature of the Petone foreshore led to the early establishment of the Petone Rowing Club. In October 1900, Messrs. C. Poll and R. A. Palamountain, took the initial steps in the formation of the Club, and the original Committee consisted of Mr. T. Price, Patron; Mr. C. Poll, Club Captain; Mr. T. Slinn, Vice-Captain; Mr. W. H. Haggard, Hon.

Secretary; Mr. J. Piper, Hon. Treasurer; Committee—Messrs. R. A. Palamountain, A. Carter, J. Woods, F. Priest, Nash, F. W. Packard, Martin and S. Godfrey.<sup>1</sup>

The first Petone Rowing Club boatshed was probably built in 1901. In September 1907 the Club submitted plans of alterations and additions for Petone Rowing Club to Petone Borough Council. The existing single gabled rectangular building with two windows and a finial fronting the road was to have an almost identical building attached to the side, the exception being that it had just one window at The Esplanade end. The new addition was also to have a dressing room with shower, bath and basin on the road end, the pre-existing building was to have a committee room similarly placed. The roof was to be corrugated galvanised iron; the piles, corner stops, cover boards and plates totara; the joists, studs, rafters, sleepers, purlins and braces rimu; and the flooring and rustic weatherboards matai.

Despite the use of strong, durable timber, the Rowing Club buildings must have deteriorated swiftly in the corrosive seaside environment. In August 1927 Petone Rowing Club drew up specifications of a new shed. This would have reinforced concrete foundations and walls, beams and rafters of Oregon pine, redwood doors in the south elevation, frame gables with faces covered by redwood weatherboard and finished with barge and cover boards, and 24-gauge corrugated iron on the roof ridged and flashed with 24-gauge lead. That building, still in existence [now occupied by Seashore Cabaret], was to be two-storeyed with high, rectangular windows that had steel sashes and were glazed with small squares of arctic glass, and was to have three sets of large wooden doors fronting the harbour (Figure 2).

Sometime after 1950, a two-storeyed, flat-roofed lean-to was attached to the eastern side of the building. The lower half appears to be concrete, the upper corrugated asbestos. The lean-to has two rows of windows, the lower row reinforced. In 1961 Petone Rowing Club applied for a building permit to alter interior portions of the east side elevation. New men's toilets and dressing rooms were to be added.

The place was eventually purchased and refitted to become a café.



CLUB HOUSE, PETONE ROWING CLUB.

Figure 2: The second iteration of the Petone Rowing Club, c. 1930.

Source: *Petone's First 100 Years*



Figure 3: The upstairs interior of the club, now occupied by Seashore Cabaret.

Source:

## 2. Physical Description

### 2.1 Setting - Site Description

The building sits on the southern side of The Esplanade in Petone, with the foreshore immediately to the south of the building. The only other building immediately adjacent is the Tamatoa Sea Cadets building to the west. The building is highly visible from the streetscape.

### 2.2 Building or Structures Description

The original building was a basic two storey rectangular structure which featured sheds at the ground floor, a cantilevered balcony and clubroom at the first floor, with a hipped roof which featured a smaller gable. The building was clad in a textured concrete render.

<sup>1</sup> *Petone's First 100 Years*, pg 223

## 2.3 Existing Listing/Scheduling Status

The former Rowing Club is not listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

## 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with sporting themes in the early 20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable historic event.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable individuals or organisations.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place gives us insight into social sports lifestyles in the early 20 <sup>th</sup> century.

<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> The archaeological value of the site is unknown. The place is not registered on ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate architectural value for its design elements.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> High <b>Explanation:</b> The surroundings of the building are important to understanding the significance of the place.
<b>iv) Technological</b> - the place provides evidence of the history of technological development; and/or demonstrates innovation or important	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard materials and building practices for the time.

<sup>2</sup> Criteria taken from GWRC RPS.



methods of construction or design; and/or contains unusual construction materials.	
<b>vi) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building's original form can still be discerned; however it has undergone significant modification.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As the building was constructed in the early 20 <sup>th</sup> century, it has moderate age value.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has no known group value, but does have some townscape value as a visible element of the streetscape which is somewhat known as a local landmark.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high sentimental value to the Petone community as a place for social gatherings.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value as a local landmark which is visible to the streetscape and well-known by the local community.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> Early 20 <sup>th</sup> century sporting clubs are uncommon in the area.

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is a good representative of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-24
<b>Legal Description</b>	Lot 2 DP 69217
<b>Parcel ID</b>	4062689
<b>Thematic Reference</b>	Social
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Local
<b>Current Protection</b>	HCC Appendix 2
<b>Recommended Changes</b>	None
<b>Extent of Place/Listing</b>	See Section 4.2 Below
<b>Primary Feature of Listing:</b>	1928 Rowing Club Building
<b>Non-Contributing Fabric/Exclusions:</b>	Later Additions to East/Western Elevations
<b>Other Notes:</b>	N/A

### 4.2 Site Extent

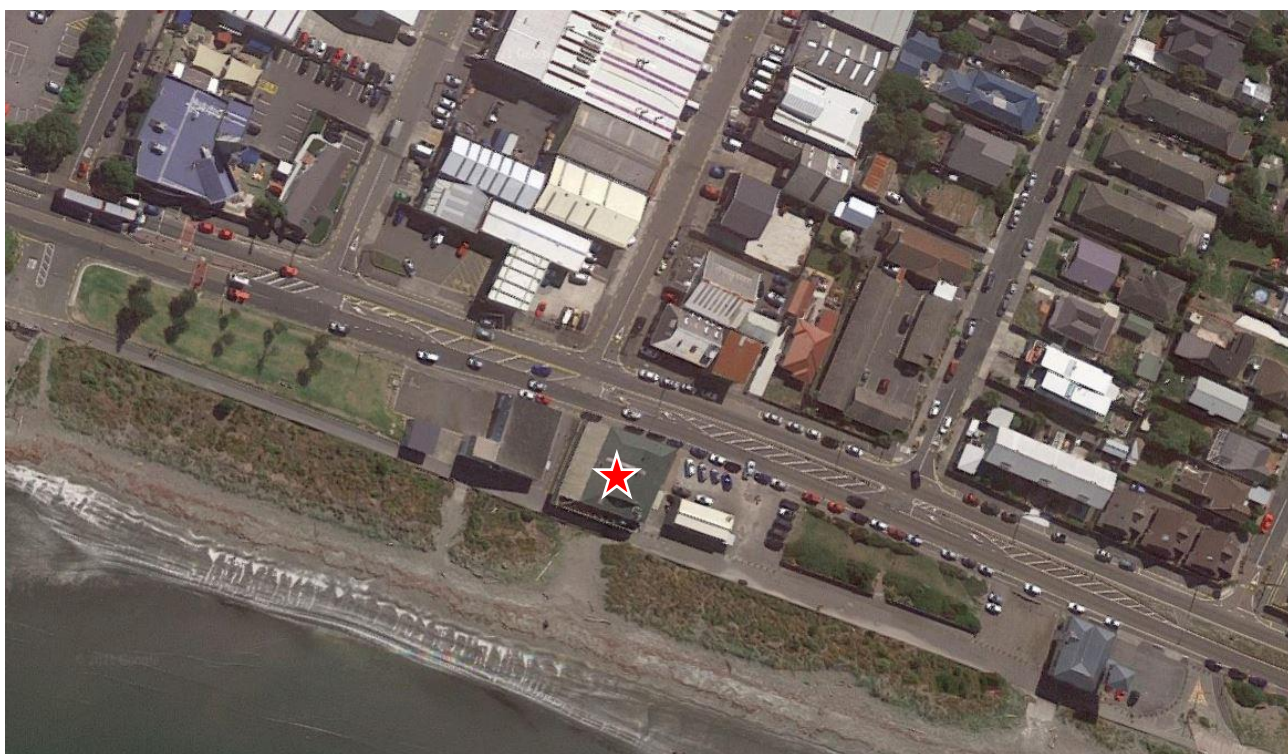


Figure 4: Aerial of the site with heritage structure indicated.

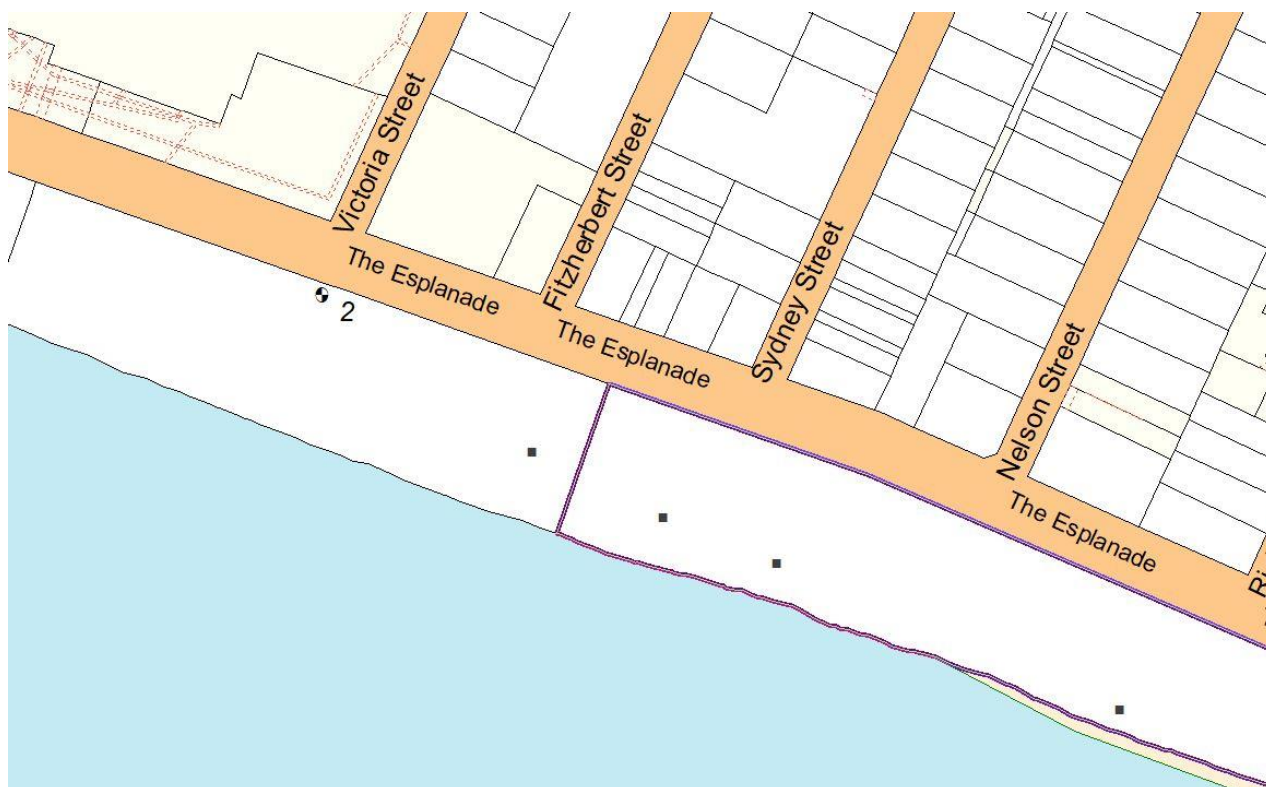


Figure 5: Map of the entire property site (foreshore).

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

**Please Note:**

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-25 Petone Wharf and Gates (1907)*

*The Esplanade, Petone*



*Figure 1: The Petone Wharf.*

### 1. Historical Summary<sup>1</sup>

The following history of the wharves which have been built at Petone since 1840, has been kindly contributed by the General Manager of the Wellington Harbour Board, Mr. A. G. Barnett.

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<sup>1</sup> *Petone's First 100 Years*, p259



The Association of Petone with Wellington as a shipping port goes back to the first landing stage built on Petone beach in January 1840. This was a simple structure built to allow the Surveyors of the Preliminary Expedition of the New Zealand Land Company to take their luggage, tools, and instruments ashore.

The first substantial wharf or jetty was built at Petone in 1883–1884, by the Gear Meat Company, under a fourteen years license from the Wellington Harbour Board, and was for the purpose of shipping meat to Wellington in the refrigerated hulk "Jubilee," and for landing coal for the same company. This wharf was built of black birch saplings and soon became eaten by marine life. Subsequently the seaward end was extended and strengthened, to enable the hulk "Jubilee" to lie at the wharf in safety.

On the termination of the Gear Company's license in 1898, this structure was leased for two years to the Petone Borough Council, and in 1900 a further two years extension was arranged. During this period quantities of frozen and preserved meats, coal, tallow, pelts, and timber passed over Petone Wharf.

About this time the Wellington Harbour Board completed the building of the Glasgow Wharf at Wellington, and, as this wharf had rail connection to provide particularly for exports, the volume of trade over the Petone Wharf was seriously affected.

At the same time the Harbour Board found that the approach to the Petone Wharf was in a dangerous condition and unsafe for use by the people of Petone, for school picnics and excursions, and this resulted in a decision being made to put the wharf up for auction for removal. No bid was received, and later the Petone Borough Council was asked if it would be prepared to take a further lease of the wharf on condition that it was put in repair for use by pedestrians. The Council was not prepared to expend the necessary money to make the structure safe and in 1901 the Board had the wharf removed by contract.

Although this wharf during its life handled many commodities, newspaper advertisements show that in 1890 a ferry service was run by the paddle steamer "Colleen," from Petone to Wellington on three days a week, making two trips a day, the return fare being 1/-. This ferry service was for the purpose of conveying residents and visitors to and from Petone, and was also used for picnics and pleasure parties.

With the removal of the wharf, various proposals were brought under the notice of the Wellington Harbour Board for wharf accommodation at Petone, and in 1892 legislation was passed to enable a joint cart and rail wharf to be built approximately in the vicinity of the old wharf. On account of difficulties that arose in regard to railway connections, the Board was later on asked to proceed with the construction of a wharf for road traffic only. Plans having been approved, the Board, in 1907, let a contract for the construction of the Petone Wharf as it stands to-day.

The wharf was seriously damaged by an earthquake in November 2016 and closed to the public, causing significant backlash from locals when the idea of potential demolition was raised. Even the option to shorten the wharf by 50 metres was criticised heavily by the local community, who hold the spot in high regard as a local landmark.



Figure 2: Petone wharf and gates, 1909.  
Source: ATL, ID: 1-2-002541-F



Figure 3: Petone wharf aerial, 1930.  
Source: ATL, ID: 1-2-116645-F

## 2. Physical Description

### 2.1 Setting - Site Description

The Petone wharf extends southwards from the Petone foreshore in alignment with Victoria Street. A set of gates are located at the entrance to the wharf. The structure is highly visible from around the harbour.

### 2.2 Building or Structures Description

The Petone wharf is a typical early 20<sup>th</sup> century utilitarian structure devoid of embellishment, built from timber with cross-braced piles embedded into the sand below. At almost 400 metres long, the wharf has two sections, the balustraded, narrower walkway, and the open platform at the end of the wharf.

### 2.3 Existing Listing/Scheduling Status

The Petone Wharf is not listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

## 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<i><b>i) Themes</b> - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the construction of timber wharves around the region in the early 20 <sup>th</sup> century.
<i><b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable historic event.
<i><b>iii) People</b> - 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>	<b>Level of Significance:</b> High <b>Explanation:</b> The place is associated with the Wellington Harbour Board.
<i><b>iv) Social</b> - 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>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place gives us insight into commercial shipping building practices in the early 20 <sup>th</sup> century.

<b>3.2 Physical Values</b>	<b>High</b>
<i><b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> Although the Petone Wharf is not registered as an archaeological site, the Petone foreshore generally has number of recorded sites and has high archaeological value.

<sup>2</sup> Criteria taken from GWRC RPS.

<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The wharf has moderate architectural value for its utilitarian design typical of almost all late 19 <sup>th</sup> and early 20 <sup>th</sup> century structures of a similar nature.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The surroundings of the structure are crucial to understanding the significance of the place.
<b>iv) Technological</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high technological value for its durability in an exposed marine environment, proving high levels of engineering and construction knowledge for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The structure has undergone some modification, but remains largely intact.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As an early 20 <sup>th</sup> century construction, the place has moderate age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The place has group value as one of a number of late 19 <sup>th</sup> and early 20 <sup>th</sup> century wharves in the area, and has townscape value as an exceptionally visible element of the of the area which is known as a local icon and landmark.

<b>3.3 Social Values</b>	<b>Exceptional</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The place has exceptional sentimental value for its association with the Petone community generally.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The place has exceptional recognition value as a local landmark and icon, and is held in high regard by the local community who campaigned against its potential demolition after earthquake damage.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<i>i) Rarity - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> There are a small number of late 19 <sup>th</sup> and early 20 <sup>th</sup> century wharves in the area.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good representative of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-25
<b>Legal Description</b>	Lot 3 DP 69217
<b>Parcel ID</b>	4025036
<b>Thematic Reference</b>	Sea & River/Social
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Local
<b>Current Protection</b>	HCC Appendix 2
<b>Recommended Changes</b>	None
<b>Extent of Place/Listing</b>	See Section 4.2 Below
<b>Primary Feature of Listing:</b>	1907 Wharf
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



## 4.2 Site Extent

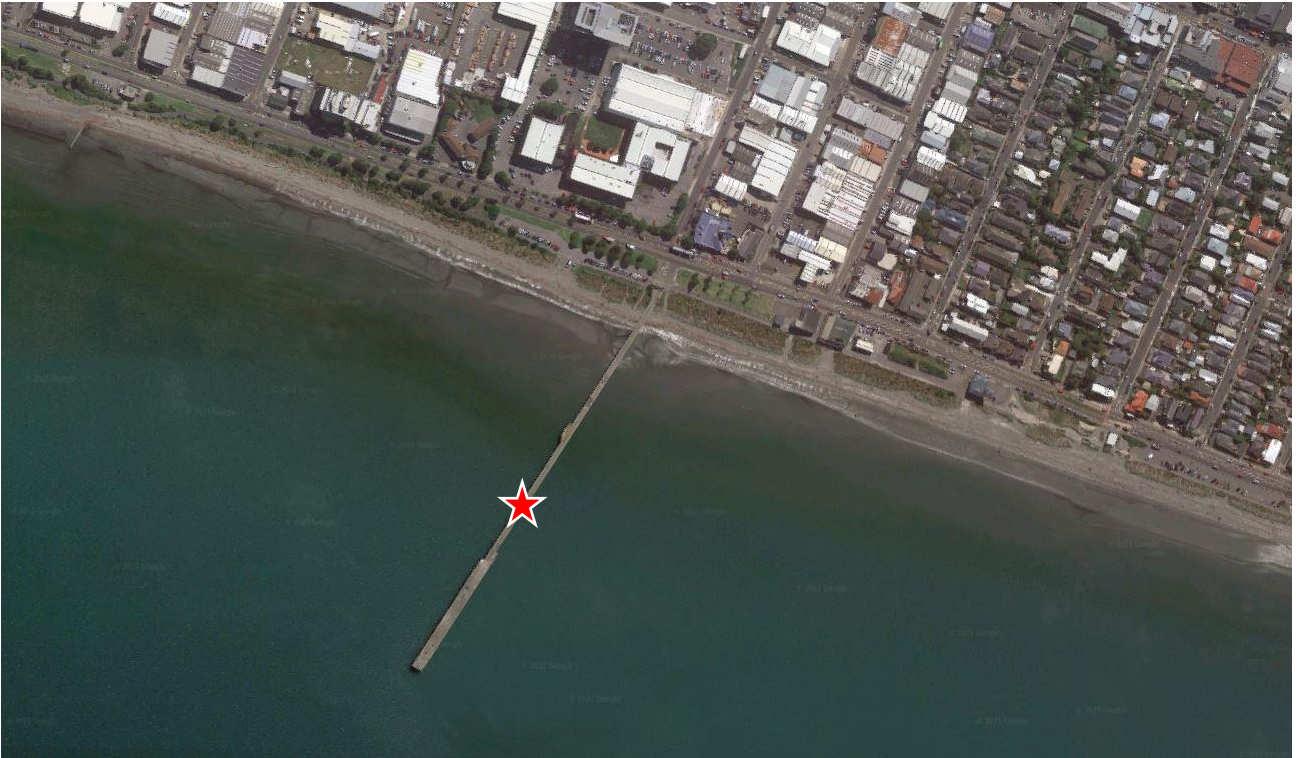


Figure 4: Aerial of the site with heritage structure indicated.

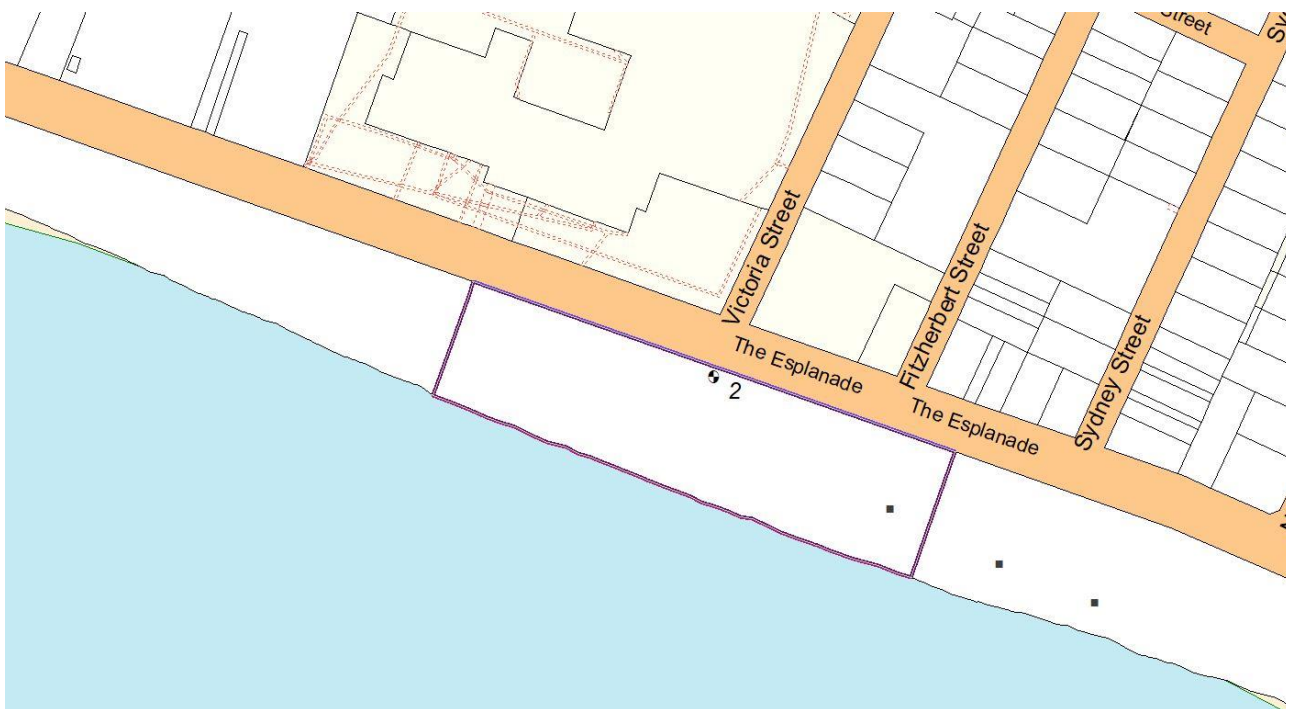


Figure 5: Map of the entire property site (foreshore).

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

**Please Note:**

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-26 Woollen Mills Marble Wall (1912)*

*Corner of Western Hutt Road and Cornish Street, Petone*



*Figure 1: The remnant marble wall (northern section) which one was the entrance for the now demolished Petone Woollen Mill.*

### 1. Historical Summary<sup>1</sup>

Better known as the Petone Woollen Mill, the plant operated at the foot of Korokoro hill from 1886 until 1968. Motorists speeding along today's State Highway 2 can still see, just north of the Petone overbridge, the

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<sup>1</sup> <https://www.stuff.co.nz/dominion-post/news/local-papers/hutt-news/8152261/Clatter-of-looms-to-be-revived>



remnants of the mill's impressive boundary wall. It was built from Takaka marble left over from the 1912 Parliament buildings. From a 5.2 hectare site alongside the lower reaches of Korokoro Stream, with a dam constructed further up to supply water for scouring and dyeing and to drive steam engines to generate electricity, the mill at times employed more than 200 staff, including skilled migrant mill workers from the United Kingdom. While serges, tweeds and various woollen garments were produced on the plant's clattering looms, the mill's best-known product was blankets. Tens of thousands of New Zealand household linen cupboards probably still have one or two of the heavy "Petone" blankets. The Petone mill closed in 1968 when it was bought by the company that ran Kaiapoi Mills. That company in turn was taken over by the Mosgiel Mills, which went bust in 1976. Stansborough Fibres still uses six of the mill's 100-plus-year-old looms, refurbished and saved by Barry and Cheryl Eldridge.

The only remaining element of the mills, other than the remaining six looms mentioned above, is the marble wall which remains a prominent and highly visible marker of the site at the corner of the road.

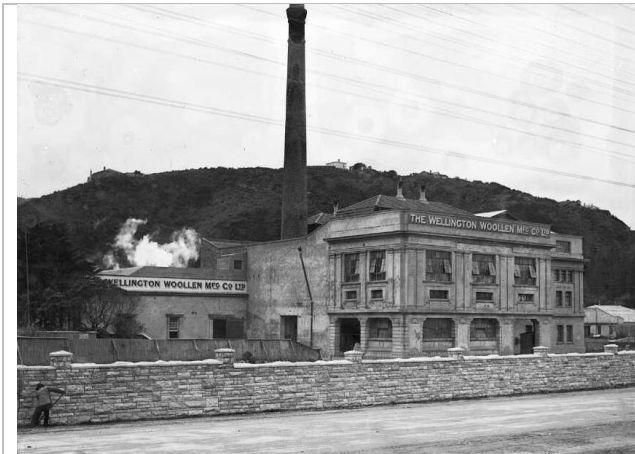


Figure 2: The marble wall outside the Mill, 1912.  
Source: ATL, ID: 1-2-048301-G



Figure 3: The Petone Woollen Mill Factory, 1960's.  
Source: Hocken Collections



Figure 4: The northern section of wall with vertical posts and coping.



Figure 5: The southern section of wall with no posts or coping.

## 2. Physical Description

### 2.1 Setting - Site Description

The wall sits at the junction of Cornish Street and State Highway 2 in Petone. There are two sections of wall on either side of the junction, as illustrated in Section 4.2 below. The wall is highly visible from the streetscape.

### 2.2 Building or Structures Description



The wall is approximately 1.2 metres high, and split into two sections on either side of the junction. Both sides features the same type of stone, stacked in a highly rectilinear pattern which alternates between larger stones and smaller stones with mortar delineating between the courses. The western section is unadorned, and has a continuous top level unbroken by any vertical elements and absent of coping. The eastern section features coping to the top of the wall and vertical posts with caps atop them, constructed from the same stone as the wall itself.

## 2.3 Existing Listing/Scheduling Status

The Woollen Mills Marble Wall is not listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

## 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the theme of industrial activity in the early 20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable historic event.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is associated with the well-known Petone Woollen Mills.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place gives us insight into industrial building practices in the early 20 <sup>th</sup> century.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> The archaeological value of the site is unknown. The place is not registered on ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The wall has high architectural value for its craftsmanship.

<sup>2</sup> Criteria taken from GWRC RPS.

<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> <i>Exceptional</i> <b>Explanation:</b> The surroundings of the place, being the former site of the mills, are crucial to understanding the significance of the place.
<b>iv) Technological</b> - 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.	<b>Level of Significance:</b> <i>High</i> <b>Explanation:</b> The place has high technological value for its craftsmanship.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> <i>High</i> <b>Explanation:</b> The wall appears to be reasonably authentic.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> <i>Moderate</i> <b>Explanation:</b> The wall has moderate age value as an early 20 <sup>th</sup> century construction.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> <i>Moderate</i> <b>Explanation:</b> The place has some group value with the 1912 Parliament buildings which was constructed from the same stone, and some townscape value as a visible element of the streetscape.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> <i>None</i> <b>Explanation:</b> The place has no known sentimental value or association with any groups or communities.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> <i>Moderate</i> <b>Explanation:</b> The place has moderate recognition value as a remnant of a well-known place which has since been demolished.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori	<b>Level of Significance:</b> <i>Not Assessed</i> <b>Explanation:</b> <i>Not Assessed</i>

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

for spiritual, cultural or historical reasons.	
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<b>3.5 Rarity</b>	<b>Moderate</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> Historic stone walls are uncommon in the area.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good representative of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-26
<b>Legal Description</b>	Lots 28 & 29 DP 33346 and Pt Road
<b>Parcel ID</b>	176966 & 176951
<b>Thematic Reference</b>	Industrialism
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	HCC Appendix 2
<b>Recommended Changes</b>	None
<b>Extent of Place/Listing</b>	See Section 4.2 below
<b>Primary Feature of Listing:</b>	Two sections of marble stone wall built in 1912
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

## 4.2 Site Extent



Figure 6: Aerial of the site with heritage structures indicated.

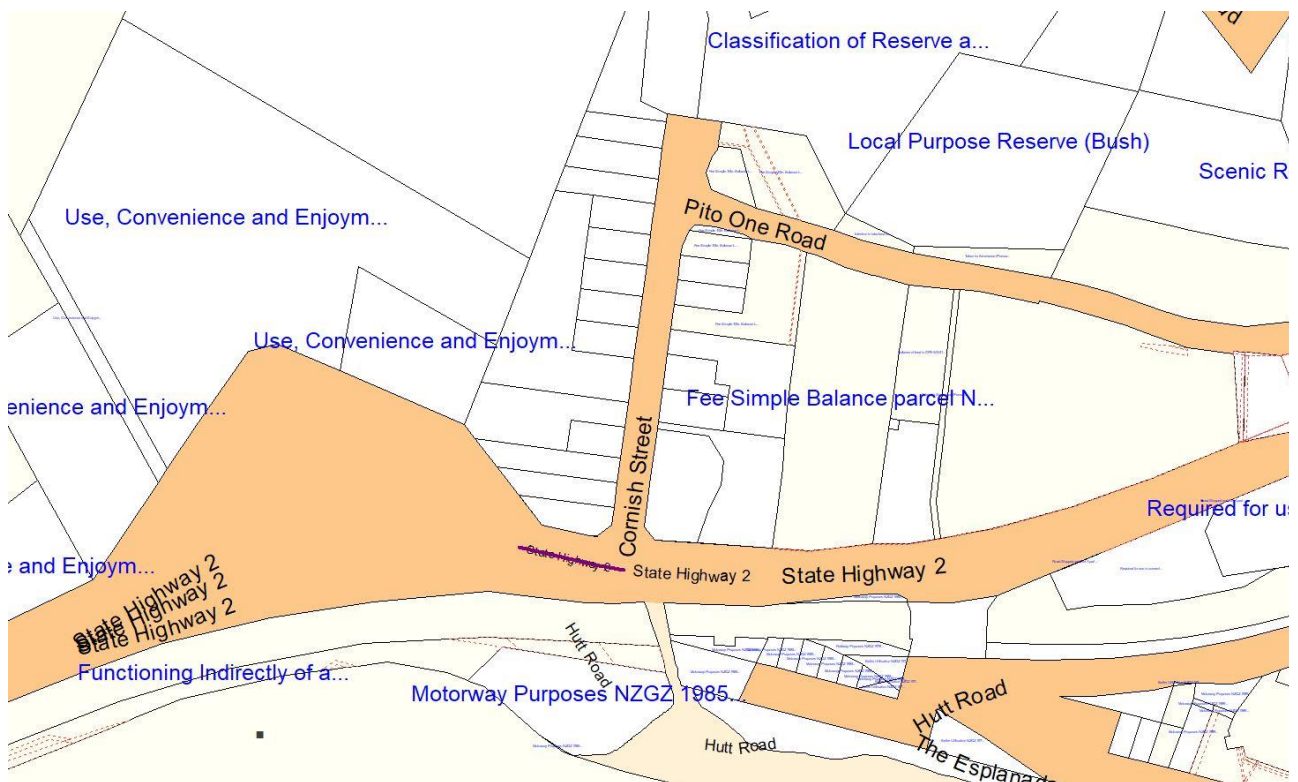


Figure 7: Map of the entire property site (road reserve).



**Report Dated:** November 2023

**Issue Status:** For Public Engagement

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-27 Epuni School (1903)*

313-319 Waiwhetu Road, Epuni



Figure 1: Epuni School, 313-319 Waiwhetu Road.

### 1. Historical Summary

Around the turn of the century, the number of families settling in the area known as Epuni hamlet was rapidly increasing. In 1901, the land on which Epuni school now stands was acquired by a Mr Swan. When he decided to sell the property, local residents successfully petitioned the Government to build a school on the vacant land. Epuni School was built by George and Ernest Croft in 1903 at a cost of 400 pounds. It was opened on the 20th July 1903 with a roll of about 85 pupils.

The original T-shaped tiled roof building remained structurally unchanged up until the 1930s when it was extensively remodelled. A classroom on the south end of the building was demolished and a large block of classrooms added on the west side.

Alterations carried out at this time reduced the decorative complexity of the building. For example, Dutch influenced facework on the north and east facing gables was removed. The upper half of a window, unusual in that it extended upwards above the gutter line, was also removed. Various other alterations and additions have occurred over the years. The old school building now accommodates the school office.



Figure 2: Epuni School, date unknown.  
Source: 1994 HCC Inventory



Figure 3: Epuni School, c. 1970's.  
Source: WCC Archives, ID: 00138-14949

## 2. Physical Description

### 2.1 Setting - Site Description

The old school house occupies a large site on the west side of Waiwhetu Road and is surrounded by other buildings which have been added to the site over the years. The surrounding properties area mix of residential, commercial, and recreation.

### 2.2 Building or Structures Description

The old school house building is a small and very plain one-storey timber framed structure with a hipped roof and timber framed windows. Clad in weatherboard with corrugated steel roof, the side elevation of the school house faces the street and features a small porch which serves as the entrance to the building. The rear of the school house has been connected to a new modern block of classrooms which has been designed to match the style of the existing school house.

### 2.3 Existing Listing/Scheduling Status

The old Epuni School House is not currently listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

## 3. Evaluation<sup>1</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The former schoolhouse is associated with the establishment of educational facilities in Epuni at the turn of the century.

<sup>1</sup> Criteria taken from GWRC RPS.

<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The former schoolhouse is not known to be connected with any particular historic event.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The former schoolhouse is not known to be associated with any notable individuals or organisations.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with educational experiences from the past and contributes to our understanding of the culture and life of the Epuni area generally.

<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate architectural value for its simplistic utilitarian design, traditional for early 20 <sup>th</sup> century schools.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the place are somewhat important to understanding its heritage significance.
<b>iv) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates use of traditional building techniques and materials for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> Despite some modification, the original schoolhouse building can still be discerned and some of the original heritage fabric has been retained.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As the former schoolhouse was built in the early-20 <sup>th</sup> century, it has moderate age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The former schoolhouse has some group value as one of a number of early 20 <sup>th</sup> century educational buildings, and has townscape value as a highly visible icon and landmark.



contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	
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<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The former schoolhouse has high sentimental value for its association with generations of schoolchildren.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place is recognised by the local community as a place of historic significance and a local landmark.

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance: High</b> <b>Explanation:</b> The former schoolhouse is one of the oldest purpose-built school buildings remaining in the Wellington region.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is a good representative of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-27
<b>Legal Description</b>	Sec 115 Epuni Hamlet
<b>Parcel ID</b>	3924057
<b>Thematic Reference</b>	Education
<b>Overall Heritage Significance</b>	Moderate

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>HCC Appendix 2</i>
<b>Recommended Changes</b>	<i>None</i>
<b>Extent of Place/Listing</b>	<i>See Section 4.2 Below</i>
<b>Primary Feature of Listing:</b>	<i>1903 School Building</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>Later additions and buildings on site</i>
<b>Other Notes:</b>	<i>N/A</i>

## 4.2 Site Extent



Figure 4: Aerial of the site with heritage building indicated.

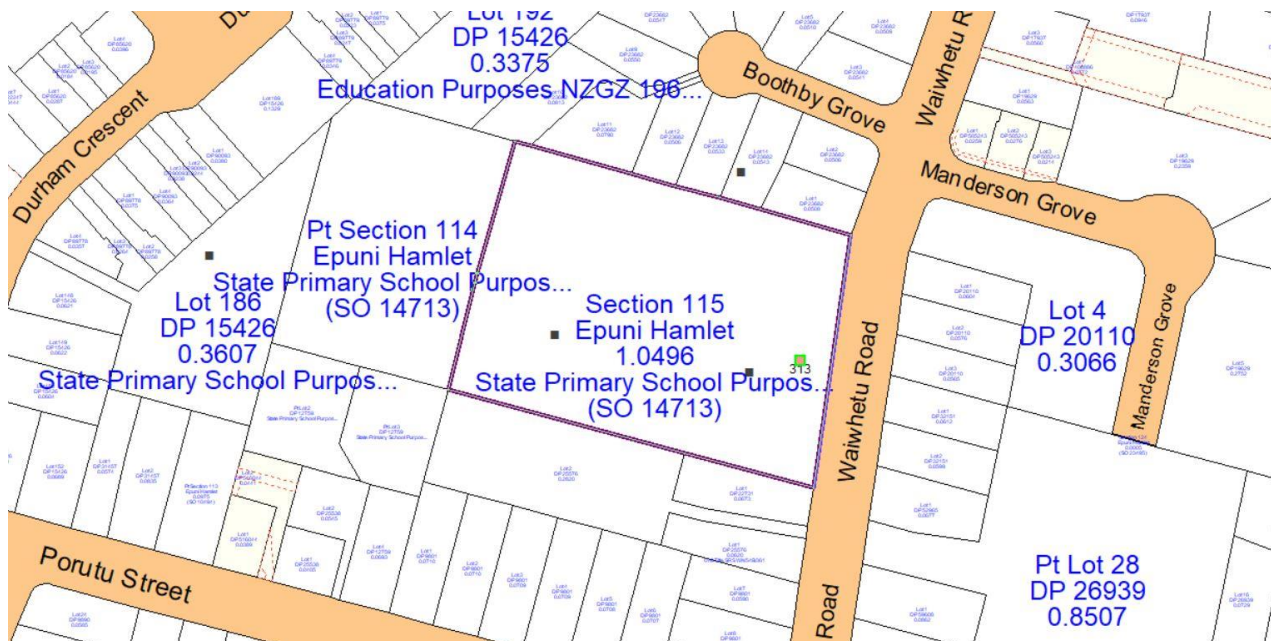


Figure 5: Map of the entire property site.

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-28 184 Hutt Road (1914)*

*184 Hutt Road, Lower Hutt*



*Figure 1: 184 Hutt Road, Lower Hutt.*

### 1. Historical Summary

In 1907, Walter John Percy and five other members of the Percy family purchased a large block of land that included the sections on which the houses at 184, 186 and 188 Hutt Road now stand. The Percy's were a pioneering Hutt Valley family. In 1851 Joseph Hewlett Percy built the well-known Percy flourmill on the site of what is now Percy's Reserve on Western Hutt Road. Walter Percy divided the land into separate allotments in 1908. The similarity of the houses indicates that they were built around the same time, possibly by the same builder.

All three buildings are traditional Bay Villas and are typical of their era. The street elevations feature a faceted bay with a gable roof, and a bullnose verandah. The windows are all double-hung sashes.





Figure 2: 184 Hutt Road, 1994.  
Source: 1994 HCC Inventory



Figure 3: 184-188 Hutt Road.

## 2. Physical Description

### 2.1 Setting - Site Description

The group of three Bay Villas sit on the eastern side of Hutt Road, between its intersections with Nelson Street and Richmond Street. The surrounding area is entirely residential, and the buildings are highly visible from the street. A number of railway cottages are also within the immediate vicinity.

### 2.2 Building or Structures Description

The group of three Bay Villas are almost identical in form - a single storeyed single bay villa with a central front entry protected by a continuous verandah with a bullnosed roof between the bay and corner of the house. The original timber-framed double hung sash windows are still evident, as are other original features.

### 2.3 Existing Listing/Scheduling Status

184 Hutt Road is not listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

## 3. Evaluation<sup>1</sup>

3.1 Historic Values	Moderate
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the construction of residential dwellings in the early 20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable historic events.
<b>iii) People</b> - the place is associated with the life or works of an individual, group or organisation that has made	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with Walter John Percy and the prominent Percy family, for whom the Percy Reserve is named after.

<sup>1</sup> Criteria taken from GWRC RPS.

a significant contribution to the district, region or nation.	
<b>iv) Social</b> - 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.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place gives us moderate insight into everyday social experiences from the past and an understanding of the culture and life in the Petone area generally.</p>

<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<p><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> The archaeological value of the site is unknown. There is no recorded archaeological site on the property according to ArchSite.</p>
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<p><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The place has high architectural value for its Bay Villa design and ornate craftsmanship.</p>
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<p><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The surroundings of all three Bay Villas at 184-188 Hutt Road, being a large block of land owned by the Percy family, are important to understanding the significance of the place.</p>
<b>iv) Technological</b> - 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The place demonstrates moderate technological value for its use of standard materials and building practices for the time, and shows high levels of craftsmanship.</p>
<b>v) Integrity</b> - 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><b>Level of Significance:</b> Exceptional</p> <p><b>Explanation:</b> The building appears to be unchanged since its construction.</p>
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> As an early 20<sup>th</sup> century building, the place has moderate age value in the context of human occupation of the Wellington region.</p>
<b>vii) Group or Townscape</b> - 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The place has group value with the other two Bay Villas immediately adjacent; and townscape value as it is highly visible from the street.</p>

<b>3.3 Social Values</b>	<b>None</b>
<i>i) <b>Sentiment</b> - 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.</i>	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value, or special associations with any particular groups or communities.
<i>ii) <b>Recognition</b> - 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.</i>	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<i>i) <b>Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> While early 20 <sup>th</sup> century residential dwellings are common in the area, intact groups of identical structures are less common.

<b>3.6 Representativeness</b>	<b>Exceptional</b>
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The place is an excellent example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-28
<b>Legal Description</b>	Lot 12 DP 2143
<b>Parcel ID</b>	3810572
<b>Thematic Reference</b>	Early Settlement
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	HCC Appendix 2
<b>Recommended Changes</b>	None

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>Extent of Place/Listing</b>	<i>Property Boundaries</i>
<b>Primary Feature of Listing:</b>	<i>1914 Bay Villa</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>N/A</i>

**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.



# Hutt City Council Heritage Inventory Assessment Form



## *H2-29 186 Hutt Road (1914)*

*186 Hutt Road, Lower Hutt*



*Figure 1: 186 Hutt Road, Lower Hutt.*

### 1. Historical Summary

In 1907, Walter John Percy and five other members of the Percy family purchased a large block of land that included the sections on which the houses at 184, 186 and 188 Hutt Road now stand. The Percy's were a pioneering Hutt Valley family. In 1851 Joseph Hewlett Percy built the well-known Percy flourmill on the site of what is now Percy's Reserve on Western Hutt Road. Walter Percy divided the land into separate allotments in 1908. The similarity of the houses indicates that they were built around the same time, possibly by the same builder.

All three buildings are traditional Bay Villas and are typical of their era. The street elevations feature a faceted bay with a gable roof, and a bullnose verandah. The windows are all double-hung sashes.



Figure 2: 186 Hutt Road, 1994.  
Source: 1994 HCC Inventory



Figure 3: 184-188 Hutt Road.

## 2. Physical Description

### 2.1 Setting - Site Description

The group of three Bay Villas sit on the eastern side of Hutt Road, between its intersections with Nelson Street and Richmond Street. The surrounding area is entirely residential, and the buildings are highly visible from the street. A number of railway cottages are also within the immediate vicinity.

### 2.2 Building or Structures Description

The group of three Bay Villas are almost identical in form - a single storeyed single bay villa with a central front entry protected by a continuous verandah with a bullnosed roof between the bay and corner of the house. The original timber-framed double hung sash windows are still evident, as are other original features.

### 2.3 Existing Listing/Scheduling Status

186 Hutt Road is not listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

## 3. Evaluation<sup>1</sup>

3.1 Historic Values	Moderate
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the construction of residential dwellings in the early 20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable historic events.
<b>iii) People</b> - the place is associated with the life or works of an individual, group or organisation that has made	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with Walter John Percy and the prominent Percy family, for whom the Percy Reserve is named after.

<sup>1</sup> Criteria taken from GWRC RPS.

a significant contribution to the district, region or nation.	
<b>iv) Social</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place gives us moderate insight into everyday social experiences from the past and an understanding of the culture and life in the Petone area generally.

<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance: Unknown</b> <b>Explanation:</b> The archaeological value of the site is unknown. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high architectural value for its Bay Villa design and ornate craftsmanship.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: High</b> <b>Explanation:</b> The surroundings of all three Bay Villas at 184-188 Hutt Road, being a large block of land owned by the Percy family, are important to understanding the significance of the place.
<b>iv) Technological</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard materials and building practices for the time, and shows high levels of craftsmanship.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: Exceptional</b> <b>Explanation:</b> The building appears to be unchanged since its construction.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> As an early 20 <sup>th</sup> century building, the place has moderate age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has group value with the other two Bay Villas immediately adjacent; and townscape value as it is highly visible from the street.

<b>3.3 Social Values</b>	<b>None</b>
	<b>Level of Significance: None</b>

<b>i) Sentiment</b> - 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.	<b>Explanation:</b> The place has no known sentimental value, or special associations with any particular groups or communities.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

### 3.4 Tangata Whenua Values<sup>2</sup>

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed
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### 3.5 Rarity

**Moderate**

<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> While early 20 <sup>th</sup> century residential dwellings are common in the area, intact groups of identical structures are less common.
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### 3.6 Representativeness

**Exceptional**

<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The place is an excellent example of its type.
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## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-29
<b>Legal Description</b>	Lot 13 DP 2143
<b>Parcel ID</b>	3874624
<b>Thematic Reference</b>	Early Settlement
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	HCC Appendix 2
<b>Recommended Changes</b>	None
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Primary Feature of Listing:</b>	1914 Bay Villa
<b>Non-Contributing Fabric/Exclusions:</b>	N/A

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



<b>Other Notes:</b>	N/A
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<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>

# Hutt City Council Heritage Inventory Assessment Form



## *H2-30 188 Hutt Road (1914)*

*188 Hutt Road, Lower Hutt*



*Figure 1: 188 Hutt Road, Lower Hutt.*

### 1. Historical Summary

In 1907, Walter John Percy and five other members of the Percy family purchased a large block of land that included the sections on which the houses at 184, 186 and 188 Hutt Road now stand. The Percy's were a pioneering Hutt Valley family. In 1851 Joseph Hewlett Percy built the well-known Percy flourmill on the site of what is now Percy's Reserve on Western Hutt Road. Walter Percy divided the land into separate allotments in 1908. The similarity of the houses indicates that they were built around the same time, possibly by the same builder.

All three buildings are traditional Bay Villas and are typical of their era. The street elevations feature a faceted bay with a gable roof, and a bullnose verandah. The windows are all double-hung sashes.



Figure 2: 188 Hutt Road, 1994.  
Source: 1994 HCC Inventory



Figure 3: 184-188 Hutt Road.

## 2. Physical Description

### 2.1 Setting - Site Description

The group of three Bay Villas sit on the eastern side of Hutt Road, between its intersections with Nelson Street and Richmond Street. The surrounding area is entirely residential, and the buildings are highly visible from the street. A number of railway cottages are also within the immediate vicinity.

### 2.2 Building or Structures Description

The group of three Bay Villas are almost identical in form - a single storeyed single bay villa with a central front entry protected by a continuous verandah with a bullnosed roof between the bay and corner of the house. The original timber-framed double hung sash windows are still evident, as are other original features.

### 2.3 Existing Listing/Scheduling Status

188 Hutt Road is not listed with HNZPT, but is scheduled in HCC's existing Heritage Inventory - Appendix 2.

## 3. Evaluation<sup>1</sup>

3.1 Historic Values	Moderate
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the construction of residential dwellings in the early 20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable historic events.
<b>iii) People</b> - the place is associated with the life or works of an individual, group or organisation that has made	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with Walter John Percy and the prominent Percy family, for whom the Percy Reserve is named after.

<sup>1</sup> Criteria taken from GWRC RPS.

a significant contribution to the district, region or nation.	
<b>iv) Social</b> - 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.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place gives us moderate insight into everyday social experiences from the past and an understanding of the culture and life in the Petone area generally.</p>

<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<p><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> The archaeological value of the site is unknown. There is no recorded archaeological site on the property according to ArchSite.</p>
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<p><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The place has high architectural value for its Bay Villa design and ornate craftsmanship.</p>
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<p><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The surroundings of all three Bay Villas at 184-188 Hutt Road, being a large block of land owned by the Percy family, are important to understanding the significance of the place.</p>
<b>iv) Technological</b> - 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The place demonstrates moderate technological value for its use of standard materials and building practices for the time, and shows high levels of craftsmanship.</p>
<b>v) Integrity</b> - 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><b>Level of Significance:</b> Exceptional</p> <p><b>Explanation:</b> The building appears to be unchanged since its construction.</p>
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> As an early 20<sup>th</sup> century building, the place has moderate age value in the context of human occupation of the Wellington region.</p>
<b>vii) Group or Townscape</b> - 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The place has group value with the other two Bay Villas immediately adjacent; and townscape value as it is highly visible from the street.</p>

<b>3.3 Social Values</b>	<b>None</b>
	<b>Level of Significance:</b> None



<b>i) Sentiment</b> - 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.	<b>Explanation:</b> The place has no known sentimental value, or special associations with any particular groups or communities.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

### 3.4 Tangata Whenua Values<sup>2</sup>

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed
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<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> While early 20 <sup>th</sup> century residential dwellings are common in the area, intact groups of identical structures are less common.

<b>3.6 Representativeness</b>	<b>Exceptional</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The place is an excellent example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-30
<b>Legal Description</b>	Lot 14 DP 2143
<b>Parcel ID</b>	4047656
<b>Thematic Reference</b>	Early Settlement
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	HCC Appendix 2
<b>Recommended Changes</b>	None
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Primary Feature of Listing:</b>	1914 Bay Villa
<b>Non-Contributing Fabric/Exclusions:</b>	N/A

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>Other Notes:</b>	N/A
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<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>

# Hutt City Council Heritage Inventory Assessment Form



## *H2-31 Clere House / Kincaid (1909)*

*27 Military Road, Boulcott*



*Figure 1: The Clere House at 27 Military Road.  
Source: OneRoof*

### 1. Historical Summary<sup>1</sup>

This large homestead was constructed in 1909 for the Clere family by Frederick De Jersey Clere. It featured in several building publications relatively soon after building as an example of Clere's residential work. The house was named "Kincaid" after his second wife Bessie's family home in Marlborough.

Historic property archives show the following modifications were made to the property at the following times:

- 1949 – skylights added, brick chimneys removed, sunroom to north elevation
- 1985 – Balcony to back porch and upper floor extension

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<sup>1</sup> Ian Bowman, 2008/2011 *Heritage Inventory Review*; and Maclean, Susan, 'Clere, Frederick De Jersey'; *Te Ara* 1993



De Jersey Clere was one of Wellington's, and New Zealand's, best known architects - highly regarded for his success in marrying European styles to New Zealand conditions. He designed large country homes, such as Overton near Marton, and many houses in Wellington. His surviving commercial buildings include Wellington's AMP building and two harbour board buildings on Queen's Wharf, Wellington. Clere is chiefly known, however, for the more than 100 churches he designed as architect to the Wellington Anglican diocese from 1883. Until 1904 these were of timber and were mostly in country districts; they are exemplified by St John's in Feilding. For urban churches on a larger scale Clere made increasing use of brick, as at All Saints' in Palmerston North, and ferro-concrete, notably for St Mary's in Karori, St Matthew's in Hastings, St Mary of the Angels in Wellington, and St Andrew's in New Plymouth. About 85 of these churches are still standing today. Clere was elected an associate of the Royal Institute of British Architects in 1882 and a fellow in 1886; he was honorary New Zealand secretary for many years. He resigned from the institute only in 1948 at the age of 92. Clere also served as president of the Wellington District Branch of the Association of Architects, and was a foundation member, treasurer and later a fellow of the New Zealand Institute of Architects. Clere was awarded the King George V Silver Jubilee Medal in 1935.



Figure 2: Frederick De Jersey Clere, 1936.  
Source: Te Ara



Source: Aerial of the property.  
Source: One Roof

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located on an expansive site between Military Road to the east, and St Andrews Grove to the west, with its own thoroughfare connecting the two streets through the private property. The building is set back from the street on both frontages, and has dense vegetation planted at its perimeters making it virtually invisible to the streetscape. Lush, manicured gardens take up the remainder of the site.

### 2.2 Building or Structures<sup>2</sup>

The large, sprawling house is an amalgam of styles, having some features of double bay villas, but the complex, low-pitched roofline and shingled gable ends indicate a type of Arts and Crafts bungalow. The general

<sup>2</sup> [www.eradesign.co.nz](http://www.eradesign.co.nz) – 'Architectural Eras in New Zealand'



lack of added ornament, apart from sunhoods and gable end brackets, reflects the modern trend coming in just prior to the First World War.

## 2.3 Existing Listing/Scheduling Status

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 and nominated for inclusion in the current Heritage Review by Historic Places Wellington.

## 3. Evaluation<sup>3</sup>

3.1 Historic Values	High
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the residential development of the Lower Hutt area in the early 20 <sup>th</sup> century, particularly the building of large manor houses for prominent individuals.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is associated with prominent architect Frederick De Jersey Clere.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high social value for its insight to large-scale residential building practices and styles in the early 20 <sup>th</sup> century.
3.2 Physical Values	High
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value.

<sup>3</sup> Criteria taken from GWRC RPS.

<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: High</b> <b>Explanation:</b> The surroundings of the place have high significance as a large property with lush manicured gardens which has not been subdivided.
<b>ix) Technological</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place demonstrates high technological value for its level of craftsmanship.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: Unknown</b> <b>Explanation:</b> As the building was unable to be viewed from the street reserve, its integrity is unknown. Recent property listing images show that the building is likely relatively intact, with some modifications.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> As the building was constructed in the early-20 <sup>th</sup> century, it has moderate value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has group value as one of De Jersey Clere's many large-scale homesteads, but has no townscape value as it is not visible to the street.

<b>3.3 Social Values</b>	<b>None</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The place has no known sentimental value.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The place has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>4</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high rarity value as an un-subdivided site with large early 20 <sup>th</sup> century homestead on it.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-31
<b>Legal Description</b>	Lot 2 DP 31005
<b>Parcel ID</b>	3967418
<b>Thematic Reference</b>	Early Settlement
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Primary Feature of Listing:</b>	1909 Homestead
<b>Non-Contributing Fabric/Exclusions:</b>	Later additions and alterations
<b>Other Notes:</b>	None

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

<sup>4</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-32 Swiss Ambassadors House (c.1920's)*

*61 Ludlam Crescent, Woburn*



*Figure 1: The Swiss Ambassadors House at 61 Ludlam Crescent.*



## 1. Historical Summary<sup>1</sup>

Very little information is available regarding the Swiss Ambassador's residence at 61 Ludlam Crescent, presumably for security purposes. The house was built by Herbert Teagle in the early to mid-1920s soon after he purchased the property, which he retained until his death in 1947. Teagle was President of the Rotary Club of Wellington from 1931-2, and for a time served as Grand Master of the Freemasons.



Figure 2: The Teagle residence, before it became known as the Swiss Ambassadors House, c. 1924.  
Source: ATL, ID: PAN-1079-F

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located on a large site on the western side of Ludlam Crescent. Set back approximately 70 metres from the street, and with a boundary planted with dense vegetation, the building is not visible from the road. There are other Ambassadors buildings in the area, such as the American Ambassadors House at 99 Ludlam Crescent.

### 2.2 Building or Structures<sup>2</sup>

The building can be described as a two storeyed Arts and Crafts/English Domestic revival residence with a brick base, painted cement render, painted timber joinery, and Marseille tiles. A complex hipped roof adorns the building, which has a symmetrical form and a central main entrance with a covered porch.

### 2.3 Existing Listing/Scheduling Status

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.

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review

<sup>2</sup> [www.eradesign.co.nz](http://www.eradesign.co.nz) – 'Architectural Eras in New Zealand'

### 3. Evaluation<sup>3</sup>

<b>3.1 Historic Values</b>	<b>High</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place is associated with the residential development of the Lower Hutt area in the early 20 <sup>th</sup> century, particularly the building of large manor houses for prominent businessmen. It is also associated with the purchase of these large, grand residences for use as Ambassadors Homes for foreign nations.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with Freemason and Rotary President Herbert Teagle, and for its association with the title of Ambassador to Switzerland.
<b>iv) Social</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high social value for its insight to large-scale residential building practices and styles in the early 20 <sup>th</sup> century.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance: Unknown</b> <b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: High</b> <b>Explanation:</b> The place demonstrates high architectural value for its Arts and Crafts/English Domestic Revival style. A high level of craftsmanship is evident in the design of the building.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The surroundings of the place have moderate significance as a large property.
<b>ix) Technological</b> - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design;	<b>Level of Significance: High</b> <b>Explanation:</b> The place demonstrates high technological value for its level of craftsmanship.

<sup>3</sup> Criteria taken from GWRC RPS.

and/or contains unusual construction materials.	
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> As the residence is unable to be visited, the integrity of the building is unknown.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As the building was constructed in the early-20 <sup>th</sup> century, it has moderate value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has group value as one of a number of Ambassadors residences in the area.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high sentimental value for its association with the Swiss community living in the Lower Hutt area.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value for its contribution to the sense of identity of the Swiss community.

<b>3.4 Tangata Whenua Values<sup>4</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate rarity value as a large-scale ambassador's residence.

<sup>4</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation: The place is a good example of its type.</b>

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-32</i>
<b>Legal Description</b>	<i>Pt Lot 2 DP 12959</i>
<b>Parcel ID</b>	<i>3961876</i>
<b>Thematic Reference</b>	<i>Early Settlement/Politics</i>
<b>Overall Heritage Significance</b>	<i>High</i>
<b>Importance Level</b>	<i>Regional</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>Property Boundaries</i>
<b>Primary Feature of Listing:</b>	<i>1920's Arts &amp; Crafts/English Domestic Revival Building</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>None</i>

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>



# Hutt City Council Heritage Inventory Assessment Form



## *H2-33 Bodhinyanarama Monastery (1990)*

*17 Rakau Grove, Stokes Valley*



*Figure 1: Bodhinyanarama Monastery, undated.  
Source: Te Papa Archives*

# 1. Historical Summary<sup>1</sup>

The Bodhinyanarama Monastery was founded in 1983 and had a meditation hall and a regular hall constructed in 1990 by Hugh Tennent on a 51-acre site on the hillside of the Stokes Valley bushland. Part of the Thai forest monastery tradition, Bodhinyanarama belongs to a network of similar monasteries in western countries, and many of the monks are of European descent. They are not permitted to handle money or own property, and are dependent on supporters for their food and material needs. In South-East Asia monks collect food on an alms round each morning. In New Zealand that proved impractical, so supporters from different ethnic communities bring food to the monastery. The buildings won a 1993 Wellington Architecture Award, and a 1994 National Architecture Award. The Buddhist Monastery, opened in 1987, has several meditation huts, dwellings, a workshop and accessory building. Amongst providing service to the community there is training of monks and nuns (bhikkunis). The monastery's roots are in the Thai forest tradition of Theravadan Buddhism, which focuses on meditation and services to the lay community. Having first established themselves they wanted to foster a connection with the lay community by building a meditation hall and cloister. The Monastery acts as a spiritual focus for diverse communities of Thais, Sri Lankans, Lao, Cambodians and Europeans.

Tennent Brown Architects then built a 'Reception Sala' on site in 2012-2013. In 2013, the Reception Sala was awarded with a Wellington Architecture Award in the Public Architecture category. The jury gave the following citation:

*"The Reception Sala is a key intervention on the site, providing not only informal dining and much needed food preparation areas but also helping to organise the space in front of the Main Sala. The new building acts as a marker in the landscape for those arriving and is an important spatial backdrop to both the Zen garden and the bell tower. The generous kitchen is clearly the hub of community life in the monastery. Upstairs, the views from the reception lounge are restrained, offering inspiration to those inside while at the same time limiting distractions."*



Figure 2: The building of the Monastery, c.1990.  
Source: Te Papa Archives



Figure 3: The completed building, c. 1990.  
Source: Te Papa Archives

<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review; and <https://teara.govt.nz/en/photograph/28134/bodhinyanarama-monastery>; and <https://www.bodhinyanarama.net.nz/>



# Life of peace in the Valley



Pictures: PHIL REID



Tucked in native bush and pine trees at the head of Stokes Valley is a quiet Buddhist Monastery whose existence goes largely unnoticed even by close neighbours.

A life of work and meditation focusing on the teachings, wisdom and compassion of Buddha is followed by Bodhinyanarama monastery's three monks and one novice.

They rise at 4am and retire at 9.30pm after a day which has included at least four hours of meditation, an alms round in Stokes Valley, and four hours of manual labour. Work is gradually being undertaken to develop the area, which the monks moved into about 18 months ago.

The senior monk, Ajahn Viradhammo, is Canadian. Venerable Thanavaro is Italian, Venerable Bodhinando is Swiss, and novice Anagarika ("homeless one") Tony is English. They are "still looking for a Kiwi." The monks are supported by the region's Buddhist community, and interested people visit to practise meditation in the peaceful environment.

Venerable Bodhinando quietly contemplates as he walks back and forth on a meditation path in front of one of three meditation huts, before the two-hour evening session of chanting & meditation.



Half an hour's chanting and prostrating before a 1 tonne bronze statue of Buddha is followed by an hour and a half in meditation each morning and evening for the monks, including senior monk Ajahn Viradhammo seen here.



ABOVE: A strange spectacle on a residential street - Venerable Thanavaro (left) and Venerable Bodhinando head down Stokes Valley Road on their daily alms round. The monks never ask for food, but accept it in their alms bowl when it is offered.

BELOW: Gathered for lunch, the last meal of the day, are, from left: Ajahn Viradhammo, Venerable Thanavaro and Venerable Bodhinando. Each monk takes what he needs from what has been collected in the alms bowls that morning.



ABOVE: Italian monk Ven. Thanavaro submits happily to his fortnightly head and eyebrow shave.

RIGHT: Work projects take up the afternoons, and it is through these and the assistance of friends that Bodhinyanarama is gradually being developed.



ABOVE: Freshening up at the outdoor washbasin, is senior monk Ajahn Viradhammo. The monks' first wash of the day is undertaken here in darkness, soon after rising at 4am.

RIGHT: Anagarika Tony sounds the bell which brings the monks together for meals or meditation. The bell was brought from Thailand.

LEFT: Reading in one of the three meditation huts after the midday meal is Venerable



Figure 4: Full page photo essay in the 1983 Evening Post newspaper featuring the Monastery.  
Source: Evening Post, 1983



Figure 5: The award winning Reception Sala building.  
Source: NZIA



Figure 6: The award winning Reception Sala building.  
Source: NZIA

## 2. Physical Description

### 2.1 Setting - Site Description

The complex is located on the hillside of Stokes Valley on a 51 acre site, nestled amongst the dense bushland. As the facility is a private property which is not visible from the road, it was not able to be photographed as part of the initial assessments from the street reserve.

### 2.2 Building or Structures<sup>2</sup>

The original 1990 buildings can only be described as being modelled after similar complexes which originated in Asia. Single storey, unadorned with a gentle gabled roof and timber details to the exterior, the building focuses on materiality and simplicity which aligns with the theology of the place.

In an article in 'Home and building' Tennant comments "I basically designed a big wooden box, something we could build ourselves, taking New Zealand stick building to its maximum; the wooden studs are twice as high as a normal house." He was also very conscious of the spiritual nature of the building; "A traditional ritual for all Buddhist communities in celebration of Buddha's birth, death and enlightenment, is a circumambulation of the shrine three times. So the building could house that ritual, I created an ambulatory: the roof of the main hall extends out covering a walkway right round the hall"

The meditation hall caters for users ranging from individual monks to 300-strong groups at celebrations. To cater to both these experiences a temporary roof can be fixed over the courtyard in front of the main hall and the doors into the hall are top hung, enabling them to swing up into the ceiling. The canvas roof is then fixed to the roof of the hall and a large pole is centred so the total area can be used as one space.

The complex comprises a meditation hall, cloister and forecourt. A bell tower and Buddha are the first things encountered then on both side of the cloister are entries; on the west a stair whereas on the other side there is a ramp. You then get to a small porch before entering the ambulatory space separated by columns from the central cloister. From here, you can move into the meditation hall when opened or into a vestibule featured on

<sup>2</sup> [www.eradesign.co.nz](http://www.eradesign.co.nz) – 'Architectural Eras in New Zealand'



both sides of the hall which then through doors becomes an ambulatory space which encircles the meditation hall. The meditation hall features a big Buddha. Behind the Buddha is a room reserved for the monks. The journey from an outer courtyard, through the cloisters, to the enclosed courtyard and eventually into the main hall and shrine within, gives a deepening experience of enclosure, so the mind gradually becomes more composed.

The structure is of classical western proportions but has been wrapped around a roof which has an Asian feel in its shape and attention to detail. The lower section of the roof has glassed mosaic tiles from Thailand.

The predominant material used is macrocarpa with eucalypt for the decks, totara for the floor of the main hall, and cedar shingles on the roof. Some of the wood used comes from the milling of dead native trees found on the site.

A stupa built in 1999 at a height of 8m was built by a team of five from Myanmar. Originally these are much taller and mostly made out of birch yet because of earthquakes another system has been devised. It has a hollow steel frame over which sits a concrete shell. The lower section will be painted white and the upper section gold.

## 2.3 Existing Listing/Scheduling Status

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 and nominated for inclusion in the current Heritage Review by HNZPT.

## 3. Evaluation<sup>3</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known thematic historic value.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<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>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with well-known and respected Hugh Tennent now of Tennent Brown 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>	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high social value for its insight to modern-day monastic sanctuaries.
<b>3.2 Physical Values</b>	<b>Moderate</b>
	<b>Level of Significance:</b> Unknown

<sup>3</sup> Criteria taken from GWRC RPS.

<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its craftsmanship and East Asian design style.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> High <b>Explanation:</b> The surroundings of the place have high significance as the monastic experience depends on serene natural surroundings.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high technological value for its level of craftsmanship.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> As the complex is unable to be visited, the integrity of the building is unknown.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the complex was constructed in the late-20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known group value, nor does it have townscape value as it is not visible from the street.

<b>3.3 Social Values</b>	<b>Exceptional</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The place has exceptional sentimental value for its spiritual association to the Bodhinyanarama monastic community which originated in Thailand.
<b>ii) Recognition</b> - 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	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value for its contribution to the sense of identity of the community which uses the facilities.

or destroyed it would cause a sense of loss.	
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### 3.4 Tangata Whenua Values<sup>4</sup>

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed
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### 3.5 Rarity

**High**

<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> High <b>Explanation:</b> Monastic complexes are rare in New Zealand.
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### 3.6 Representativeness

**None**

<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> N/A <b>Explanation:</b> N/A
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## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-33
<b>Legal Description</b>	Lot 2 DP 479122
<b>Parcel ID</b>	7614693
<b>Thematic Reference</b>	Religion/Social
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	See Section 4.2 below.
<b>Primary Feature of Listing:</b>	1990 Meditation Hall and Regular Hall
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

<sup>4</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

## 4.2 Site Extent



Figure 7: Aerial showing the heritage buildings (Reception Sala and Meditation Hall) within the grounds of the Monastery.

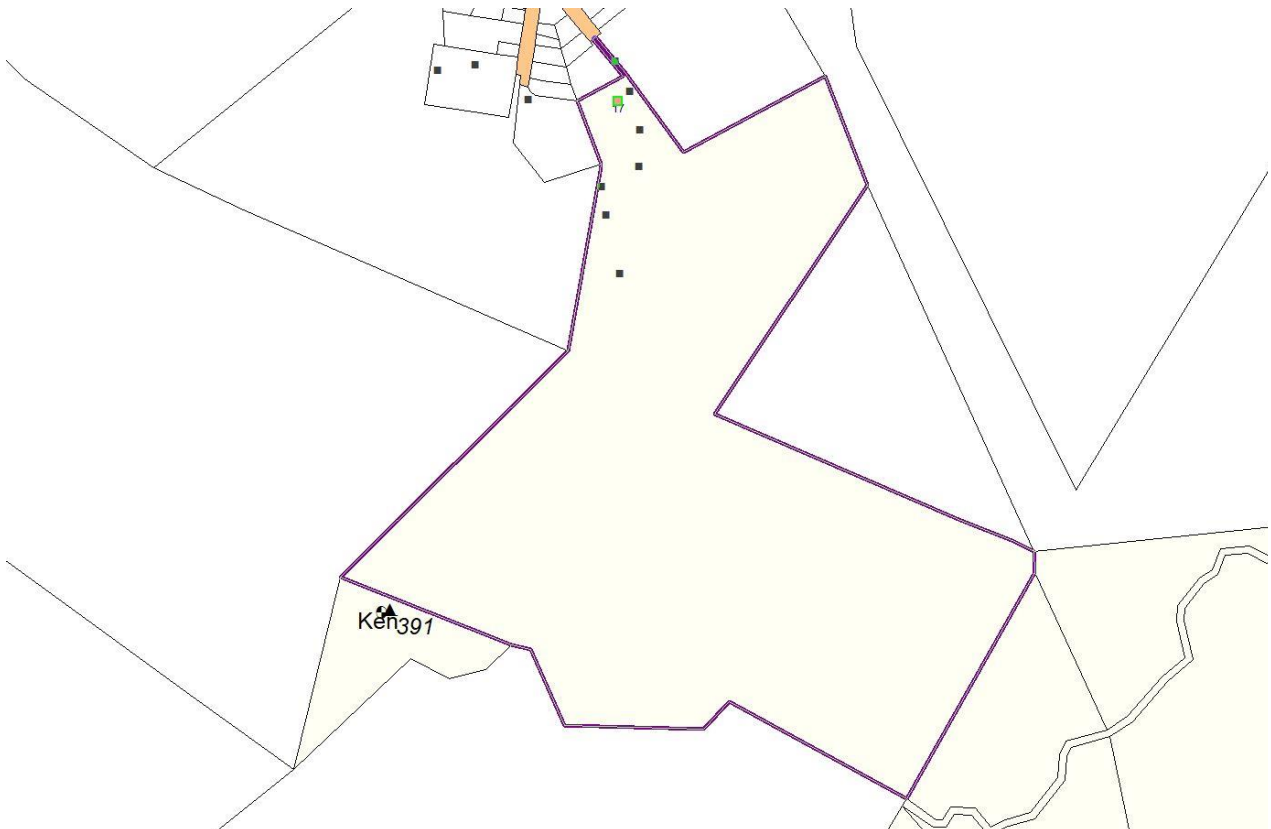


Figure 8: Map showing the Monastery on a large property.



**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-34 Mason House (1929)*

*12 Myrtle Street, Hutt Central*



*Figure 1: 12 Myrtle Street, Hutt Central.*

### 1. Historical Summary<sup>1</sup>

12 Myrtle Street was designed in 1906 by Frederick De Jersey Clere, built by Strang Brothers builders, and named 'Mason House' for its first owner Dr. Mason, Chief Health Officer of the Colony. Since its construction, the building has had a number of significant alterations and additions, particularly in 1988 - 1991, but still retains its original form to some degree.

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review; and Maclean, Susan, 'Clere, Frederick De Jersey; Te Ara 1993

De Jersey Clere was one of Wellington's, and New Zealand's, best known architects - highly regarded for his success in marrying European styles to New Zealand conditions. He designed large country homes, such as Overton near Marton, and many houses in Wellington. His surviving commercial buildings include Wellington's AMP building and two harbour board buildings on Queen's Wharf, Wellington. Clere is chiefly known, however, for the more than 100 churches he designed as architect to the Wellington Anglican diocese from 1883. Until 1904 these were of timber and were mostly in country districts; they are exemplified by St John's in Feilding. For urban churches on a larger scale Clere made increasing use of brick, as at All Saints' in Palmerston North, and ferro-concrete, notably for St Mary's in Karori, St Matthew's in Hastings, St Mary of the Angels in Wellington, and St Andrew's in New Plymouth. About 85 of these churches are still standing today. Clere was elected an associate of the Royal Institute of British Architects in 1882 and a fellow in 1886; he was honorary New Zealand secretary for many years. He resigned from the institute only in 1948 at the age of 92. Clere also served as president of the Wellington District Branch of the Association of Architects, and was a foundation member, treasurer and later a fellow of the New Zealand Institute of Architects. Clere was awarded the King George V Silver Jubilee Medal in 1935.

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located on the western side of Myrtle Street and is set back approximately 50 metres from the street edge, with another property occupying the front section. The surrounding properties are a mixture of residential buildings, recreational facilities, and civic buildings. The building is not visible from the street due to the property being subdivided, and dense vegetation blocking sight lines.

### 2.2 Building or Structures

12 Myrtle Street was designed in an interpretation of the Queen Anne and American 'Stick' styles. The house is asymmetrical and has the Gothic elements of the Queen Ann and Stick styles, such as finials, gable brackets, applied boarding imitating half-timber framing and shingle clad window hoods. Not characteristic of the style is the relatively shallow pitched roof and general simplicity of detailing.

### 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>2</sup>

3.1 Historic Values	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place is associated with the residential development of the Lower Hutt area in the early 20<sup>th</sup> century, particularly the building of large homesteads for prominent individuals.</p>
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> The place is not known to be connected with any particular historic event in history.</p>

<sup>2</sup> Criteria taken from GWRC RPS.

<b>iii) People</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with well-known architect Frederick De Jersey Clere.
<b>iv) Social</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate social value for its insight to residential building practices and styles in the early 20 <sup>th</sup> century.

<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance: Unknown</b> <b>Explanation:</b> The archaeological significance of the site is unknown. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: High</b> <b>Explanation:</b> The place demonstrates high architectural value for its Queen Anne and American Stick styles, which also show a high level of craftsmanship.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The surroundings of the place have moderate significance as a large property.
<b>ix) Technological</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place demonstrates high technological value for its level of craftsmanship.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The building has had significant modifications, though the original form of the building can still be discerned.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> As the building was constructed in the early 20 <sup>th</sup> century, it has moderate age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has group value as one of a number of De Jersey Clere's residential buildings, but has no townscape value as the building is not visible from the street.



<b>3.3 Social Values</b>	<b>None</b>
<i>i) <b>Sentiment</b> - 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.</i>	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value.
<i>ii) <b>Recognition</b> - 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.</i>	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<i>i) <b>Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>High</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> Large-scale early 20 <sup>th</sup> century buildings are uncommon in the area.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-34
<b>Legal Description</b>	Pt Lot 3 DP 13221
<b>Parcel ID</b>	4004105
<b>Thematic Reference</b>	Early Settlement
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property boundaries

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>Primary Feature of Listing:</b>	<i>1906 Timber Framed Building</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>1988-1991 Additions and Alterations</i>
<b>Other Notes:</b>	<i>None</i>

**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-35 American Ambassadors House (c.1920's)*

*99 Ludlam Crescent, Woburn*



*Figure 1: The American Ambassadors House at 99 Ludlam Crescent, also known as 'Odlin House'.  
Source: ATL, ID: 1-2-037268-F*

# 1. Historical Summary<sup>1</sup>

Very little information is available regarding the American Ambassador's residence at 99 Ludlam Crescent, also known as 'Odlin House', presumably for security purposes. Archives show that Charles Camperdown Odlin bought the site in 1922 from John Forbes Orr (of Orr House) and a number of other surrounding sites in 1927. Charles Odlin was a former rail clerk who established the Odlin Timber and Hardware Company in 1903 and subsequently built the large five-storey Odlin Building on the waterfront near Chaffers Marina in 1907. The property at 99 Ludlam Crescent remained in Odlin's ownership until it was transferred to the Government of the United States of America in 1966.

Historic property archives show that the following changes occurred to the property over time:

- 1923 – new garage
- 1967 – general alterations and additions
- 1974 - general alterations and additions

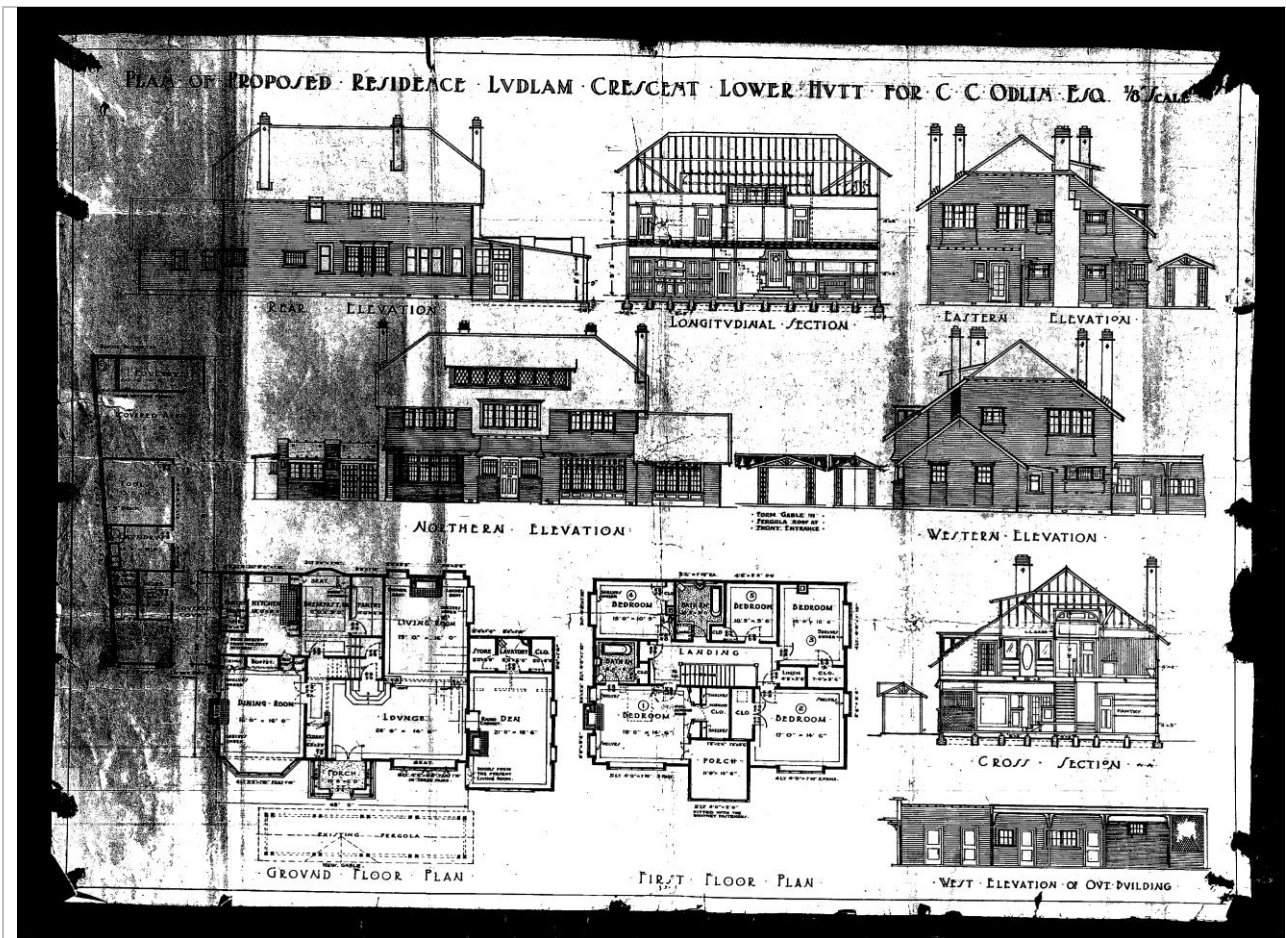


Figure 2: Original plans for 'Odlin House', undated.  
Source: HCC Archives

<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review



## 2. Physical Description

### 2.1 Setting - Site Description

The building is located on a very large site on the western side of Ludlam Crescent. Set back approximately 100 metres from the street, and with a boundary planted with dense vegetation, the building is not visible from the road. There are other Ambassadors buildings in the area, such as the Swiss Ambassadors House at 61 Ludlam Crescent.

### 2.2 Building or Structures<sup>2</sup>

The building can be described as a three storey timber framed structure designed in an eclectic combination of English Domestic Revival and Arts and Crafts. The building has a gambrel roof and was designed with four large towering chimneys, though it is uncertain if these are still in place (still evident in the 1950's). Groupings of small, multipaned windows with leadlighting are evident in the original plan drawings and the one historic photograph of the place, with exposed rafters and bellcast curves to the first floor timber framed section of the house which sits above the brick-clad ground floor. A large flat-roofed canopy similar to that of a porte cochere extends out from the main entrance of the house, supported by brick pillars. The roof is clad in tiles.

### 2.3 Existing Listing/Scheduling Status

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 and nominated for inclusion in the current Heritage Review by HNZPT.

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<sup>2</sup> [www.eradesign.co.nz](http://www.eradesign.co.nz) – 'Architectural Eras in New Zealand'

### 3. Evaluation<sup>3</sup>

<b>3.1 Historic Values</b>	<b>High</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place is associated with the residential development of the Lower Hutt area in the early 20 <sup>th</sup> century, particularly the building of large manor houses for prominent businessmen. It is also associated with the buying or these large, grand residences for use as Ambassadors Homes for foreign nations.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with well-known timber-merchant Charles Odlin, and for its association with the title of Ambassador to the United States.
<b>iv) Social</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high social value for its insight to large-scale residential building practices and styles in the early 20 <sup>th</sup> century.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance: Unknown</b> <b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: High</b> <b>Explanation:</b> The place demonstrates high architectural value for its eclectic combination of Arts and Crafts and English Domestic Revival styles. A high level of craftsmanship is evident in the design features of the building.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The surroundings of the place have moderate significance as a large property.
<b>ix) Technological</b> - the place provides evidence of the history of technological development; and/or	<b>Level of Significance: High</b> <b>Explanation:</b> The place demonstrates high technological value for its level of craftsmanship.

<sup>3</sup> Criteria taken from GWRC RPS.

demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> As the residence is unable to be visited, the integrity of the building is unknown.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As the building was constructed in the early-20 <sup>th</sup> century, it has moderate value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has group value as one of a number of Ambassadors residences in the area.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high sentimental value for its association with the American community living in the Lower Hutt area.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value for its contribution to the sense of identity of the American community.

<b>3.4 Tangata Whenua Values<sup>4</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<sup>4</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.5 Rarity</b>	<b>Moderate</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate rarity value as a large scale ambassador's residence.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is a good example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-35
<b>Legal Description</b>	Lot 1 DP 7921
<b>Parcel ID</b>	3974648
<b>Thematic Reference</b>	Early Settlement/Politics
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Places'
<b>Extent of Place/Listing</b>	Property boundaries
<b>Primary Feature of Listing:</b>	1920's Odlin House/American Ambassador's Residence
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

**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.
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# Hutt City Council Heritage Inventory Assessment Form



## *H2-36 Bushby Residence (1929)*

*15 Penrose Street, Woburn*



*Figure 1: 15 Penrose Street, Woburn.*

### 1. Historical Summary<sup>1</sup>

Little is known about the origins of this building, but historic plans sourced from HCC Archives indicate that the building was originally designed in 1929 for a Charles Cedric Bushby. However, the property was sold two years later in 1931 to Bertie Lawrence Hammond. Hammond was a racing owner and administrator as well as an art union promoter. He was educated at Nelson College, and entered the legal profession in Rotorua, where he was also honorary secretary of the Rotorua Tennis Club. In 1923 he was appointed assistant secretary to the New Zealand Employers'

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review

Federation and in 1927 took over as industrial advocate and secretary of the Wellington Employers' Federation. In 1932 he entered partnership with Neil McArthur to organise art unions for the government.

Additions and alterations included:

- 1932, Billiard room extension, Crichton McKay & Haughton
- 1993, general alterations and additions, Harford Architecture
- 2003, new garage

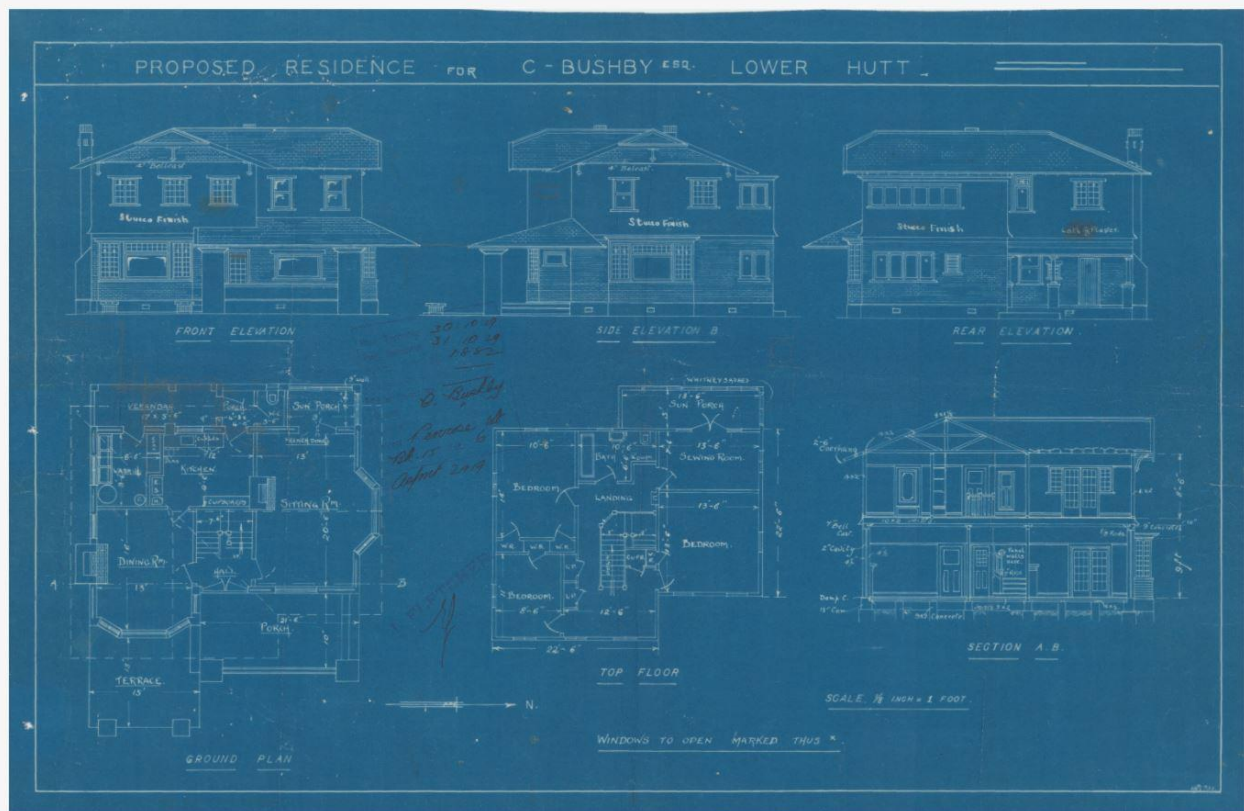


Figure 2: Original plans drawn for C. Bushby, 1929.  
Source: HCC Archives



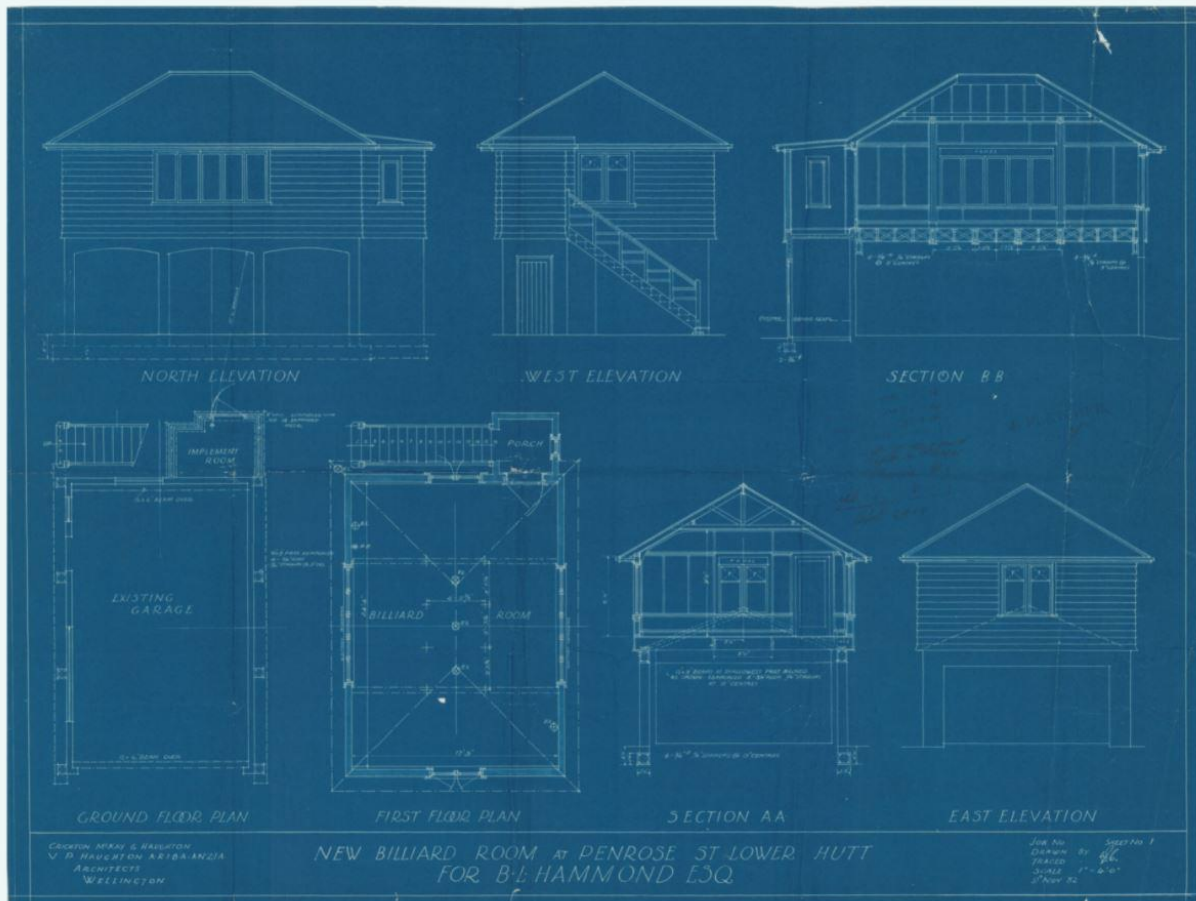


Figure 3: Billiard Room extension drawings, 1932.  
Source: HCC Archives



Figure 4: 15 Penrose Street, prior to the addition of the new garage.  
Source: Ian Bowman

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located on the western side of Penrose Street and is set back approximately 20 metres from the street edge. The surrounding properties are residential in nature. The garage addition constructed in 2003 significantly blocks the property from the street.

### 2.2 Building or Structures

The style of the building can be described as English Domestic Revival, characterised by the buildings' painted cement render, painted cement rendered chimneys, and Marseille tiles. The Domestic Revival movement focused on the reintroduction of details from English vernacular buildings, including steeply pitched tile roofs, dormers, timber-framing, tall chimneys, and carefully contrived asymmetrical compositions. 15 Penrose Street is two storeyed, with a projecting gabled dormer creating an asymmetrical main elevation with an hipped mansard roof.

### 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>2</sup>

3.1 Historic Values	Moderate
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the residential development of the Lower Hutt area in the early 20 <sup>th</sup> century, particularly the building of large homesteads for prominent individuals.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<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>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with Bertie Lawrence Hammond, a horse racing owner and administrator as well as an art union promoter.
<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>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate social value for its insight to residential building practices and styles in the early 20 <sup>th</sup> century.

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<sup>2</sup> Criteria taken from GWRC RPS.



<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> The archaeological significance of the site is unknown. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its English Domestic Revival features, which also show a high level of craftsmanship.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the place have moderate significance as a large property.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high technological value for its level of craftsmanship.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The building appears to have had little modification, and therefore has high integrity value.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As the building was constructed in the early 20 <sup>th</sup> century, it has moderate age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has no known group value, but has some value as a recognisable feature from the streetscape.

<b>3.3 Social Values</b>	<b>None</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value.
<b>ii) Recognition</b> - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community,	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

to the extent that if it was damaged or destroyed it would cause a sense of loss.	
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### 3.4 Tangata Whenua Values<sup>3</sup>

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed
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<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate rarity value as a relatively intact English Domestic Revival building.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-36
<b>Legal Description</b>	Lot 1 DP 33205
<b>Parcel ID</b>	4026751
<b>Thematic Reference</b>	Later Residential
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property boundaries
<b>Primary Feature of Listing:</b>	1929 English Domestic Revival Residence
<b>Non-Contributing Fabric/Exclusions:</b>	2003 Garage
<b>Other Notes:</b>	None

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

**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.
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# Hutt City Council Heritage Inventory Assessment Form



## *H2-37 Gibbs House (1999)*

*291A Muritai Road, Eastbourne*



*Figure 1: 291A Muritai Road, Eastbourne.*

### 1. Historical Summary<sup>1</sup>

The house was designed by Gerald Parsonson, now a partner of Parsonsons Architects, for George and Keena Gibbs in 1991. George is a semi-retired world-renowned entomologist and Keena an ardent potter and conservationist. The house was built by De Boer Building Services.

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review



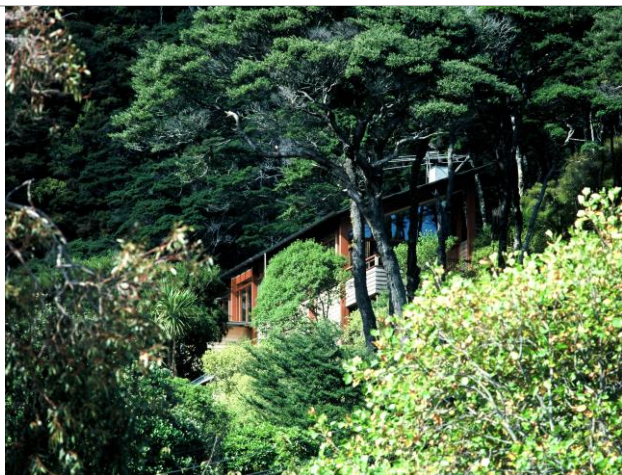


Figure 2: Gibbs House, hidden in the beech forest.  
Source: NZIA



Figure 3: Gibbs House.  
Source: NZIA

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located in the midst of a beech forest on the hillside of Muritai Road in Eastbourne.

### 2.2 Building or Structures

The 45-degree, bush-clad slope created some interesting design issues; Parsonson's solution was to run the house in a linear form along the contour of the hill. It was also important to keep as much of the original forest cover as possible. George Gibbs has been brought up on the property and standing on the shed gave a good view of the sea thus setting the house's floor level.

The rectangular plan has a central main entry at the front with on the east side the dining and living. On the west side you first have a kitchen followed on by a family area and then a deck with on the other side the master bedroom with bathroom. At the back of the house from the family area to the bedroom is a linkway. Behind the bedroom is a stairwell leading up to another bedroom and bathroom which extends the house further to the west. A studio one level up is at the highest point while a garage is underneath the second bedroom.

The brief for the house included the following; environmentally sensitive in all respects from the materials to its siting, and have no aluminium joinery, three bedrooms, kitchen, living, study, lounge and potters studio potential. It needed to have a generous entry, view of the sea, indoor-outdoor living, living has to be all on one level.

According to an article in Urbis "Parsonson's clever and subtle use of glass and openings has delivered a house that protects the owners from the weather but lets them live in the bush. George and Keena are particularly keen on the way the decks are not just tacked on to the outside of the house but are spaces that are integrated with the dining/ master bedroom and at front, as an extension to the lounge."

NZIA Award citation:

"The architecture of this house, overlooking Wellington Harbour on the margin of a 200-year old beech forest, connects with both the ecology of the site and the spirituality of the place. It shares material qualities with the bush habitat; provides glimpses through trees to the harbour and city beyond; and presents interconnected forms and spaces arranged along the contour. Each of the forms is elegantly proportioned with a separate identity, yet is part of the continuum. The inclined roof appears to float parallel to the slope, "extending" the tree canopy; and high-level glazing captures available light and draws in ancient tree trunks. Scale, materials and detailing are beautifully modelled and crafted with a compelling awareness of the whole. This is a house of co-operative process, sensitive perception and discipline."

The following is a description from Parsonson's website:

“This house is about life in the trees - creating a delicate platform amongst them to view the harbour and enjoy the birds and the sun. It has a natural spirit that is part of this special setting. Procession through the house has a sense of unfolding. From below, the house is a heavy, linear wall that retains the forest behind. Entry through this wall and upwards allows the forest and harbour to be viewed and the house to lighten and unfold. The roof of the main level has been separated from the walls on all four sides to extend the sense of lightness, upwardness and delicacy of connection. This main level becomes a viewing platform with the views seen through either the slender beech trunks or fine members of the building. To achieve this delicacy of form, the structure of the main level is made up of 9 portal frames running along the land contour with joinery and wall panels becoming infills between.”

It received the following Awards:

- NZIA Local Award 1999
- NZIA Regional Award 2000
- NZIA Colour Award 2000
- NZIA National Award 2000

## 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>2</sup>

3.1 Historic Values	Moderate
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with building of architecturally designed homes at the turn of the 21 <sup>st</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with Gerald Parsonson, a well-known and influential New Zealand architect who now heads the Parsonsons Architects practice.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate social value for its insight to residential building practices and styles at the turn of the 21 <sup>st</sup> century.
3.2 Physical Values	High
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site has archaeological potential. There is no recorded archaeological site on the property according to ArchSite.

<sup>2</sup> Criteria taken from GWRC RPS.

information about the human history of the district, region or nation.	
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The place demonstrates exceptional architectural value, the building won a number of national architectural awards after completion.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> High <b>Explanation:</b> The surroundings of the place – amidst a beech forest – are of high significance.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its standard use of modern materials and construction methodologies.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The building appears to have had little modification, and therefore has high integrity value.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the building was constructed in 1999, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known group value and is not a feature of the streetscape as it is hidden from view amongst the trees and not visible from the street.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value as it won a number of national architectural awards after completion.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate rarity value as an award winning 1990's residential dwelling.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-37
<b>Legal Description</b>	Lot 2 DP 83194
<b>Parcel ID</b>	3923785
<b>Thematic Reference</b>	Later Residential
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property boundaries
<b>Primary Feature of Listing:</b>	1999 Gibbs House
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



# Hutt City Council Heritage Inventory Assessment Form



## *H2-38 99 Oroua Street (c.1900)*

*99 Oroua Street, Eastbourne*



*Figure 1: The cottage at 99 Oroua Street, Eastbourne.*

### 1. Historical Summary<sup>1</sup>

It is not known exactly when the building at 99 Oroua Street was constructed but based on its architectural style and the surrounding area, it can be assumed to be approximately around 1900. The architect was thought to potentially have been William Gray Young, due to the similarity in design to other buildings of his portfolio at the same time.

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review

Changes to the property over time include:

- 1935 plumbing and drainage work
- 1946 lean-to shed
- 1953 garage construction
- 1988 new garage and re-piling
- 2015 extensions to the existing building by DGSE Architects

*The property was owned by the Grand Lodge United Ancient Order of Druids North Island of New Zealand between 1931-1948. Revived in 1770 from the Ancient Druids it did not prosper. The order was re-revived in 1788. Later started in North Country of England in 1871 and transported to America, Australia and NZ in 1875. The Grand Lodge is a Friendly Society set up to provide insurance and related benefits for members and their families.*



*Figure 2: 2 Patrick Street, designed by William Gray Young in 1906.*



*Source: 99 Oroua Street, bearing remarkable similarities to 2 Patrick Street.*



*Figure 3: The 1988 garage on the property which faces Titoki Street.*



*Source: The lychgate and picket fence in front of the building which faces Oroua Street.*





*Figure 4: The 1946 lean-to at the back of the original building.*



*Source: View of the original building from the corner of the site.*

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located at the corner of Titoki Street and Oroua Street on a large site, approximately 100 metres east of the shoreline. The surrounding properties are residential, and a large recreational park – HW Shortt Park - is located immediately to the west of the property across Oroua Road.

### 2.2 Building or Structures

No plans of the original house are available; however, the exterior shows a likely original cottage in the centre of the section, with a small lean-to east of the original building, added in the 1940's. The house has two parallel gabled roofs with the rear roof extending towards the east as a long lean-to and is a low pitch. The front section of the house has a moderately pitched gable roof and the two roofs join with the valley gutter the length of the house.

The west elevation comprises an open verandah across the width of the house with tall double hung sash windows which, when fully opened become doors. The north elevation comprises a symmetrical gabled wall with Queen Anne styled decoration in the gable screen, corner, blind arcading, and large brackets to the taller addition, with the lower uneven gable having simple applied half-timber framing ornamentation over rusticated weatherboards. This section has simple double hung sash windows while the front wing has triple light fixed glazing at either corner with four light toplights over each pane, while the central window is a double hung sash with single light lower sash and a nine light upper sash. The overall style, design and decoration of the north elevation is exceedingly similar to 2 Patrick Street, Petone, designed by Gray Young in 1906.

The appearance of the house has been considerably enhanced by fence, gates and lychgates, all in a consistent style matching the house. Large trees frame the views of the house and contrast with its small scale. Neighbouring houses are of a similar cottage scale and form.

### 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the residential development of the Eastbourne area in the late 19 <sup>th</sup> and early 20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is likely associated with William Gray Young, a prominent architect in the Wellington region at the time. It is also notable for its association with the Grand Lodge United Ancient Order of Druids North Island of New Zealand between 1931-1948.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate social value for its insight to residential building practices and styles in the late 19 <sup>th</sup> and early 20 <sup>th</sup> century.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> The archaeological value of the site is unknown. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its 'Queen Anne' style features, which also show a high level of craftsmanship.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the place have moderate significance as a large property.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high technological value for its level of craftsmanship.

<sup>2</sup> Criteria taken from GWRC RPS.



<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The original building appears to have had little modification and is easily discerned from later modifications such as the 1940's lean-to.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate/High <b>Explanation:</b> As the building was likely constructed in the late 19 <sup>th</sup> or early 20 <sup>th</sup> century, it has moderate-high age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place potentially has group value as one of a collection of William Gray Young's residential projects, and is also a prominent feature of the streetscape giving it townscape value.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has some sentimental value for its association with the Grand Lodge United Ancient Order of Druids North Island of New Zealand between 1931-1948.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> Turn-of-the-century timber framed buildings are not uncommon in the area.

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation: The place is a good example of its type.</b>

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-38</i>
<b>Legal Description</b>	<i>Lot 26 Deed 199</i>
<b>Parcel ID</b>	<i>3757446</i>
<b>Thematic Reference</b>	<i>Early Settlement</i>
<b>Overall Heritage Significance</b>	<i>Moderate</i>
<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>Property boundaries</i>
<b>Primary Feature of Listing:</b>	<i>c. 1900 Cottage</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>None</i>

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

# Hutt City Council Heritage Inventory Assessment Form



## *H2-39 Modernist Residence (1961)*

*5 Gill Road, Lowry Bay*



*Figure 1: 5 Gill Road, Lowry Bay.  
Source: Just Paterson Property*



# 1. Historical Summary<sup>1</sup>

This dwelling, known as “the Tuis”, was designed by Bernard W. Johns with his assistant R.J. Cockroft for Mr and Mrs Paul Jacobson in 1961. The builders were T.W. Tregaskis & Co. Other houses designed and built by Johns and Cockroft in Eastbourne include; Robertson House in Rona Bay, 1930; Archibald House in Days Bay, 1937; B.W. John’s own house, 1939 for which he received a NZIA Bronze Medal in 1942; and Eggers House in Lowry Bay, 1950.

Bernard Johns, and his brother Henry Johns, were well known Wellington architects who worked briefly together as father and son. Henry Johns was born in Wellington and trained as a joiner. He moved to Wanganui and worked as a builder / architect from c.1895. In 1905 they returned to Wellington where Henry joined architect John Maisey in practice as Maisey & Johns. The practice was prolific and, in a three-year period, designed over 40 buildings. When Maisey retired in 1908, Johns established his own practice. Alice and Henry’s son Bernard was born in Wanganui but moved to Wellington with the family as a child. He worked as a draughtsman for his father and for the offices of W. M. Page, Watson, Gooder & Lee, and Llewellyn Williams in Wellington. His education was completed in England where he worked for the practices of Slater & Moberly and Joseph Emberton. Bernard Johns returned to New Zealand in 1928, and after the death of his father, established the posthumous practice of HT Johns & Son. During the 1930s Bernard designed a large number of houses, generally in an original English domestic revival style showing the influence of the Arts & Crafts movement and neo-Georgian manner, however he appears to have turned his hand to Moderne and Modernism too. Johns is best known today for his houses, always well designed with attention to detail and quality.



Figure 2: 5 Gill Road, 1964.



Figure 3: The internationally renowned Farnsworth House by Mies Van Der Rohe, designed in the 1940’s and poster child of the use of the International Style for residential buildings. Source: Architecture Now

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located in Lowry Bay, surrounded by trees and set back from the main road which winds through the Eastern Bays. The surrounding area is entirely residential.

<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review; and <https://wellingtoncityheritage.org.nz/architects/bernard-w-johns>



## 2.2 Building or Structures

The house was designed in the International Style, part of the Modern Movement design ethos which was prominent in Lower Hutt in the mid-20<sup>th</sup> century. The architectural style is defined as "the style of architecture that emerged in Holland, France, and Germany after World War I and spread throughout the world, becoming the dominant architectural style until the 1970s. The style is characterized by an emphasis on volume over mass, the use of lightweight, mass-produced, industrial materials, rejection of all ornament and colour, repetitive modular forms, and the use of flat surfaces, typically alternating with areas of glass."<sup>2</sup> The arrival of this design movement in New Zealand was somewhat delayed due to geographical isolation. 5 Gill Road exhibits many of the attributes of the style, including emphasis on glazing and a feeling of 'lightness', rectilinear horizontal planes and interspersed vertical elements, and complete rejection of any ornamentation.

The building has three levels in a 'T' plan. The ground floor of 5 Gill Road has a carport and games room either side of a recessed entry. Leading to the back of the house from the entry is the stairway leading to the other floors. A lift accesses all floors and the stairs wrap around the lift core. The first floor has the living room above the carport, the dining above the entry and the kitchen over the games room. Decks lead from the living room and kitchen with a continuous glazed corridor between the rooms and the decks. Behind the stairs are an office, darkroom and toilet. The second floor has four bedrooms above the living, dining and kitchen with bathrooms and toilets off the central corridor. Above the office is another bedroom, at the rear. The ground floor is reinforced concrete and the remainder has a structural steel frame with timber joists and walls. The form of the house is rectangular with flat roofs, a good example of the later International Modern Movement style. The north elevation has exposed concrete frames to the carport and games room, while both floors above have verandahs projecting beyond the extensively glazed walls. Side elevations are also glazed on the first floor and have weatherboards to the rear and second floor.

## 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>3</sup>

3.1 Historic Values	Moderate
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place is associated with the building of architecturally designed homes in the International Style in line with the Modernist Movement during the mid-late 20 <sup>th</sup> century.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<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>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with Bernard Johns, a well-known and influential New Zealand architect who designed a multitude of houses in the Wellington area in an array of different styles over a prolonged period of time.
	<b>Level of Significance: Moderate</b>

<sup>2</sup> Getty Research Institute

<sup>3</sup> Criteria taken from GWRC RPS.

<b>iv) Social</b> - 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.	<b>Explanation:</b> The place has moderate social value for its insight to residential building practices and styles in the mid-late 20 <sup>th</sup> century.
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<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site has archaeological potential. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its Modernist design features.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the place have moderate significance.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its standard use of modern-day materials and construction methodologies.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The building appears to have had little modification, and therefore has high integrity value.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the building was constructed in the mid-late 20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has some group value as one of a number of houses designed by Bernard Johns. It is not visible from the street, and therefore does not contribute to the streetscape.

<b>3.3 Social Values</b>	<b>None</b>
<b>i) Sentiment</b> - the place has strong or special associations with a particular cultural group or	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value.

community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

### 3.4 Tangata Whenua Values<sup>4</sup>

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed
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### 3.5 Rarity

**Moderate**

<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate rarity value as a Modern Movement designed residence.
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### 3.6 Representativeness

**High**

<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good example of its type.
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## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-39
<b>Legal Description</b>	Lot 1 DP 11707
<b>Parcel ID</b>	4059739
<b>Thematic Reference</b>	Modern Movement
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property boundaries
<b>Primary Feature of Listing:</b>	1961 Building
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

<sup>4</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

**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.



# Hutt City Council Heritage Inventory Assessment Form



## *H2-40 Hutt Intermediate School (1945)*

*7 Kauri Street, Lower Hutt*



*Figure 1: Hutt Intermediate School, Administration Building.*

### 1. Historical Summary<sup>1</sup>

On the 10th of June 1937, the Wellington Education Board purchased the hospital reserve land for a school site. Preliminary sketch plans were submitted to the Education Department on the 5th of April 1943, with the request that working drawings plans be prepared by the Ministry of Works (MOW). Tenders were received by the Department on the 13th March 1945 and approved for finance by Cabinet on the 24th of May 1945. The building cost of the school was £109,750. After careful planning of the 'most modern school of its type anywhere in New Zealand', Hutt Intermediate School was opened on the 2nd of February 1946. However pupils were not allowed to attend the school due to an outbreak of Poliomyelitis. Correspondence lessons were sent while the school was closed. On the 1st March 1948, 512 pupils started under the Head Teacher Mr. C.H. Browning.

The official opening of the school was 18th of July, 1948 by the Honourable Minister of Education, J.H. Mc Combs. On the 24th of July the school had to close again due to a case of Poliomyelitis for 14 days.

There was a fire in 1993 which destroyed two thirds of the schools teaching space, requiring the construction of 15 prefab classrooms. The administration building, hall, and library were undamaged and in eight teaching areas the

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review

damage was described as 'light'. A new building was constructed and opened on the 7th of October 1995 to replace buildings which had been lost in the fire.

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located in a central block of land in Woburn, Lower Hutt. The surrounding area is entirely residential.

### 2.2 Building or Structures

The drawings were prepared by the MOW architecture branch, then under the leadership of Government Architect Robert Adams Patterson (from 1941—1952). The new school had 16 classrooms and several specialist rooms for example art, science and woodwork. The school was designed in the Modernist Style, using rectilinear forms with flat roofs, modular building elements such as windows, little to no ornamentation, and a functionalist ethos.

A quote from the Hutt news of 1948 described the new school:

"Well kept lawns make an attractive setting for the modern architectural lines and wide windows of the building; all is very effective simplicity. Entering the school the favourable first impressions are more than confirmed, for here one finds large and well equipped classrooms, wide corridors, a spacious assembly hall, teachers rooms, library, medical room, and all the other requirements of an up to date school. The lighting is a special feature, and the air-conditioning is of the latest design."

An administration and library upgrade was completed in 2005 by Bevin and Slessor.

### 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>2</sup>

3.1 Historic Values	Moderate
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the building and upgrading of schools in the mid-20 <sup>th</sup> century when Lower Hutt's population increased dramatically with new housing suburbs constructed.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the Ministry of Works, the government organisation responsible for the construction of

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<sup>2</sup> Criteria taken from GWRC RPS.

<i>a significant contribution to the district, region or nation.</i>	<i>most of New Zealand's public architecture and infrastructure in the 20<sup>th</sup> century.</i>
<b>iv) Social</b> - 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.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place has moderate social value for its insight to the design of schools in the mid-20<sup>th</sup> century.</p>

<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<p><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> It is unknown if the site has archaeological potential. There is no recorded archaeological site on the property according to ArchSite.</p>
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<p><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The place demonstrates high architectural value for its Modernist design features.</p>
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The surroundings of the place are of moderate significance.</p>
<b>ix) Technological</b> - 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place demonstrates moderate technological value for its standard use of modern day materials and construction methodologies.</p>
<b>v) Integrity</b> - 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> Due to fire damage in the 1990's, the only original buildings left intact appear to be the Administration Building, the Hall, and the Library. Further research is required to confirm this information.</p>
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> As the building was constructed in the mid-20<sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.</p>
<b>vii) Group or Townscape</b> - 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place has no known group value, but is highly visible from the streetscape and may have some landmark value.</p>

<b>3.3 Social Values</b>	<b>Moderate</b>
<i>i) <b>Sentiment</b> - 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.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate sentimental value as a place of education for generations of Lower Hutt children.
<i>ii) <b>Recognition</b> - 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.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate recognition value as a place of education for generations of Lower Hutt children.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<i>i) <b>Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>High</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high rarity value as a school designed in the Modern Movement style.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-40
<b>Legal Description</b>	Pt Section 26 Hutt District
<b>Parcel ID</b>	7472730
<b>Thematic Reference</b>	Education/Modern Movement
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	1945 Administration Building, Hall, and Library footprints

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



<b>Primary Feature of Listing:</b>	1945 Administration Building, Hall, and Library
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

## 4.2 Site Extent



Figure 2: Aerial showing the heritage buildings within the grounds of the school.

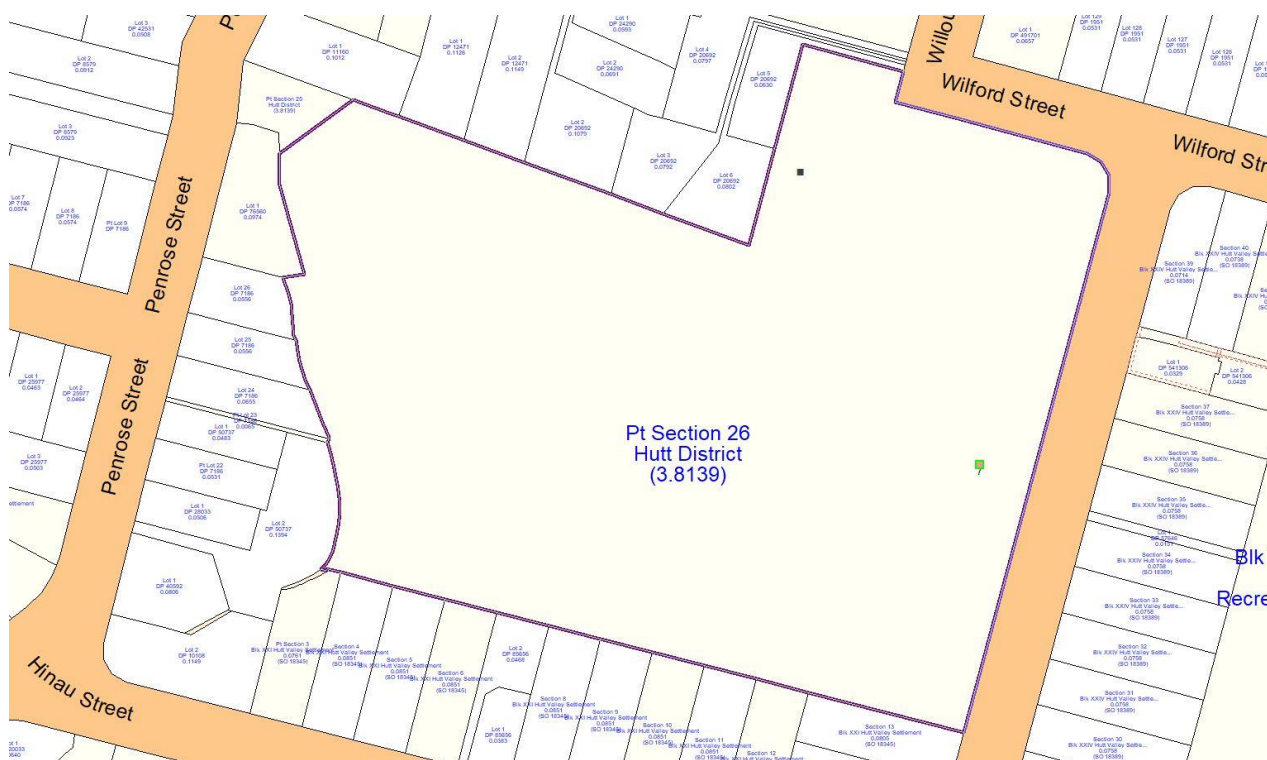


Figure 3: Map showing the school site.

**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-41 PWD Warehouses*

*130-136 Hutt Park Road, Gracefield*



*Figure 1: The PWD Warehouses at Hutt Park Road, Gracefield.*

### 1. Historical Summary<sup>1</sup>

The first Americans to arrive in New Zealand came by ship to Auckland on the 12<sup>th</sup> of June 1942. The next day thousands of the 145<sup>th</sup> Infantry of the 37<sup>th</sup> U.S. Army Division from Ohio came ashore and into specially built camps erected in great haste by the Public Works Department. On Sunday the 14<sup>th</sup> of June 1942 U.S. Marines, the vanguard of the First Marine Division landed in Wellington. Over the next month, 15,000 Marines came ashore in Wellington. Like in Auckland, the Americans were housed in quickly erected camps with the biggest

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<sup>1</sup> Ian Bowman, 2008 HCC Heritage Inventory Review Assessment Form – 142 Hutt Park Road

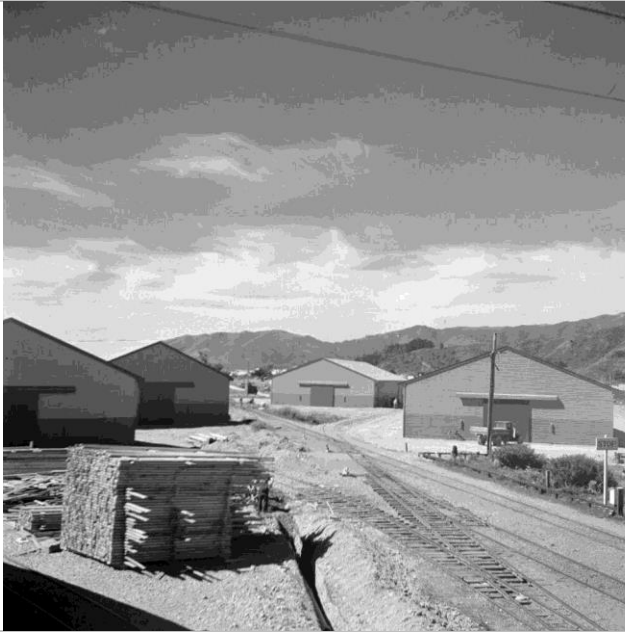


in Paekakariki, but as demand increased, further camps were established at Titahi Bay, Pauatahanui, Paremata, Trentham Racecourse, Hutt Park Raceway (1000 men in 220 huts, 125 men in tents), and Anderson and Central Parks in Wellington. The Windsor Hotel Building in Central Wellington was taken over as the Division's Headquarters. More than 500,000 Americans saw service in New Zealand between 1942-1945.

Besides creating camps to house the American soldiers, several stores were built to house equipment for the Marine Division of the U.S.A. Army. There were stores built on the Wellington waterfront, Kaiwharawhara, at Waterloo, Petone, Seaview, and Hutt Park Road.

As the Japanese were pushed further north, the need for New Zealand as a training and recuperation base diminished, and the last major group of Americans, the Second Marine Division, departed in late October 1943.

These four stores at Hutt Park Road were part of a group of 13 stores varying in length. Those positioned closest to the water side were identical in length.



*Figure 2: Other similar PWD warehouses shortly after completion, 1943.*



*Figure 3: The four warehouses at 142 Hutt Park Road at the far left of the image, and other similar warehouses in the foreground, 1959.*



*Figure 4: The gap between two of the warehouses.*



*Figure 5: Exterior of the warehouses.*





Figure 6: Interior of the warehouses.

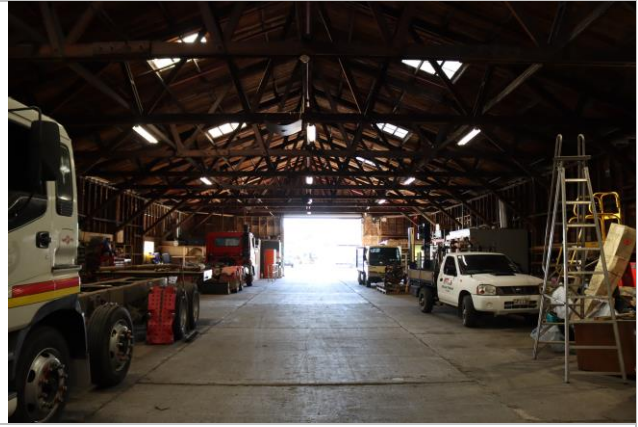


Figure 7: Interior of the warehouses.



Figure 8: Internal timber wall structure of the warehouses showing a boarded up section of wall which used to house a sliding door.



Figure 9: Interior of the warehouses.

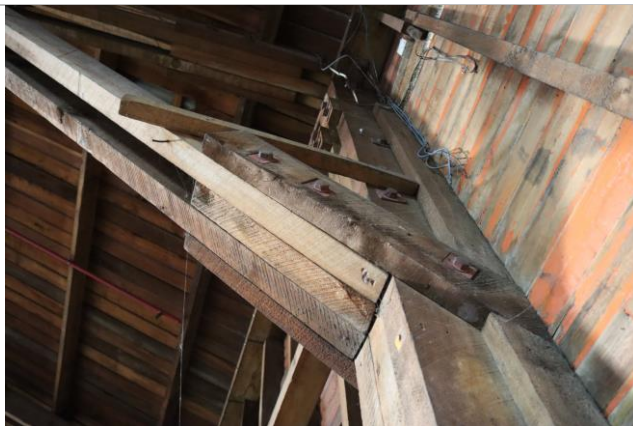


Figure 10: Internal timber wall structure of the warehouses.



Figure 11: Shed number to the exterior of the warehouse.

## 2. Physical Description

### 2.1 Setting - Site Description

The four sheds are situated in the sprawling industrial area which is Gracefield, at the edges of the Wainuiomata hillside. Access to the site is via a long driveway off the main Hutt Park Road.

## 2.2 Building or Structures

The four warehouses are all similar in form, long rectangular gable forms with the same widths, but have varying lengths between 100 to 130 metres. The buildings are timber framed, with the interior timber structure exposed to both the walls and roof trusses. The floors of the buildings are concrete. The roofs are clad in corrugated iron. The sheds featured a number of sliding doors to various sections of each building – some of these are still in existence, some have been replaced with modern doors, and others have been boarded up entirely. Skylights penetrate the roof at intervals to let light into the dark interiors of the warehouses.

## 2.3 Existing Listing/Scheduling Status

The warehouses are not currently scheduled with HCC, nor is it listed with HNZPT. The place was original identified as having heritage potential as part of the 2008 Heritage Inventory Review study undertaken by Ian Bowman.

## 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>High</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The warehouses are associated with the theme of military construction.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> High <b>Explanation:</b> The warehouses were built as a direct consequence of WWII to store the necessary equipment within the American Army encampment.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The warehouses are associated with the visiting American army forces, and the Public Works Department
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known social value.

<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation,	<b>Level of Significance:</b> High <b>Explanation:</b> The warehouses exhibit traditional utilitarian design features for storage units of the time period. Particular features of

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<sup>2</sup> Criteria taken from GWRC RPS.

period, craftsmanship or other architectural values.	note are the size and scale of the structures, and the impressive interior timber features – especially the exposed roof trusses.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> The surroundings of the warehouses have no known value; the area has undergone a high degree of change in the last century.</p>
<b>ix) Technological</b> - 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The warehouses utilise traditional construction methods and materials of the time period.</p>
<b>v) Integrity</b> - 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The warehouses remain virtually intact, barring a few modifications where doors have been removed and boarded up. Many other similar structures in the area have undergone a high degree of modification and have lost their authenticity.</p>
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place has moderate age value due to its later construction in the 1940's.</p>
<b>vii) Group or Townscape</b> - 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The warehouses were part of a larger group of store units built across Gracefield, evident in the aerial photos, however most other warehouses have been significantly modified over time. The current grouping of four side-by-side warehouses have significance as a remaining cluster of intact store units.</p>

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place may have some sentimental value to those who had family members which served during WWII, or had relationships with serving American forces.</p>
<b>ii) Recognition</b> - 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><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> The place has no known recognition value.</p>

### 3.4 Tangata Whenua Values<sup>3</sup>

*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

**High**

*i) Rarity - the place is unique or rare within the district or region.*

**Level of Significance:** High

**Explanation:** The warehouses are a rare and authentic remaining element of the WWII American forces camp.

### 3.6 Representativeness

**High**

*i) Representativeness - the place is a good example of its type, era or class it represents.*

**Level of Significance:** High

**Explanation:** The warehouses are a good representative example of WWII utilitarian storage buildings.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-41
<b>Legal Description</b>	Lot 3 DP 87502
<b>Parcel ID</b>	6520623
<b>Thematic Reference</b>	Military
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Four WWII shed buildings – footprints only
<b>Primary Feature of Listing:</b>	Four WWII shed buildings
<b>Non-Contributing Fabric/Exclusions:</b>	None
<b>Other Notes:</b>	None

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



# 4.2 Site Extent



Figure 12: Aerial showing the heritage buildings within the property.

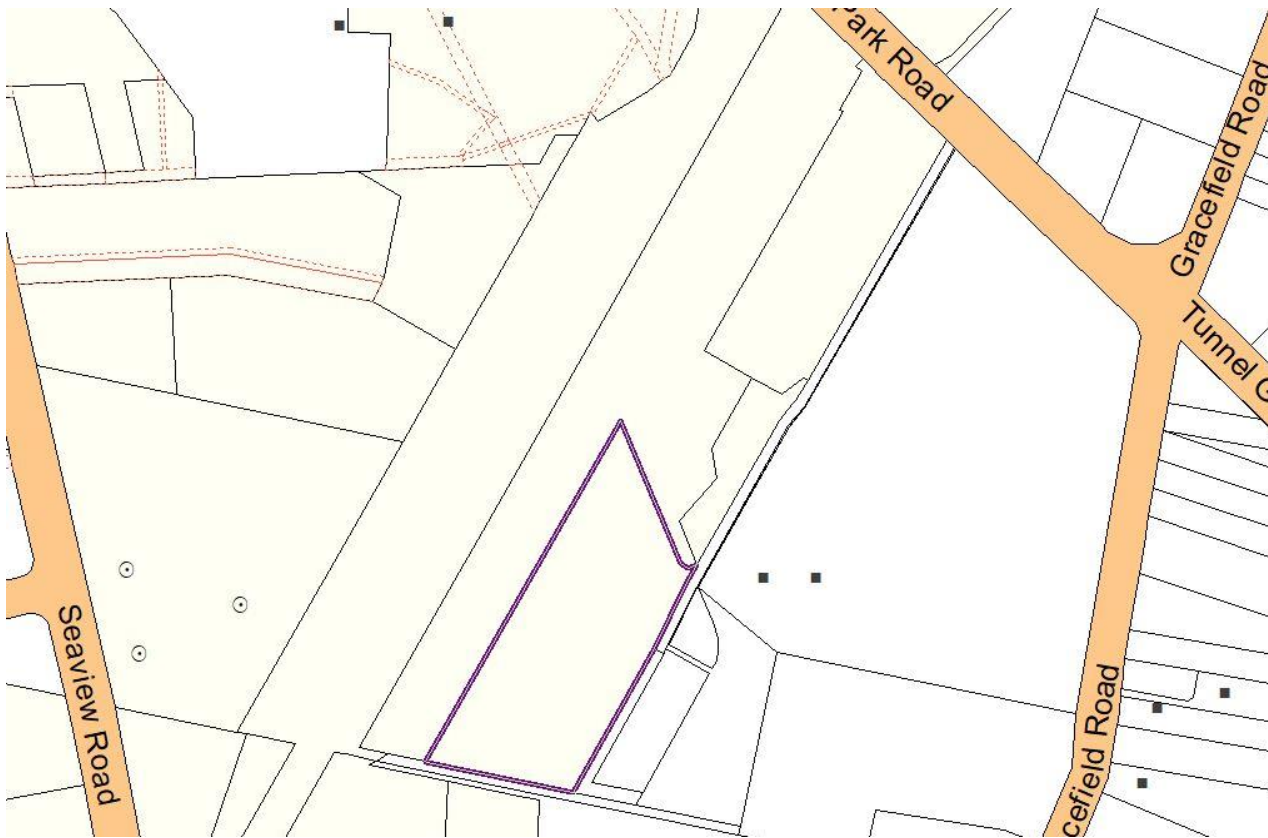


Figure 13: Map showing the entire property site.

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

**Please Note:**

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- 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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-42 Athfields Beach Kiosk (1971)*

*Corner of Waione Street and Marine Parade, Petone*



*Figure 1: The Athfields Beach Kiosk, at the corner of Waione Street and Marine Parade in Petone.*



# 1. Historical Summary<sup>1</sup>

Little is known about the origins of the kiosk, save for that it was designed by Ian Athfield in 1971 and was originally intended to be a toilet block.



*Figure 2: The Athfield's Beach Kiosk under construction on the Petone foreshore, 1971. The caption refers to it as a 'toilet block'.*

Source: Te Ara



*Figure 3: The Athfield Beach Kiosk today.*



*Figure 4: The Athfield Beach Kiosk today.*

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review





Figure 5: Other Athfield projects which show an interest in towers.

Source: Mary Gaudin



Figure 6: Other Athfield projects which show an interest in towers.

Source: Stuff.co.nz



Figure 7: Other Athfield projects which show an interest in towers.

Source: PlacesNZ



Figure 8: Other Athfield projects which show an interest in towers.

Source: Simon Devitt

## 2. Physical Description

### 2.1 Setting - Site Description

The kiosk is located on the beach side of the corner of Waione Street and Marine Parade in Petone, on the reserve. The Petone Foreshore Playground is located immediately adjacent, and a small carpark sits to the edge of the kiosk.

### 2.2 Building or Structures

The structure is a playful collection of towers, a favourite building element of Ian Athfield, grouped together in a cluster with large rectangular bases which taper into circular vents above. A bullnose verandah supported by circular columns rounds around the edge of the structure to provide shelter for visitors.

## 2.3 Existing Listing/Scheduling Status

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, and has also been nominated for inclusion by HNZPT.

## 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any historic themes or patterns of development.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is associated with Ian Athfield, one of New Zealand's most prominent and well-known architects.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate social value for its insight to the design of public facilities and recreational space in the late 20 <sup>th</sup> century.
<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> The archaeological significance of the site is unknown. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate architectural value for its unique collection of towers which can be attributed to Athfields iconic eclectic and playful architectural style.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> None <b>Explanation:</b> The surroundings of the kiosk have no known significance to the place.
	<b>Level of Significance:</b> Moderate

<sup>2</sup> Criteria taken from GWRC RPS.

<b>ix) Technological</b> - 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.	<b>Explanation:</b> The kiosk demonstrates standard technological value and use of materials for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The structure appears to have had little modification, and therefore has high integrity value.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the structure was built in the late 20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has group value as part of a collection of Athfield designed buildings and structures, and has some value as a well-recognised landmark on the streetscape.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> Moderate/High <b>Explanation:</b> The kiosk is a well-recognised landmark on the streetscape.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.5 Rarity</b>	<b>Moderate</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate rarity value as an architectural folly designed by Athfield and not a residence or building.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is a good example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-42
<b>Legal Description</b>	Pt Section 709 Hutt District
<b>Parcel ID</b>	4018457
<b>Thematic Reference</b>	Social
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	HCC Appendix 2
<b>Extent of Place/Listing</b>	Structure footprint and immediate surroundings
<b>Interiors Included?</b>	N/A
<b>Primary Feature of Listing:</b>	1971 Kiosk
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None



## 4.2 Site Extent



Figure 9: Aerial showing the item within the wider site.

**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-43 State Insurance Building (1956)*

*21-23 Andrews Avenue, Hutt Central*



*Figure 1: The State Insurance Building at 21-23 Andrews Avenue, Hutt Central*

# 1. Historical Summary<sup>1</sup>

The State Fire and Accident Insurance Office was issued a building permit in 1956, was designed by Gummer and Ford Architects, and had a projected construction cost of £220,240.

The State Fire and Accident Insurance Company was established by the Government in 1905 alongside the New Zealand Government Life Insurance Office. Government Life opened an accident branch in 1901, and this was transferred to the control of the State Fire Office in 1925. State Fire is now part of State Insurance, which in turn is owned by Insurance Australia Group Limited (IAG), who purchased the company in 2001. In 1956 State Insurance was the largest general insurance group in New Zealand.



Figure 2: The State Insurance Building, 1957.  
Source: ATL, ID: EP-1957-4206-F



Figure 3: The State Insurance Building, 1957.  
Source: ATL, ID: EP-1957-4319-F

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located at the corner of Andrews Avenue and Daly, in the heart of Hutt City with the Hutt River immediately to the west of the block of buildings. The surrounding buildings are commercial and civic in nature.

### 2.2 Building or Structures

Five stories high, the State Fire building is the tallest of the 1950s buildings in the Hutt. The building is designed in the Functionalist style, an architectural movement which central ideology is that buildings should be designed based solely on the purpose and function of the building. Essentially a large rectangular form, its massing is broken by projecting and receding forms, curved and flat walls, solid and void, and projecting flat cornices. The bulk is reduced further with the continuous glazing of the top floor. As with all Gummer and Ford buildings, it is handsome with fine detailing. The building forms an appropriate southern street boundary for the Dudley Street precinct. It is rectangular in plan and has four stories with a fifth area on the main roof that was designed to house the caretaker and motor room.

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review



## 2.3 Existing Listing/Scheduling Status

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, and was nominated for inclusion in this Heritage Inventory review by Historic Places Wellington.

## 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<i><b>i) Themes</b> - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the building boom occurring in Lower Hutt, particularly the construction of Modernist styled commercial buildings, in the mid-20 <sup>th</sup> century.
<i><b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<i><b>iii) People</b> - 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>	<b>Level of Significance:</b> High <b>Explanation:</b> The place is associated with Gummer and Ford Architects, a well-known and respected practice who designed notable buildings across New Zealand.
<i><b>iv) Social</b> - 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>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate social value for its insight into commercial design in the mid-20 <sup>th</sup> century.
<b>3.2 Physical Values</b>	<b>High</b>
<i><b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.</i>	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<i><b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its Functionalist design.
<i><b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.</i>	<b>Level of Significance:</b> None <b>Explanation:</b> The surroundings of the State Insurance Building have no known significance to the place.

<sup>2</sup> Criteria taken from GWRC RPS.



<b>ix) Technological</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard technological methods and materials for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: High</b> <b>Explanation:</b> The building has high integrity value as it appears relatively intact since construction, despite some modifications.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> As the building was constructed in the mid-20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has group value as one of a series of buildings designed by Gummer and Ford Architects. The building is a landmark located on a prominent street corner.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The place has no known sentimental value.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate recognition value as a local landmark.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.5 Rarity</b>	<b>Moderate</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> <i>Moderate</i> <b>Explanation:</b> <i>The place has moderate rarity value as a large-scale Modernist building in the Lower Hutt area.</i>

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> <i>High</i> <b>Explanation:</b> <i>The place is a good example of its type.</i>

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-43</i>
<b>Legal Description</b>	<i>Lot 2 DP 12645 and Lot 3 DP 12645</i>
<b>Parcel ID</b>	<i>3944695 and 3875339</i>
<b>Thematic Reference</b>	<i>Modern Movement/Commercial</i>
<b>Overall Heritage Significance</b>	<i>High</i>
<b>Importance Level</b>	<i>Regional</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>Property Boundaries</i>
<b>Primary Feature of Listing:</b>	<i>1956 State Insurance Building</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>None</i>

**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.
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# Hutt City Council Heritage Inventory Assessment Form



## *H2-44 Italianate Villa (1890)*

*2 Bridge Street, Melling*



*Figure 1: 2 Bridge Street, Melling.*

### 1. Historical Summary<sup>1</sup>

This large homestead was constructed in c. 1890, presumably for Sir William Fitzherbert (1810-1891). The architect is unknown. Sir William Fitzherbert arrived in NZ 1841, and first lived in Bowen Street in Wellington then moved out to “Willow Bank” in the Hutt. He became a Member of the House of Representatives 1855-1879, was the Colonial Treasurer from 1864-1865, the Minister of Lands from 1865-1872, the speaker of the House of Representatives 1876-1879, and the Speaker of the Legislative Council 1879-1891.

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review





Figure 2: Northern elevation of 2 Bridge Street.

Source: Aerial showing 2 Bridge Street.

## 2. Physical Description

### 2.1 Setting - Site Description

is located at the corner of Bridge Street on a large site. The surrounding properties are residential, and State Highway 2 is located immediately to the northwest of the property.

### 2.2 Building or Structures

The general style of the house is a two storeyed Italianate bay villa with characteristic asymmetry of plan form, bay window on the ground floor, double hung sash windows, and Classical machine manufactured details.

The house is two storeys with a 'T' plan form with a central main entry from the south east. Existing floor plans in the Council archives do not give a detailed ground floor plan and no upper floor plans. Plans of 1984, which show details of an extension to the rear of the house and an outline only of the remainder of the house but naming areas. To the south west of the entrance is the living room with a faceted bay window and behind this is the kitchen and new extension. Opposite the living room is the dining room and to the rear of the dining room is a bedroom. The first floor follows the same outline but without the bay window and the rear extension. There is a two storeyed verandah on the front of the house between the bay window and the corner of the house. The house is constructed of timber frame with timber weatherboards and joinery.

### 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b><i>Moderate</i></b>
	<b><i>Level of Significance: Moderate</i></b>

<sup>2</sup> Criteria taken from GWRC RPS.



<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Explanation:</b> The place is associated with the residential development of the Lower Hutt area in the late 19th century, particularly the building of large homesteads for prominent businessmen.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with Sir William Fitzherbert who was a well-known politician in the mid-late 19 <sup>th</sup> century.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate social value for its insight to residential building practices and styles in the late 19 <sup>th</sup> century.

<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> High <b>Explanation:</b> As the building was constructed prior to 1900, it has automatic protection under the HNZPT Act 2014 and therefore likely has high archaeological value. There is no recorded archaeological site on the property according to ArchSite, but the block to the immediate north features a recorded site: R27/676 – Travers Estate.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its Italianate features, which also show a high level of craftsmanship.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the place have moderate significance as a large property.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high technological value for its level of craftsmanship.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The building appears to have had little modification, and therefore has high integrity value.

<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: High</b> <b>Explanation:</b> As the building was constructed in the late 19 <sup>th</sup> century, it has high age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has no known group value, but is a prominent feature of the streetscape.

<b>3.3 Social Values</b>	<b>None</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The place has no known sentimental value.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The place has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance: High</b> <b>Explanation:</b> Intact pre-1900 homesteads with little modification are relatively rare.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is a good example of its type.

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-44</i>
<b>Legal Description</b>	<i>Pt Section 24 Hutt District</i>
<b>Parcel ID</b>	<i>4054744</i>
<b>Thematic Reference</b>	<i>Early Settlement</i>
<b>Overall Heritage Significance</b>	<i>High</i>
<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>Property boundaries</i>
<b>Primary Feature of Listing:</b>	<i>1890 Italianate Villa</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>None</i>

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

**Please Note:**

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-45 1 Tawa Street (1939)*

*1 Tawa Street, Woburn*



*Figure 1: 1 Tawa Street.*

### 1. Historical Summary

Very little historic information is available on the property. 1 Tawa Street was built in 1939 in the Moderne Style for Francis Rodway. The architect is unknown. At some point after the building was constructed a garage was later added on site.



## 2. Physical Description

### 2.1 Setting - Site Description

The building is located on the northern side of Tawa Street, Woburn. The surrounding area is mostly residential in nature, with the Massey Avenue Bowls Club sitting immediately to the south of the property across Tawa Street.

### 2.2 Building or Structures<sup>1</sup>

The original 1939 house was a two storeyed structure with a painted cement render to the exterior designed in the Moderne style which similar to the Art Deco style which was also popular at the time. In stylistic terms, Streamline Moderne represents the last phase of Art Deco. Whereas Art Deco is concerned with surface ornament, colour and abstractions of natural forms applied as decoration on buildings, Streamline Moderne is essentially a machine aesthetic focused on mass production, functional efficiency, and a more abstract aesthetic coming from the Bauhaus in Germany and the “white architecture” of Europe: The International Style. As the world was transitioning from the exuberance and richness of the “Roaring Twenties” and into the grips of austerity and self-discipline of Depression-era 1930s, the high-style architects were pushed aside in favour of industrial designers.

A garage was added on site at some point after the buildings construction, and alterations and additions were also carried out, but these were inkeeping with the original aesthetic of the place.

### 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with patterns of residential development in the Lower Hutt area in the 1940’s.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected to any particular historic events.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected to any individuals or groups of significance to the district, region, or nation.
	<b>Level of Significance:</b> Moderate

<sup>1</sup> <https://circaoldhouses.com/art-deco-art-moderne/>

<sup>2</sup> Criteria taken from GWRC RPS.

<b>iv) Social</b> - 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.	<b>Explanation:</b> The place demonstrates evidence of the architectural styles which were desired in the 1930's - 1940's.
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<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site has archaeological significance. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The building exhibits high architectural significance for its Moderne style qualities including curved facades, streamlined detailing, and flat roof and parapet.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> None <b>Explanation:</b> The surroundings of the site have no known significance to the place.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates traditional construction methods and use of materials for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Moderate/High <b>Explanation:</b> The place appears to be relatively intact from its construction, with slight modifications, though this is difficult to confirm without plans of the original residence.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the place was constructed in the mid-20 <sup>th</sup> century, it demonstrates no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has no known group value, but is a prominent feature of the streetscape and is highly recognisable for its Moderne features.

<b>3.3 Social Values</b>	<b>None</b>
<b>i) Sentiment</b> - the place has strong or special associations with a particular cultural group or	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value.

community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

### 3.4 Tangata Whenua Values<sup>3</sup>

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed
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### 3.5 Rarity

**High**

<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> High <b>Explanation:</b> Moderne style dwellings are uncommon in the area.
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### 3.6 Representativeness

**High**

<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The building is a good representative of its type.
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## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-45
<b>Legal Description</b>	Section 12 Blk XIII Hutt Valley Settlement
<b>Parcel ID</b>	3979255
<b>Thematic Reference</b>	Later Residential
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Primary Feature of Listing:</b>	1939 Moderne Dwelling
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-46 Hardham Crescent Flats (1943)*

*1-35 Hardham Crescent, Petone*



*Figure 1: The flats at 1-35 Hardham Crescent, Petone.*

# 1. Historical Summary<sup>1</sup>

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.

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<sup>1</sup> Ian Bowman, 2008/2011 *Heritage Inventory Review*; and <https://teara.govt.nz/en/biographies/5w36/wilson-francis-gordon>

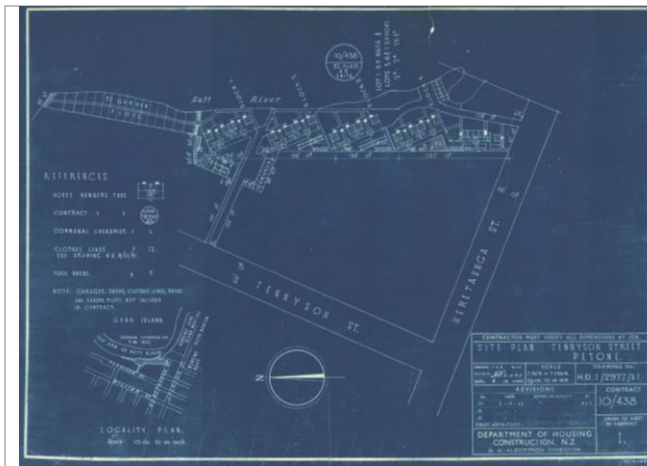


Figure 2: Plans for the Hardham Crescent State Flats, designed by Gordon F. Wilson in 1943.  
Source: HCC Archives.



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

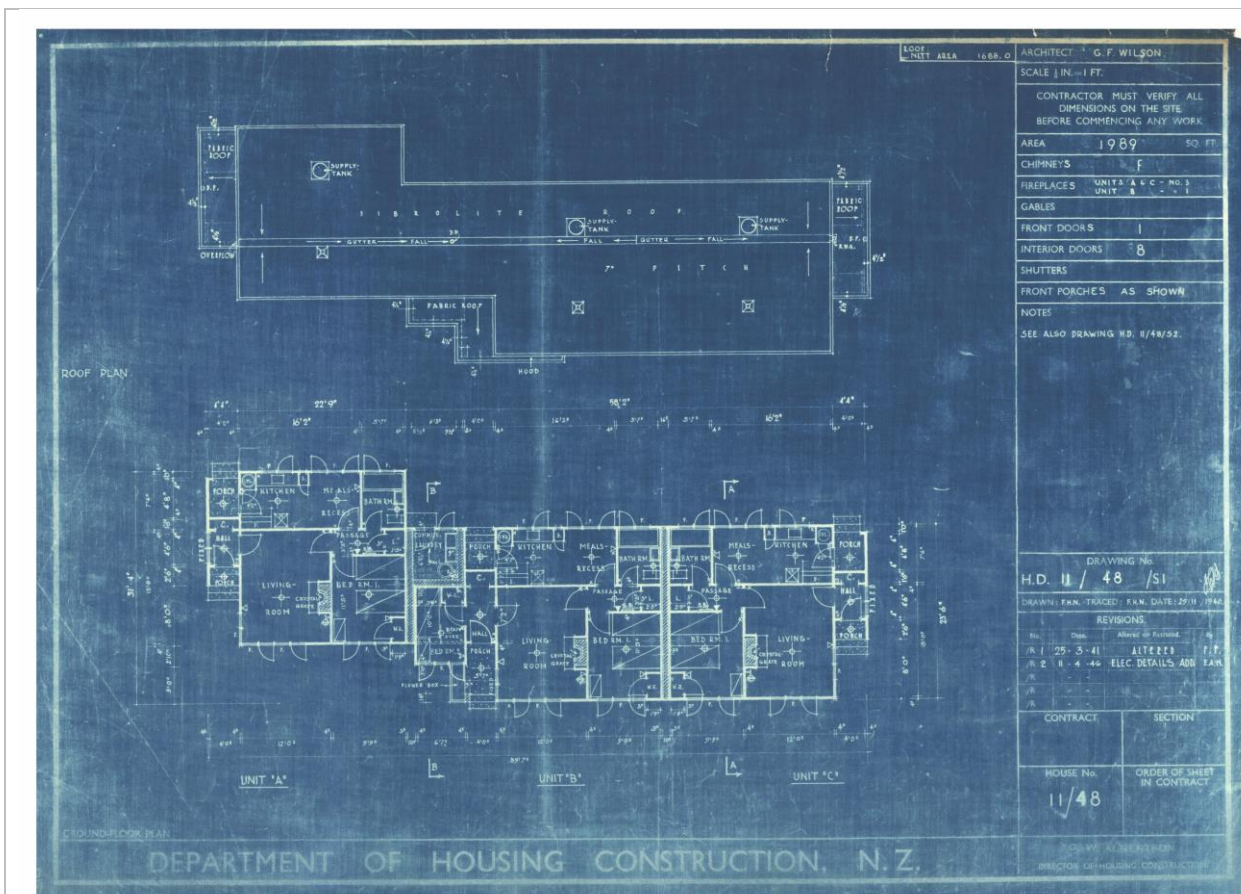


Figure 4: Plans for the single storey Hardham Crescent State Flats, designed by Gordon F. Wilson in 1943.  
Source: HCC Archives.



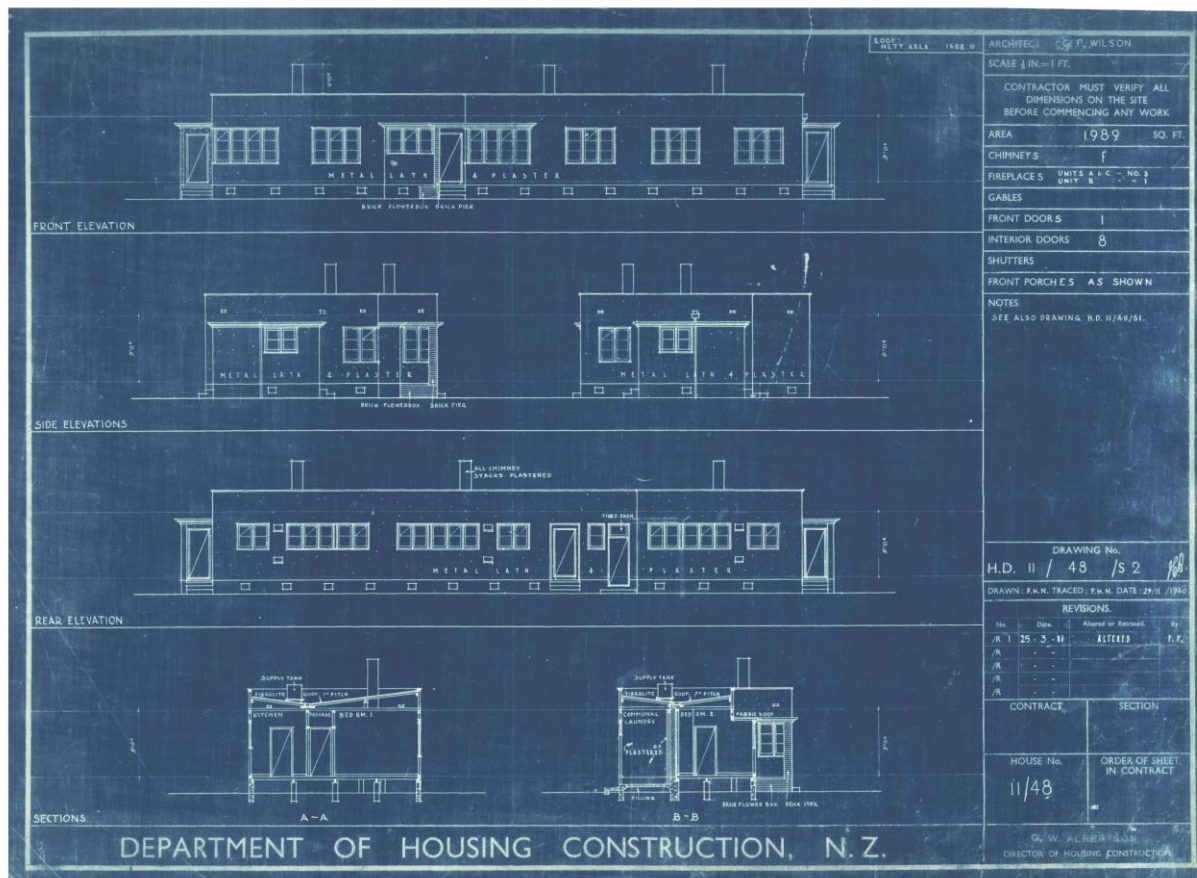


Figure 5: Elevations of the single storey Hardham Crescent State Flats, designed by Gordon F. Wilson in 1943.  
 Source: HCC Archives.



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 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 Building or Structures

These 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

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. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>High</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the 1940's State Housing boom and the Modern Movement in the Lower Hutt area.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is associated with Gordon Wilson, Chief Architect of the Housing Division of the Ministry of Works and then Government Architect.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high social value for its insight to social housing design and the Modern Movement in the 1940's.
<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> The archaeological value of the site is unknown. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its Modern Movement features.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the place have moderate significance as an entire street dedicated to social housing.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard materials and construction methods for the time period.
	<b>Level of Significance:</b> High

<sup>2</sup> Criteria taken from GWRC RPS.

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

<b>3.3 Social Values</b>	<b>None</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value or associations with any particular groups or communities.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

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

<b>3.6 Representativeness</b>	<b>High</b>
	<b>Level of Significance:</b> High

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



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

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-46
<b>Legal Description</b>	One Storey Flats (1-3 Hardham Crescent) – Lot 3 DP 84688 Two Storey Flats (4-19 Hardham Crescent) – Lot 2 DP 84688 Two Storey Flats (20-35 Hardham Crescent) – Lot 1 DP 84688
<b>Parcel ID</b>	One Storey Flats (1-3 Hardham Crescent) – 3782828 Two Storey Flats (4-19 Hardham Crescent) – 3954476 Two Storey Flats (20-35 Hardham Crescent) - 3785614
<b>Thematic Reference</b>	State Housing/Modern Movement
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	HCC Appendix 2
<b>Extent of Place/Listing</b>	Building Footprints, see Section 4.2 Below
<b>Interiors Included?</b>	N/A
<b>Primary Feature of Listing:</b>	Single storey and two storey flats
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

### 4.2 Site Extent



Figure 8: Aerial of the site with heritage buildings indicated.



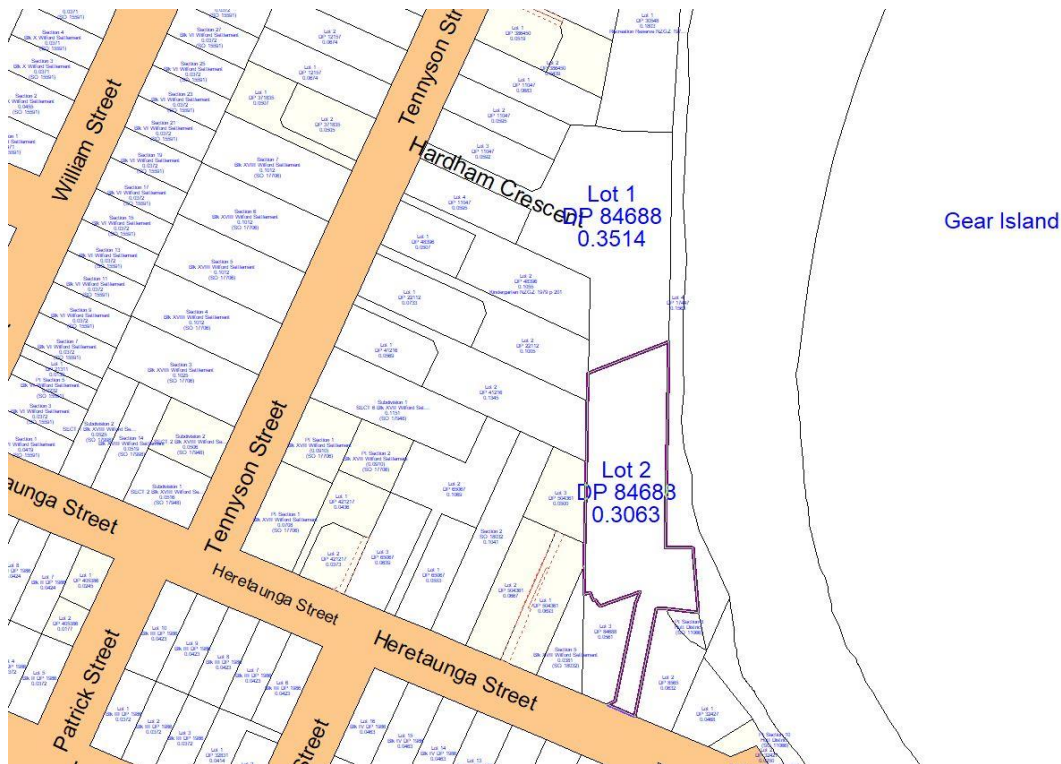


Figure 9: Map of the property site.

**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-47 Manson House (1972)*

*14 Kereru Road, Days Bay*



*Figure 1: 14 Kereru Road, also known as Manson House.*

### 1. Historical Summary<sup>1</sup>

The dwelling was built in 1972 for Hugo Manson, a television and radio personality, and designed by Ian Athfield. A circular addition housing a bedroom and study was later added in 1983.

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review



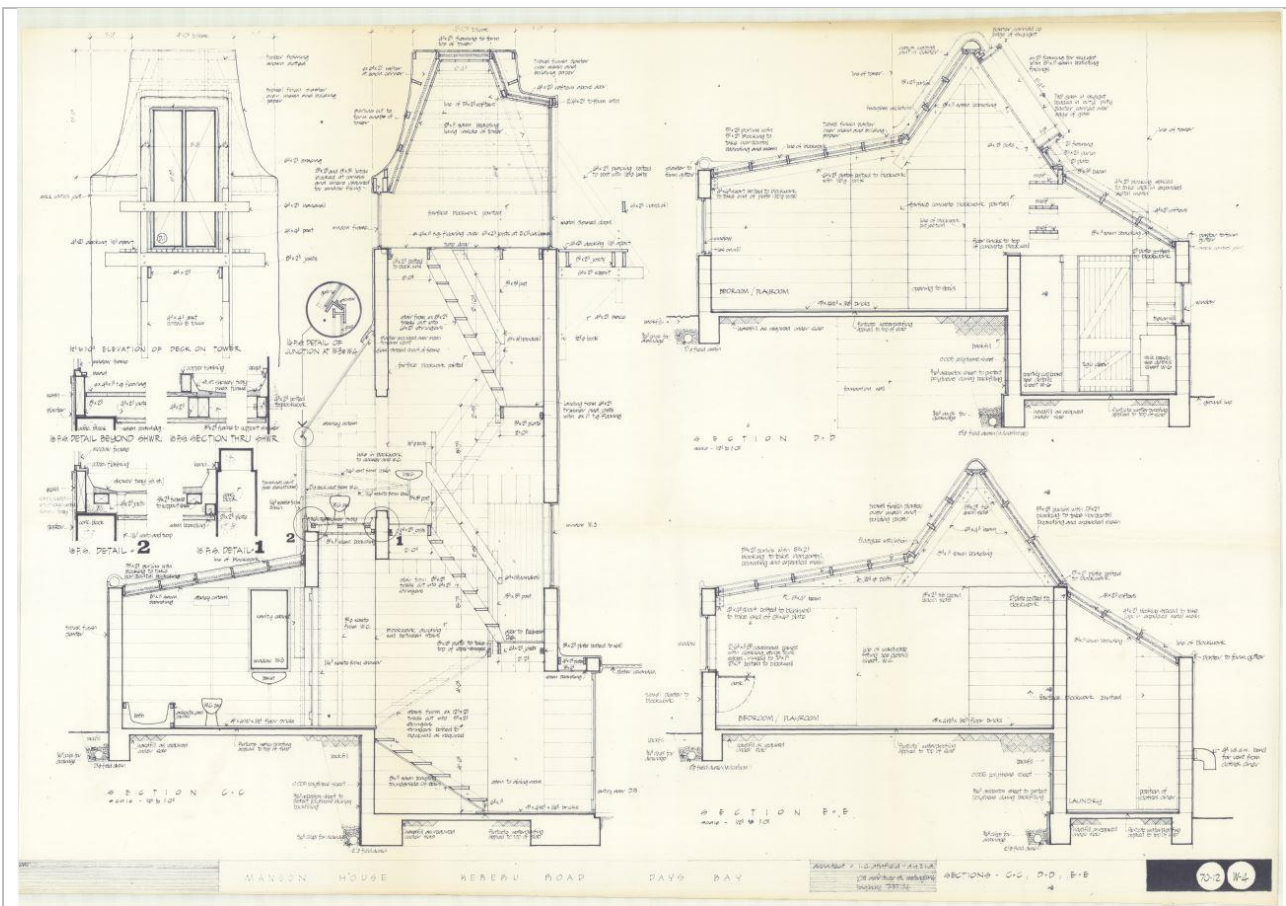


Figure 2: Sections prepared for Manson House by Athfield Architects, 1972.

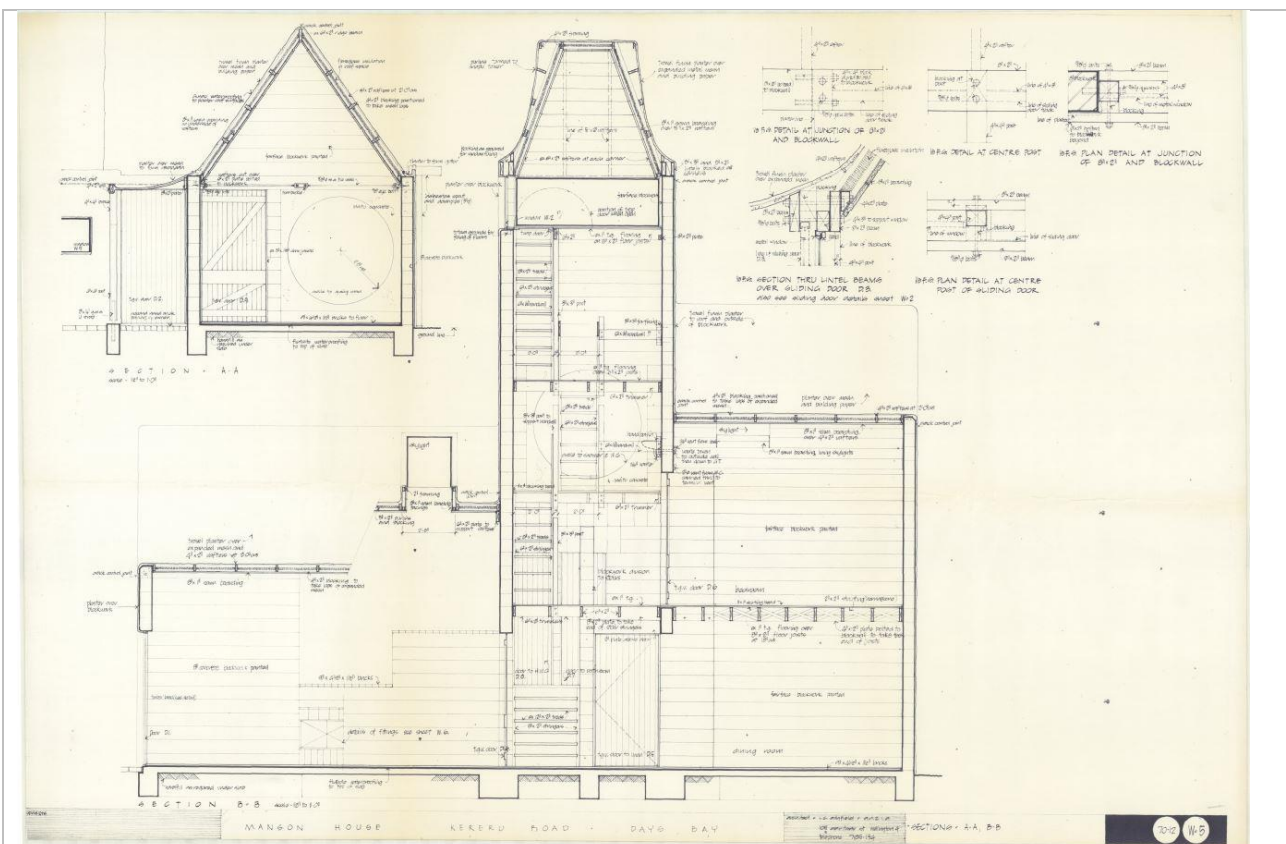


Figure 3: Sections prepared for Manson House by Athfield Architects, 1972.

## // Manson House

Days Bay, Lower Hutt  
Athfield Architects personnel: Ian Athfield, Don Baird and Ian Dickson  
Designed: 1970  
Built: 1972–1973

The Manson House combines cottage-like pavilions with plastered concrete block construction and a soaring tower that outraged neighbours when it was built. The house was located in the grounds of Hugo Manson's parents' house. Similarities between the old and new buildings included timber elements, verandas and steeply pitched roofs. A period magazine described the new Manson House as 'modern colonial'. While the plastering is continuous on exterior walls and the roof, the white of the walls is contrasted internally by brick floors, dark-stained beams and clear-finished pine sarking. The latter is rough-sawn and full of texture. A range of interesting geometries is also apparent: the asymmetry of the steeply pitched living room ceiling, the triangular stepping of the fireplace, and particularly the large circular opening between the living and dining spaces. The latter satisfied the clients' wish that the living and dining areas be neither open-plan nor closed off from each other as separate rooms. The house comprises several floor levels, starting with the main living spaces, then up to the children's original bedroom area (a playroom with three 'nests' or sleeping areas lined up along a wall, one for each child), up again to the main bedroom, and up again to the tower. Rather than the tower room being designated as a play area for children, it was accessed by very steep stairs and was identified as a reclusive space for the parents, their 'escape from each other/the children/noise in general'. Athfield Architects also designed a 1974 bedroom addition.

1 The street façade in 2011, its tower extant but without its original precarious balcony. 2 The circular opening between the living and dining spaces. PHOTOGRAPHS BY SIMON DEVIIT.

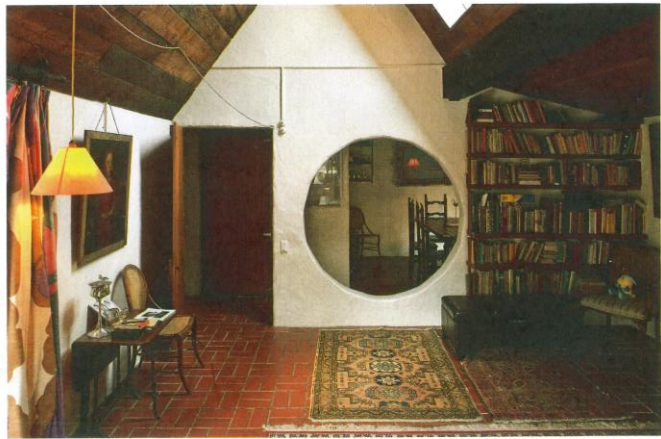


Figure 4: Excerpt from Julia Gatley's book, 'Athfield Architects', featuring Manon House.  
Source: Gatley, Julia 'Athfield Architects' (2012)

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located on the southern side of Kereru Road in Day's Bay, opposite a large area of dense bushland. The surrounding buildings are entirely residential, and in 2017 the site was subdivided, and a new property built at the front of 14 Kereru Road.

### 2.2 Building or Structures

The building is highly unusual, and takes on a sculptural form with a combination of towers, gabled forms, and square blocks, all clad in rendered cement. The building is roughly two storeys, and the ground floor has an approximately L-shape plan. The entry, on the east side of the house leads into a central hall which forms the tower of the house. The living room is at the north-east side and faces the street while the dining room at the north faces the bush. The kitchen is facing the street and so does the playroom/ family room which is half a floor up and visible to the kitchen by a shuttered opening. Off the playroom are three bedrooms facing the west side of the house and a bathroom which is on the north side. The central stairwell leads you up to a master bedroom facing the north and a bathroom and further up into the top of the tower which is a loft/study.



The living room has a fireplace in the northeast corner and sliding doors facing the street, opening onto a paved area that follows around the south side of the house.

In a 'World Architecture Review' of Athfield's work from 1985, the Manson house serves as illustration; "Towers and beacons fascinate Athfield, and regularly form part of his work. Reflecting his playful sense of inhabitation, they simultaneously enact the primal condition of engaging the earth and penetrating the sky, providing both enclosure and immediacy and, as in a traditional Chinese traditional garden, strategically capturing the distant views.

Gerald Melling describes the Manson house as "an elegant, almost stately cluster of plastered cottages gathered round the base of a soaring tower".

## 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the rise of the construction of architecturally designed homes in the late 20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is associated with Ian Athfield and his practice Athfield Architects - a prominent architectural figure and practice of the time.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate social value for its insight into late 20th century residential building practices and styles.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
	<b>Level of Significance:</b> High

<sup>2</sup> Criteria taken from GWRC RPS.

<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Explanation:</b> The place demonstrates high architectural value for its unusual and eye-catching design, typical of Ian Athfield.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the place have moderate significance to the place.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high technological value for its levels of craftsmanship.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The building has high integrity value as it remains mostly intact from its 1970's construction, though some later modifications have been made.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the building was constructed in the late 20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has group value as one of Ian Athfield's eye-catching residential designs - and is somewhat of a landmark with its tower being highly visible from the surrounding areas.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate recognition value as a local landmark, and recognition as part of a body of Athfield's architectural work by those with an architectural education/interest.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed
<b>3.5 Rarity</b>	<b>Moderate</b>
<i>i) Rarity - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate rarity value.
<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-47
<b>Legal Description</b>	Lot 1 DP 516056
<b>Parcel ID</b>	7835060
<b>Thematic Reference</b>	Later Residential
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property boundaries
<b>Primary Feature of Listing:</b>	1972 Building
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-48 NIMU Insurance Building (1958)*

*Corner Queens Drive and Laings Road, Hutt Central*



*Figure 1: The NIMU Insurance Building at the corner of Queens Drive and Laings Road, Hutt Central*

### 1. Historical Summary<sup>1</sup>

The NIMU (North Island Mutual) Insurance Building was designed by James T. Craig, and constructed at a cost of £68,000 between 1958-1960 in the International Style. The North Island Mutual Insurance Company was formed in 1928 to provide motor vehicle insurance company and was a sister organisation to the South

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review



Island Mutual Insurance Company established in 1926. The NIMU was renamed AA Insurance Ltd which was then renamed AMI in 2006. The building is currently occupied by Rob Law Max.



Figure 2: The NIMU Insurance Building, 1959.  
Source: ATL, ID: EP-1959-1246-F



Figure 3: The NIMU Insurance Building, 1960.  
Source: ATL, ID: EP-1960-0557-G



Figure 4: The NIMU Insurance Building today.



Figure 5: The NIMU Insurance Building today.

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located at the corner of Laings Road and Queens Drive, in the heart of Hutt City. The surrounding buildings are commercial and civic in nature.

### 2.2 Building or Structures

The design of the building is based on the International Style, an architectural movement which developed in Europe and the United States in the 1920's and 1930's and became the dominant tendency in Western architecture during the middle decades of the 20th century. Due to New Zealand's geographical isolation, the style took longer to emerge here, but nonetheless became a popular design aesthetic for commercial buildings in the 1950's and 1960's. The NIMU Insurance Building is a four-storey rectangular building with large sections of glazing to its exterior walls, a flat roof, and plain smooth concrete walls. Alterations have since been made to the original balconies and the foyer.

## 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the building boom occurring in Lower Hutt, particularly the construction of Modernist styled commercial buildings, in the mid-20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is associated with the NIMU Insurance company, a well-known company which was a prominent business in the 20 <sup>th</sup> century.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate social value for its insight into commercial design in the mid-20 <sup>th</sup> century.
<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its International Style design.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> None <b>Explanation:</b> The surroundings of the NIMU Insurance Building have no known significance to the place.
	<b>Level of Significance:</b> Moderate

<sup>2</sup> Criteria taken from GWRC RPS.

<b>ix) Technological</b> - 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.	<b>Explanation:</b> The place demonstrates moderate technological value for its use of standard technological methods and materials for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The building has high integrity value as it appears to be relatively unmodified since construction, minus the removal of the original pop-up on the roof of the building.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As the building was constructed in the mid-20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has no known group value, but has some landmark value as it is located on a prominent street corner and highly recognisable.

<b>3.3 Social Values</b>	<b>None</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.5 Rarity</b>	<b>Moderate</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate rarity value as a large-scale Modern Movement designed building in the Lower Hutt area.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is a good example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-48
<b>Legal Description</b>	Lot 1 DP 88012
<b>Parcel ID</b>	4064498
<b>Thematic Reference</b>	Modern Movement/Commercial
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property boundaries
<b>Primary Feature of Listing:</b>	1960 NIMU Insurance Building
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>



# Hutt City Council Heritage Inventory Assessment Form



## *H2-49 Two Storeyed Villa (1890-1905)*

*17 Kowhai Street, Eastbourne*



*Figure 1: The two storeyed villa at 17 Kowhai Street, Eastbourne.  
Source: Stuff.co.nz*

### 1. Historical Summary<sup>1</sup>

*There is conflicting information on whether the house was built in 1890, or 1905.*

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review

Former owners of the house and land include:

- 1899 F. G. & M. B. Bolton, H. & C. Stuart, H. Leicester, R. Thompson.
- 1942 C. Aston
- 1957 H. Bowkett
- 1963 R. Price
- 1967 D & H Brenton
- 1970 A Van der Veen
- 1980 R. & R. Van der Weert

The most prominent owner was the house's first owner - F.G. (Fred) Bolton who was the first Mayor of Eastbourne 1906-1909.



Figure 2: 17 Kowhai Street amongst lush gardens.  
Source: Stuff.co.nz



Figure 3: The upper balcony of 17 Kowhai Street.  
Source: PropertyValue.com

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located at 17 Kowhai Street and has lush manicured gardens. It is nestled into the hillside and surrounded by dense vegetation overlooking the harbour. The surrounding properties are entirely residential.

### 2.2 Building or Structures

The house is of timber construction with timber weatherboards and joinery, and an external verandah enclosing the north, west, and south of the house. The roof is clad with corrugated steel and has a shallow pitched hip. The three elevations enclosed with the verandah have equally spaced French doors and with the simply detailed verandah, the general style can be described as simplified Neo-Georgian. The building features Matai floorboards and eight fireplaces.

1997 drawings of the existing layout prior to alterations, show this two storeyed house as having four main rooms on the ground floor with lean-to at the rear. The entry was directly into a family room on the south east corner of the house with large fireplace which also contains the stairs to the first floor. The kitchen is to the north of the family room with the main living room on the north west corner, and a further room on the south west corner of the house. Alterations in 1997 modified the kitchen into a dining room and the lean-to was enlarged to allow for a new entry, kitchen, toilet, laundry and garage. The first floor has bedrooms and bathroom around the stair landing.

### 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>2</sup>

3.1 Historic Values	Moderate
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the residential development of the Lower Hutt area in the late 19th century, particularly the building of large homesteads for prominent individuals.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the first mayor of Eastbourne, Fred Bolton.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate social value for its insight to residential building practices and styles in the late 19th century.
3.2 Physical Values	High
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> As the building was potentially constructed prior to 1900, it may have automatic protection under the HNZPT Act 2014. There is no recorded archaeological site on the property. Further research is required to ascertain the sites archaeological value.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its overall form and design features.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the place have moderate significance as a large property.
<b>ix) Technological</b> - the place provides evidence of the history of technological development; and/or demonstrates innovation or important	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its level of craftsmanship.

<sup>2</sup> Criteria taken from GWRC RPS.

methods of construction or design; and/or contains unusual construction materials.	
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: High</b> <b>Explanation:</b> The building appears to have had little modification, and therefore has high integrity value.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: High</b> <b>Explanation:</b> Depending on the exact construction date of the building, it likely has high age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has group value as one of a number of late 19 <sup>th</sup> and early 20 <sup>th</sup> century large-scale homesteads constructed in the region, is a prominent feature of the streetscape, and is known as a local landmark.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The place has no known sentimental value or associations with particular groups or communities.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high recognition value, with many locals recognising the place as a landmark in the area.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



<b>3.5 Rarity</b>	<b>High</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high rarity value as an intact large-scale homestead.

<b>3.6 Representativeness</b>	
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is a good example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-49</i>
<b>Legal Description</b>	<i>Lot 32 DP 21089</i>
<b>Parcel ID</b>	<i>3932995</i>
<b>Thematic Reference</b>	<i>Early Settlement</i>
<b>Overall Heritage Significance</b>	<i>High</i>
<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>Property Boundaries</i>
<b>Primary Feature of Listing:</b>	<i>Two storey timber framed villa</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>None</i>

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

# Hutt City Council Heritage Inventory Assessment Form



## *H2-50 CML Building (1957)*

*2-18 Laings Road, Hutt Central*



*Figure 1: The CML Building at Laings Road, Hutt Central*

### 1. Historical Summary<sup>1</sup>

The permit for the CML (Colonial Mutual Life) Building was issued in December 1957, and the building was designed by Structon Group Architects. The cost of the building was approximately £145,000 and occupies

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review

a large part of the city block bounded by Queens Drive, Laings Road and High Street. Apart from interior refurbishments and small alterations, this three storey building remains remarkably intact, although plans have been approved in early 2021 to seismically strengthen the building and convert it into apartment blocks.

The Colonial Mutual Life Assurance Society Limited, later Colonial Limited, and commonly known as Colonial Mutual, Colonial Mutual Life, and/or CML, was a diverse international financial services company founded in Melbourne in 1873 and was a large, well-known, and respected company during the 20<sup>th</sup> century. Colonial's core businesses were life and general insurance, retirement savings, banking and funds management. The company operated in the United Kingdom, New Zealand and the Fiji Islands for more than a century. Across New Zealand, many CML Buildings were constructed – the first iterations which were built in the late 19<sup>th</sup> or early 20<sup>th</sup> century in classical design styles and then eventually demolished and upgraded with more modern buildings for the same company in the latter half of the 20<sup>th</sup> century.



*Figure 2: The CML Building, 1959.*  
*Source: ATL, ID: EP-1959-4373-F*



*Figure 3: The CML Building, 1960.*  
*Source: ATL, ID: EP-1960-1677-G*





Figure 4: The completed CML Building, undated.  
Source: <https://www.laingsroad.co.nz/apartments>



Figure 5: The main entrance of the CML Building, undated.  
Source: <https://eyeofthefish.org/>



Figure 6: The CML Building, 1960.





*Figure 7: An artist's impression of what the CML Building might look like if restored and converted into an apartment block with retail tenancies at the ground floor.*

Source: <https://www.stuff.co.nz/national/124947208/10m-project-to-convert-central-lower-hutt-office-building-into-apartments>

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located at the corner of Laings Road and High Street, in the heart of Hutt City. The surrounding buildings are commercial and civic in nature.

### 2.2 Building or Structures

The design of the building is based on the International Style, an architectural movement which developed in Europe and the United States in the 1920's and 1930's and became the dominant tendency in Western architecture during the middle decades of the 20th century. Due to New Zealand's geographical isolation, the style took longer to emerge here, but nonetheless became a popular design aesthetic for commercial buildings in the 1950's and 1960's. The main features of the CML Building are its elegant sweeping curved corner edge to the intersection of Laings Road and High Street, with repetitive shallow vertical fins and a vertical rectangular frame demarcating the main entrance which is located midway along the main elevation. The outline of the four storey building is defined with a simple moulded frame.

### 2.3 Existing Listing/Scheduling Status

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, and was nominated for inclusion in this Heritage Inventory review by Historic Places Wellington.

### 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the building boom occurring in Lower Hutt, particularly the construction of Modernist styled commercial buildings, in the mid-20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is associated with Structon Group Architects, a well-known and respected practice who designed many of Lower Hutt's commercial and civic buildings in the mid-20 <sup>th</sup> century. The place is also associated with the CML Group, a large financial services company which was a prominent business in the 20 <sup>th</sup> century.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate social value for its insight into commercial facility design in the mid-20 <sup>th</sup> century.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its International Style design.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the CML Building have moderate significance to the place.
<b>ix) Technological</b> - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design;	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard technological methods and materials for the time period.

<sup>2</sup> Criteria taken from GWRC RPS.

and/or contains unusual construction materials.	
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The building has exceptional integrity value as it appears highly authentic and virtually unmodified since construction.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As the building was constructed in the mid-20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has group value as one of a series of buildings designed by Structon Group Architects and as one of a group of prominent CML buildings nationwide. The building is a landmark located on a prominent street corner.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate recognition value as a local landmark.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate rarity value as a large-scale International Style building in the Lower Hutt area.

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.6 Representativeness</b>	<b>Exceptional</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> <i>Exceptional</i> <b>Explanation:</b> <i>The place is an exceptional example of its type.</i>

## 4. Recommendations

### 4.1 Scheduling Details

<b>Legal Description</b>	<i>Lot 1 DP 19628</i>
<b>Parcel ID</b>	<i>3873986</i>
<b>Thematic Reference</b>	<i>Commercial/Modern Movement</i>
<b>Overall Heritage Significance</b>	<i>High</i>
<b>Importance Level</b>	<i>Regional</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>Building Footprint</i>
<b>Primary Feature of Listing:</b>	<i>1960 CML Building</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>None</i>

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>



# Hutt City Council Heritage Inventory Assessment Form



## *H2-51 Telephone Exchange Building (1932)*

*Laings Road, Hutt Central*



*Figure 1: The former Telephone Exchange Building at Laings Road, Hutt Central*

### 1. Historical Summary<sup>1</sup>

The telephone exchange on the corner of Laings Road and Knights Road is on the site of the house that was occupied in the 1920s by James Davison a popular men's outfitters who had his shop in High Street and Everard Puddle the owner of Hutt Aerated Waters Ltd. The land was taken for Her Majesty the Queen for Post Office purposes (Gazette Notice 531969.1 and Proclamation 2032). The Laings Road Telephone

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review

Exchange was built in 1932 to the Georgian Revival style. Alterations designed by Smoked Hoki Design were made to the second floor in 1990 and housing for a transformer designed by P Harris was also added to the site. The land is owned by the Crown; the proprietors are Telecom New Zealand.



Figure 2: The Telephone Exchange Building, 1978.  
Source: Old Wellington Region Blog

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located at the corner of Laings Road and Knights Road, in the heart of Hutt City. The surrounding buildings are commercial and civic in nature.

### 2.2 Building or Structures

The Telephone Exchange was built in 1932 in the Georgian Revival style. It is a two storeyed brick building with a painted cement render stripped classical front façade facing Laings Road, painted timber and steel joinery, and a profiled metal roof. In plan the building has a central corridor with rooms on either side leading from the front entrance, which is flanked on either side by two large 16-light windows with five large 20-light windows on the second floor. Structural strengthening elements were added to the exterior of the building at some point in recent years.

### 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>2</sup>

3.1 Historic Values	Moderate
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the construction and upgrading of civic buildings in the early-mid 20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is not known to be associated with any individuals or groups of historic importance.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate social value for its insight into the need for civic facilities in the early-mid 20 <sup>th</sup> century.
3.2 Physical Values	High
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its Georgian Revival design.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the place have moderate significance.
<b>ix) Technological</b> - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design;	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard technological methods and materials for the time period.

<sup>2</sup> Criteria taken from GWRC RPS.

and/or contains unusual construction materials.	
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: High</b> <b>Explanation:</b> The building has high integrity value as it remains mostly intact from its 1930's construction, though some later modifications, such as seismic strengthening, have been added.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> As the building was constructed in the early-mid 20 <sup>th</sup> century, it has moderate age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has no known group value, but is a locally-recognised landmark located on a prominent street corner.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The place has no known sentimental value.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate recognition value as a local landmark.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high rarity value as a largely intact large-scale Telephone Exchange building.

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation: The place is a good example of its type.</b>

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-51</i>
<b>Legal Description</b>	<i>Section 1 SO 36342</i>
<b>Parcel ID</b>	<i>3959487</i>
<b>Thematic Reference</b>	<i>Commercial/Early Civic</i>
<b>Overall Heritage Significance</b>	<i>High</i>
<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>Building Footprint</i>
<b>Primary Feature of Listing:</b>	<i>1932 Telephone Exchange Building</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>None</i>

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

# Hutt City Council Heritage Inventory Assessment Form



## *H2-52 Fraser House (1972)*

*28 Mahina Road, Mahina Bay*



*Figure 1: 28 Mahina Road, also known as Fraser House (left).*

### 1. Historical Summary<sup>1</sup>

This house was designed for Don and Madeleine Fraser by Gordon Moller (now Moller Architects). The house was completed in two stages, the first in 1972 and the second in 1975. Stage one was built by R. Mordecai + Sons Ltd. and stage two was built by Sorrenson Constr. Ltd.

Mahina Bay became known for being home to a fascinating collection of 1970's and 1980's residential architecture, with the three buildings located at 28-30 Mahina Road – being Gordon Moller's 1972-1975

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review



Fraser House, Athfield's 1975 Jamieson House, and Gerard Melling's 1989 addition to Jamieson House – comprising a well-recognised trio which forms a cohesive group on the hillside of Mahina Bay.

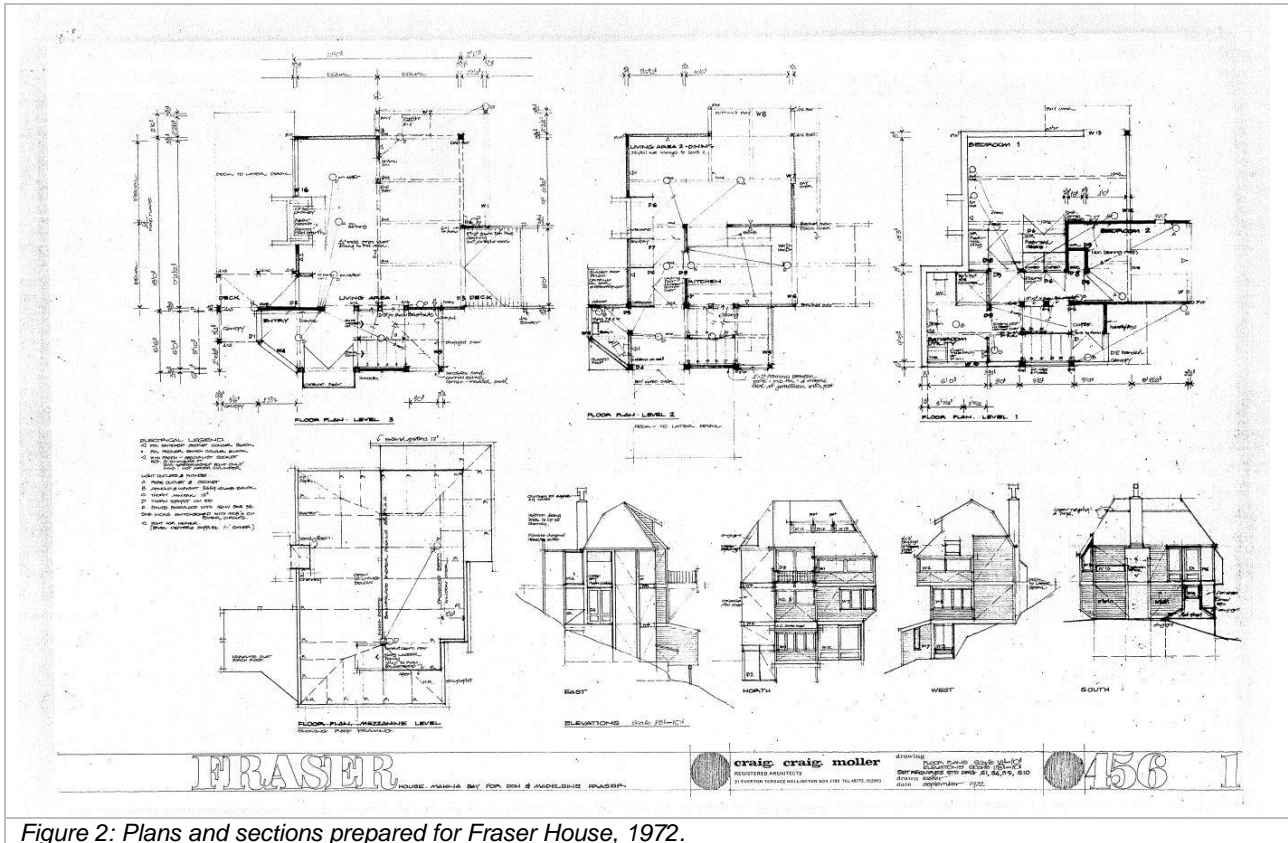






Figure 4: Fraser House (left) on the hillside.  
Source: Ian Bowman, 2008



Figure 5: Fraser House on the hillside.

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located high on the hillside in Mahina Bay and is visible from the main road, Marine Drive, below. The building is almost entirely enveloped by surrounding bush.

### 2.2 Building or Structures

According to an article in the NZIA Journal, upturned boats inspired the roof shape and the trees on the site determined variations in the building's shape. The house is built of timber framing, cedar weatherboards, asbestos sheet staircase and asbestos tile roof.

The house is rectangular in plan and situated on a steep slope spreading the house over three levels and a mezzanine attic. The main entry is at the west side on the top level and shares the floor with a mezzanine. The entry is directly opposite to the main stairwell that runs parallel to the road. The middle level houses the kitchen and living/dining area facing the sea. The lower level has two bedrooms both with a view of the sea and a bathroom on the west side directly opposite the stairs.

The house received an NZIA National Award for Architecture in 1977. The jury stated that the house "represented an excellent approach to hillside housing in a medium to low cost bracket, using good natural materials and achieving a rich feeling of space. The contrast of sheltered decks that extend the almost non-existent recreation space, contrast the extensive harbour views and were remarked upon by the jury as was the ability of the Architects to provide warm comfortable interiors."

The house is one of three buildings, with two addresses, which form a coherent group of 1970's houses, relating to the site and designed by three significant architects.

### 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the rise of the construction of architecturally designed homes in the late 20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with Gordon Moller and Moller Architects, one of the better known architectural practices of the late 20 <sup>th</sup> century and 21 <sup>st</sup> century.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate social value for its insight into late 20th century residential building practices and styles.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its unusual and eye-catching design. The building was a recipient of a National Architecture Award in 1977.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> High <b>Explanation:</b> The surroundings of the place, being the dense bushland on the hillside of Mahina Bay, have high significance to the place.
<b>ix) Technological</b> - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design;	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard technological methods and materials for the time period.

<sup>2</sup> Criteria taken from GWRC RPS.

and/or contains unusual construction materials.	
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The building has high integrity value as it remains mostly intact from its 1970's construction, though some later modifications were made.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the building was constructed in the late 20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has group value with its neighbour – 30 Mahina Road - and is somewhat of a landmark located on the hillside and looking out across the bay below.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate recognition value as a local landmark on the hillside, and as an architectural award winning property.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>None</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known rarity value.

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation: The place is a good example of its type.</b>

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-52</i>
<b>Legal Description</b>	<i>Lot 10 DP 7015</i>
<b>Parcel ID</b>	<i>3749217</i>
<b>Thematic Reference</b>	<i>Later Residential</i>
<b>Overall Heritage Significance</b>	<i>Moderate</i>
<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>Property boundaries</i>
<b>Primary Feature of Listing:</b>	<i>1972/1975 Building</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>None</i>

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

# Hutt City Council Heritage Inventory Assessment Form



## *H2-53 Jamieson House (1975)*

*30 Mahina Road, Mahina Bay*



*Figure 1: 30 Mahina Road, also known as Jamieson House (right).*

### 1. Historical Summary<sup>1</sup>

This house was designed for Ross Jamieson, RMA Commissioner and a Hutt City Councillor, by Athfield Architects in 1975 with a later addition by Gerard Melling in 1989.

Mahina Bay became known for being home to a fascinating collection of 1970's and 1980's residential architecture, with the three buildings located at 28-30 Mahina Road – being Gordon Moller's 1972-1975

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review



Fraser House, Athfield's 1975 Jamieson House, and Gerard Melling's 1989 addition to Jamieson House – comprising a well-recognised trio which forms a cohesive group on the hillside of Mahina Bay.

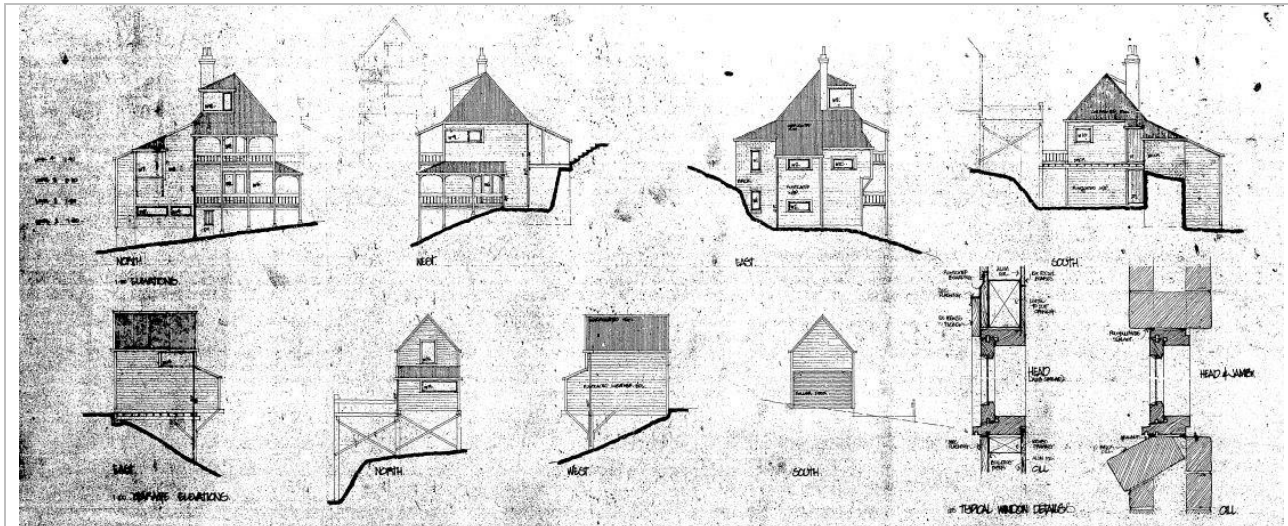


Figure 2: Elevations prepared for Jamieson House by Athfield Architects, 1975.

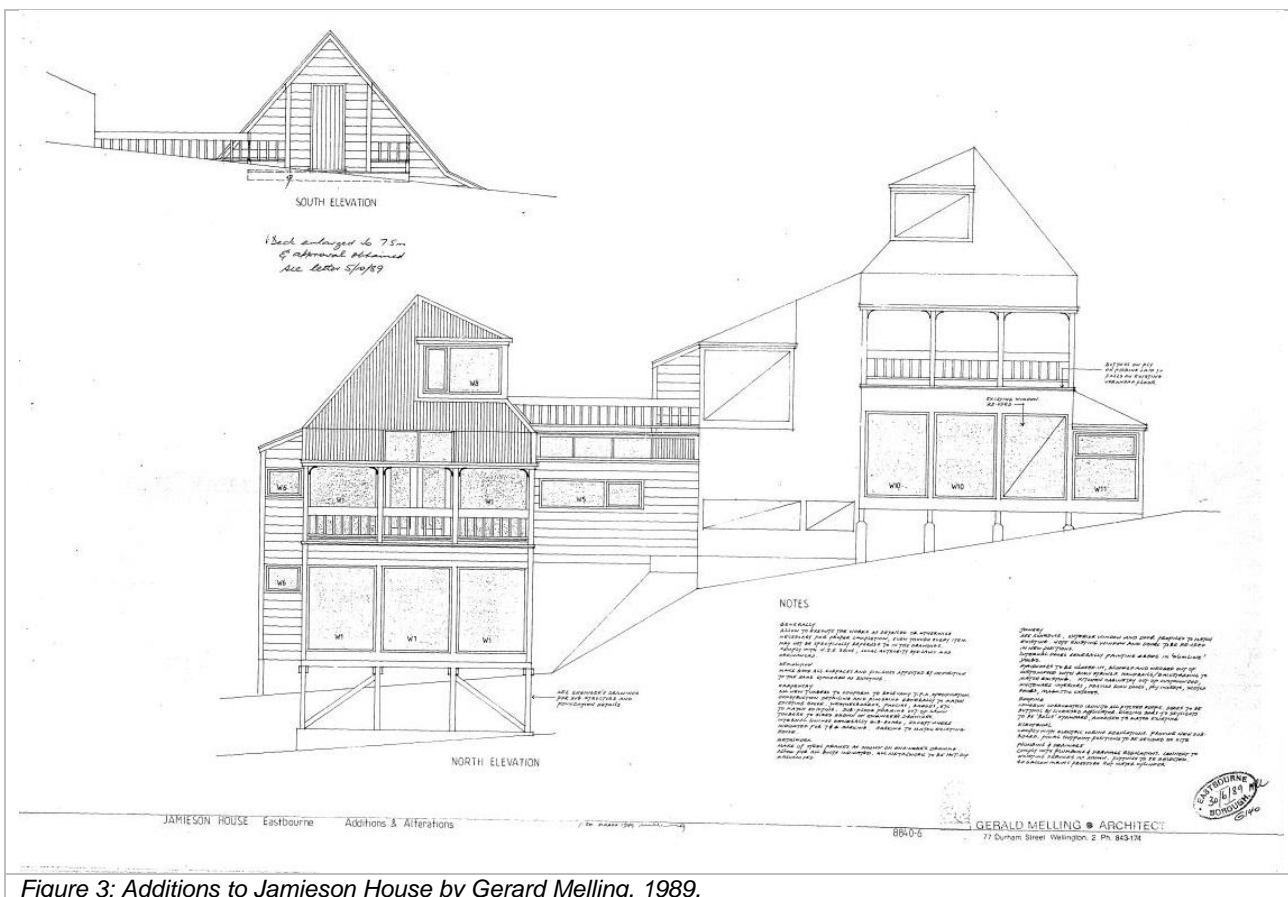


Figure 3: Additions to Jamieson House by Gerard Melling, 1989.

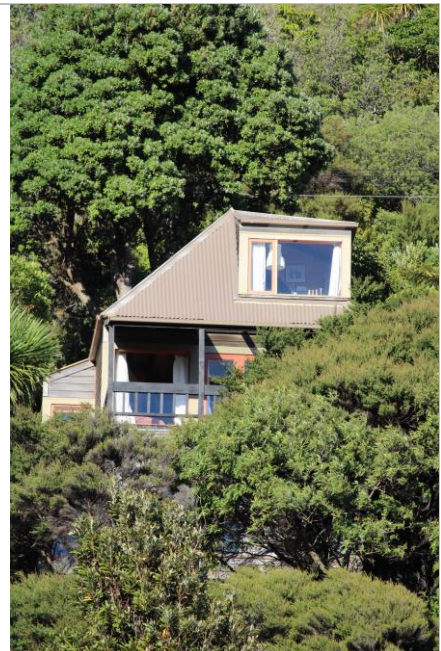




*Figure 4: Book scan showing Jamieson House (right) and Fraser House (left).  
Source: Athfields Architects, Julia Gatley*



*Figure 5: Jamieson House (middle) on the hillside.  
Source: Ian Bowman, 2008*



*Figure 6: Jamieson House on the hillside.*

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located high on the hillside in Mahina Bay and is visible from the main road, Marine Drive, below. The building is almost entirely enveloped by surrounding bush.

## 2.2 Building or Structures

The house is spread over 5 levels with the top level being at road level. This floor houses a garage and car deck on the west side and main entry of the car deck facing the street. A loft is also at this level but only accessible internally. On the next lower level there is bedroom and bathroom on the east side with the next level housing the kitchen on the west side. The level below this houses the lounge on the west side with a big deck facing the sea, covering the southwest corner, and the lowest level has two bedrooms and a laundry which are on the east side.

The addition designed by Gerald Melling on the east side of the house continues the same language architecturally as the Athfield design.

From a car deck you reach the main entry at the west side of the house. At this level there is also a studio. A stairwell directly opposite the main entry leads you to the level below which has two bedrooms and bathroom. The main bedroom has a deck along the entire front, facing the sea on the south side of the house. The level below houses the kitchen and lounge area.

The house is constructed of timber frame and cladding with timber joinery.

The style of the building is based on a modern interpretation of the colonial cottage, which a number of architects were exploring at the time. The steep site influenced the interpretation significantly as did the exploration of intimate spaces.

The house is one of three buildings, with two addresses, which form a coherent group of 1970-s houses, relating to the site and designed by three significant architects.

## 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>2</sup>

3.1 Historic Values	Moderate
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place is associated with the rise of the construction of architecturally designed homes in the late 20<sup>th</sup> century.</p>
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> The place is not known to be connected with any particular historic event in history.</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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place is associated with Athfield Architects and Gerard Melling, two prominent architectural practices and figures of the time.</p>
	<b>Level of Significance:</b> Moderate

<sup>2</sup> Criteria taken from GWRC RPS.



<b>iv) Social</b> - 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.	<b>Explanation:</b> The place has moderate social value for its insight into late 20th century residential building practices and styles.
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<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its unusual and eye-catching design.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> High <b>Explanation:</b> The surroundings of the place, being the dense bushland on the hillside of Mahina Bay, have high significance to the place.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard technological methods and materials for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The building has high integrity value as it remains mostly intact from its 1970's construction, though some later modifications were made.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the building was constructed in the late 20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has group value with its neighbour – 28 Mahina Road - and is somewhat of a landmark located on the hillside and looking out across the bay below.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - the place has strong or special associations with a particular cultural group or	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value.



community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate recognition value as a local landmark on the hillside.

### 3.4 Tangata Whenua Values<sup>3</sup>

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed
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### 3.5 Rarity

**None**

<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known rarity value.
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### 3.6 Representativeness

**High**

<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good example of its type.
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## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-53
<b>Legal Description</b>	Lot 2 DP 42364
<b>Parcel ID</b>	3990330
<b>Thematic Reference</b>	Later Residential
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property boundaries
<b>Primary Feature of Listing:</b>	1975 Building
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-54 Lower Hutt Baptist Church (1929 & 1953)*

6 Manuka Avenue, Woburn



*Figure 1: Lower Hutt Baptist Church, converted recently to a residential tenancy.*

### 1. Historical Summary<sup>1</sup>

In 1928 the Central Auxiliary of the Baptist Union put a deposit on the section at Puriri/Manuka Street that was valued at £300 which they paid off by end of 1928.

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review

The first step towards the construction of this church was a meeting held in the home of Mr and Mrs Theo Feist on 28 February 1928.<sup>2</sup> This was to establish a Sunday School more conveniently located for the people of the area. The first and at that time only Baptist Church in the Hutt Valley had been established in Petone in 1903.<sup>3</sup> The Auxiliary commissioned an architect - Mr Feilding - to prepare plans. Mr Feilding services to design the wooden church were gratuitous. The builder Mr AC Stewart donated his time and labour, so the hall was finished before the church was formed. The Baptist Church hall (or Church as it is termed in the *New Zealand Baptist*, March 1929) was opened on 16 February 1929 by the Governor General Sir Charles Ferguson who was introduced by the Mayor of Lower Hutt Mr W.T. Shand. On 19 March 1929 the Lower Hutt Baptist Church was formed at a communion service conducted by the Revs. Slowards, Lascelles and Ewen. Many of the founding members came from the Petone parish. The newly formed church immediately assumed responsibility for its own building raising a loan of £900 and receiving a £300 interest free loan from the Central Auxiliary.

By 1940 there were 127 members of the church. In 1937 it was realised was a need for a new church building and an architect had been consulted and plans drawn up in August of that year. The Lloyds moved to Hastings in 1940 and E W Batts was appointed (1940-46). There were four Sunday Schools in the area including one at Puriri Street (Manuka) part of the outreach programme of the Puriri church. The other three Sunday Schools were at Ingston Park (Avalon), Waterloo, and Epuni. The manse was in the centre at Anderson Avenue. The Hutt Valley Baptist Development Committee was formed to build churches and the first was opened at Epuni in 1949. During these years of outreach, the Puriri Street's own building shortage was not resolved. In 1949 the Building Committee made plans for building a new sanctuary, but these were held up by the post-war building regulations. In December 1952 they obtained a building proposal costing £12,800 and worked commenced on the new building in March 1953. The builders were Messrs Wilcox and Black and the building was officially opened in December 1953 in time to celebrate the church's 25th Jubilee. Mr Reg McPhail the architect designed an "outstanding brick church complete with a new lounge, primary, choir and vestry rooms linking the new facilities with the old church which became the hall". The Hon. Walter Nash opened the church and the Rev. Boggs - the President of the Baptist Union - dedicated the church.

In 2008 the church had grown to 270 parishioners and "was bursting at the seams" so that the decision was made to move to a new site on High Street. Discussions had been going on about the need to shift but there had been little progress finding a suitable alternative venue until the Hoyts building came on the market. The parish was to meet on 8 June 2008 to vote on the issue, but the night before a single clap of thunder send a bolt of lightning into the steeple of the Manuka Ave church that blew two holes in the roof. This event confirmed the parish's decision to move. The church buildings in Manuka Ave were sold in September 2008 and was subsequently converted into a residential tenancy.



Figure 2: The church today.



Figure 3: Aerial of the site, showing the original hall at the back of the property.

<sup>2</sup> C. Susan Rhoades. *A History of the Lower Hutt Baptist Church 1929-1979: Our First Fifty Years*. Held Lance Hall Collection: 'Churches', Lower Hutt City Local History Collection, Petone Library, Britannia Street, Petone.

<sup>3</sup> *Hutt News* 19 October 1949. Lance Hall Collection, 'Churches'.



## 2. Physical Description

### 2.1 Setting - Site Description

The church is located at the intersection with Puriri Street and Manuka Avenue on the southern side of the street in Woburn, Lower Hutt. The surrounding area is entirely residential. Access is facilitated directly from the street.

### 2.2 Building or Structures

The building was built in two separate parts - first a wooden church/hall erected in 1929 (located at the back of the site), and the second a brick Arts and Crafts style church erected in 1953. The brick church comprised a new lounge, primary, choir and vestry rooms which were linked to the old church which became the hall. The effect of the present alterations on the original plan have not been ascertained. The main elevation of the 1953 church which faces the street on its long edge features a gabled porch entrance with dormer vents inserted into the steeply pitched roof above, with timber framed windows to either side and a steeple to the southwestern end of the roof, clad in tiles.

### 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>4</sup>

3.1 Historic Values	Moderate
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place is associated with the increase in religious activity in the early and mid-20 <sup>th</sup> century, reflected by many churches upgrading their existing premises or building new structures before eventual religious decline nation-wide in the late 20 <sup>th</sup> century. It also reflects a new trend of property developers purchasing historic buildings and converting them into family homes or apartments.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<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>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place is associated with the Baptist Church.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our</i>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate social value for its insight to religious attitudes and activity in the early-mid 20 <sup>th</sup> century.

<sup>4</sup> Criteria taken from GWRC RPS.

understanding of the culture and life of the district, region or nation.	
<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<p><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.</p>
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<p><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The place demonstrates high architectural value for its 1929 and 1953 features.</p>
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The surroundings of the place have moderate significance to the place as the original property which both the hall and the later church were built on.</p>
<b>ix) Technological</b> - 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place demonstrates moderate technological value for its use of standard materials and construction methodologies for the time period/s.</p>
<b>v) Integrity</b> - 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The exterior of both the hall and the church are relatively unchanged since construction, though it is assumed the interiors have been significantly modified since being converted into a residential tenancy.</p>
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> As the hall was constructed in the late-20<sup>th</sup> century, it has moderate value in the context of human occupation of the Wellington region. The later 1953 church by comparison has no age value.</p>
<b>vii) Group or Townscape</b> - 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place has no known group value but is a prominent feature of the streetscape and has landmark value.</p>
<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - the place has strong or special associations with a particular cultural group or community for spiritual, political,	<p><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The place has high sentimental value for its spiritual associations to the Baptist Church and its members.</p>

social, religious, ethnic, national, symbolic or commemorative reasons.	
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value as a local landmark.

### 3.4 Tangata Whenua Values<sup>5</sup>

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed
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### 3.5 Rarity

**Moderate**

<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> Early-mid 20 <sup>th</sup> century churches are somewhat uncommon in the area.
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### 3.6 Representativeness

**High**

<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good example of its type.
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## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-54
<b>Legal Description</b>	Lot 2 DP 25128
<b>Parcel ID</b>	3949816
<b>Thematic Reference</b>	Religion
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property boundaries
<b>Primary Feature of Listing:</b>	1929 Hall and 1953 Church
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

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

**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.



# Hutt City Council Heritage Inventory Assessment Form



## *H2-55 Vance House (c.1950's)*

224 Marine Drive, Lowry Bay



Figure 1: Vance House, 224 Marine Drive, designed by Ernst Plischke.

### 1. Historical Summary<sup>1</sup>

Vance House was designed by Ernst Plischke while in partnership with Colin Firth from 1948-1958. There is no other available information on the properties' history, other than the fact that modifications were carried out in 2013.

Austrian immigrant Ernst Anton Plischke was a key figure in the introduction of modernism into Wellington architecture in the period following the Second World War. He arrived in Wellington in 1939 after completing

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<sup>1</sup> Ian Bowman, 2011 *Heritage Inventory*; and <https://teara.govt.nz/en/biographies/5p31/plischke-ernst-anton>

his architectural education in Austria and working in both Austria and America for a number of years before departing for New Zealand

After arriving in New Zealand, Plischke, who by this time had an established international reputation, was employed by the Department of Housing Construction as an architectural draughtsman. There he and other European immigrants, such as Fritz Feuer (Frederick Farrar) and Friedrich Neumann (Fred Newman), worked under Gordon Wilson as chief architect on designs for multiple-unit housing blocks to be built by the government in Auckland and Wellington. A personality clash with Wilson led in 1942 to Plischke shifting to become a community planner under Reg Hammond in the same department. In that capacity, Plischke planned the shopping and community centres for the new dormitory suburbs of the Hutt Valley (Naenae, Eponi and Taitā).

In 1947 Plischke, dissatisfied with the government's handling of the Hutt Valley housing developments, resigned from government service and went into partnership with Cedric Firth to capitalise on the demand for Plischke's houses, occasioned by the publication of *Design and living*. From that partnership came stylish houses remarkable for their technical finesse, such as the Giles house in Raumati (designed 1948–49) and the Sutch house in Brooklyn (1953). Plischke designed over 40 private houses and the landmark Massey House (1951–52), an eight-storey office building with a glass curtain wall on Lambton Quay in Wellington, the city's first modern high-rise. From 1957 until 1962 projects were fewer. By 1963 Plischke was working on his own, and when offered the position of professor of architecture at the Academy of Fine Arts in Vienna, gladly accepted and left New Zealand. His work is recognised today as one of the most prominent Modernist architects in New Zealand and was awarded with an honorary fellowship of the NZIA in 1969.

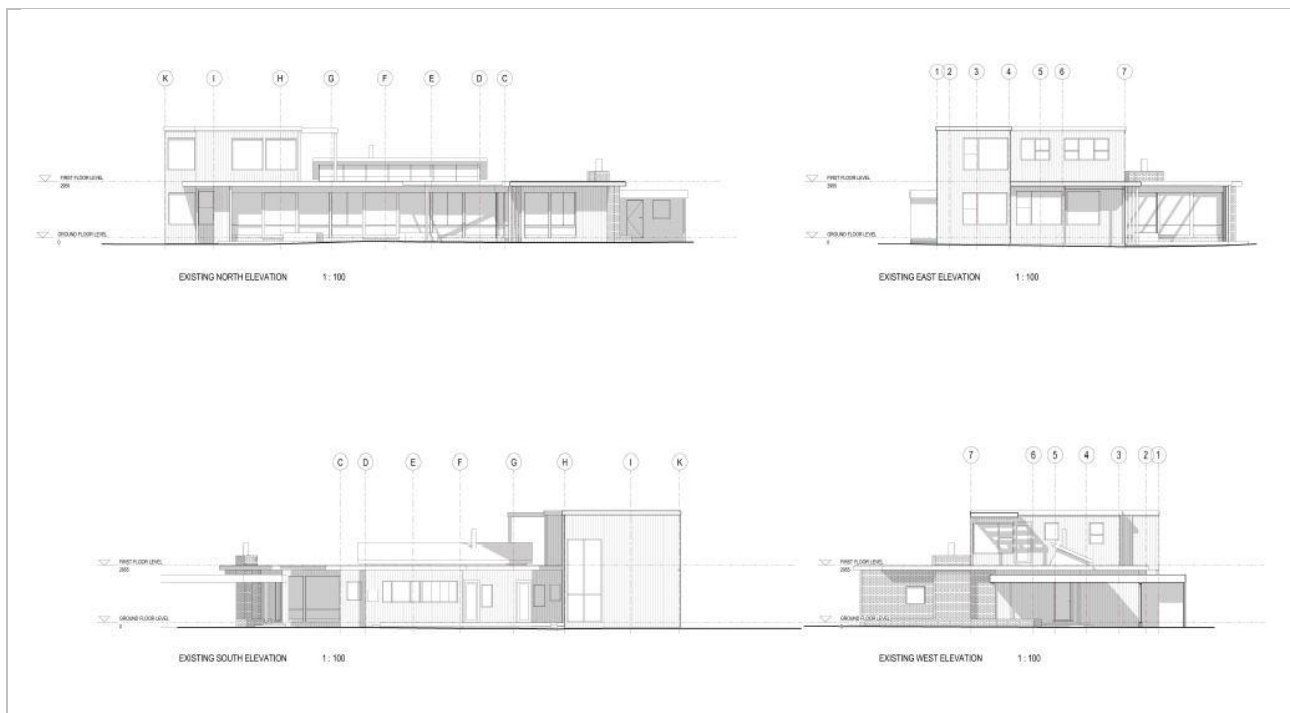


Figure 2: Existing plans for Vance House, 2013.  
Source: HCC Archives



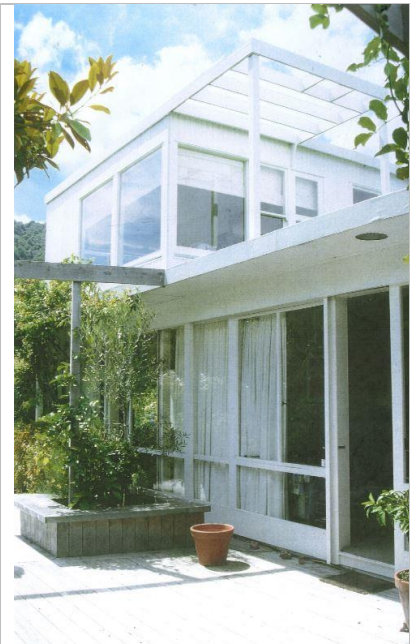


Figure 3: Vance House, undated.  
Source: Ottilinger, E. B., 'Ernst Plischke: The Complete Works : Modern Architecture for the New World', 2004



Figure 4: Aerial of Vance House.

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located at 224 Marine Drive, Lowry Bay, set back approximately 50 metres from the waterfront with another building occupying the street front site. The setback nature of Vance House makes it difficult to see from the street. The surrounding area is entirely residential.

### 2.2 Building or Structures

Like many of Plischke's residential dwellings, Vance House appears to be two stories in nature, featuring large expanses of glazing to the exterior walls, with a flat roof, and a rectilinear design style with permeable canopies overhead. The main body of the building is an elongated rectangle form on the ground floor with a smaller rectangular first floor above, and an offset wing which projects out from the main building at an angle.

### 2.3 Existing Listing/Scheduling Status

The building is not currently scheduled with HCC, nor is it listed with HNZPT. The building was nominated for inclusion in the 2011 Heritage Inventory review.

### 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building is associated with the trend of architecturally designed homes becoming popular in the second half of the 20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable historic events.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is associated with prominent Modernist architect Ernst Plischke.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place provides insight into our understanding of residential building practices and styles in the mid-20 <sup>th</sup> century.
<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> The archaeological value of the site is unknown. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high architectural value for its Modernist style, designed by prominent architect Ernst Plischke.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> None <b>Explanation:</b> The surroundings of the place have no known significance to the place.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building demonstrates traditional construction methods and use of materials for the time period.

<sup>2</sup> Criteria taken from GWRC RPS.



<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> As the building is hidden from view from the streetscape, its authenticity level is unknown. Plans sourced from HCC show that renovations were undertaken in 2013, but the full extent of these and the impact on the original fabric of Vance House is unknown.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the place was built in the mid-20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high group value as part of a collection of residential homes built by Plischke.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate recognition value to those with an architectural education as one of Plischke's residential buildings.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate rarity value as one of Plischke's remaining residential homes.

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.6 Representativeness</b>	<b>Moderate</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> <i>Moderate</i> <b>Explanation:</b> <i>The place as elements which are representative of its type.</i>

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-55</i>
<b>Legal Description</b>	<i>Lot 2 DP 17366</i>
<b>Parcel ID</b>	<i>3898314</i>
<b>Thematic Reference</b>	<i>Modern Movement/Later Residential</i>
<b>Overall Heritage Significance</b>	<i>Moderate</i>
<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>Property Boundaries</i>
<b>Primary Feature of Listing:</b>	<i>Vance House</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>2013 Alterations &amp; Additions</i>
<b>Other Notes:</b>	<i>N/A</i>

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

# Hutt City Council Heritage Inventory Assessment Form



## *H2-56 Days Bay Changing Shed (1920's)*

*Days Bay Beach*



*Figure 1: Days Bay Changing Shed on Days Bay Beach, recently restored and modified.*

### 1. Historical Summary<sup>1</sup>

Days Bay became a holiday destination in the late 19<sup>th</sup> century after a regular ferry was established, the Days Bay Pavilion and Days Bay House – a resort - was constructed, and the idyllic, scenic nature of the

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review



seaside place became famous. Thousands of Wellingtonians flocked to the beaches at every opportunity and facilities were soon required to meet the needs of the beachgoers, such as changing sheds.

The builder and architect of the changing sheds have not been able to be determined, however they are evident in historic images from the 1920's onwards. Other similar changing sheds can be seen at a number of beaches in Wellington city including Scorching Bay and it is possible that the Wellington Harbour Board, who had jurisdiction around the coast, had these buildings designed and constructed.



Figure 2: Days Bay teeming with beachgoers, with the Changing Shed visible, 1930's.

Source: ALHI, ID:

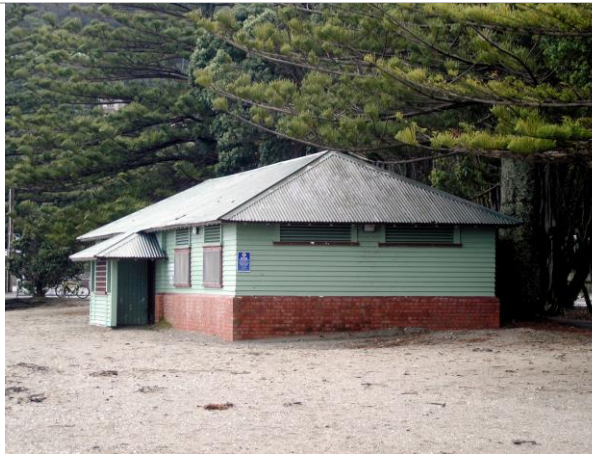


Figure 3: Days Bay Changing Shed prior to modification, 2008.

Source: Ian Bowman



Figure 4: Days Bay Changing Shed after modification and restoration.

Source: John Mills





Figure 5: Days Bay Changing Shed.



Figure 6: Days Bay Changing Shed.

## 2. Physical Description

### 2.1 Setting - Site Description

The changing shed is located on Days Bay Beach and is a highly visible landmark which has been present on the shore for almost a century. It is located to the south of the Days Bay Wharf and back towards the road edge.

### 2.2 Building or Structures<sup>2</sup>

The building is rectangular in shape with a simple hipped roof clad in corrugated steel. Exposed rafters are visible at the edges of the roof, and original timber louvred clerestory windows sit just below the roofline. Original timber framed panel lights can be seen to the east facing elevation which faces the road, but are hidden from the beach. Modifications made in 2008-2009 by John Mills Architects include the addition of large openings below each of the louvred windows to facilitate better access, and the removal of the lean-to structure at the front of the sheds, instead opening up the alcove to the exterior. The interior of the sheds have been refitted entirely with modern furnishings, and a new wrap-around deck and outside shower complete the modern renovations. The shed has also been restored and repaired. The additions and restoration work by John Mills Architects were recognised with a Local Architecture Award in the Heritage Category at the 2009 Wellington Architecture Awards.

<sup>2</sup> [www.eradesign.co.nz](http://www.eradesign.co.nz) – 'Architectural Eras in New Zealand'

## 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>3</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the provision of necessary conveniences for day-trippers and beachgoers in the late 19 <sup>th</sup> century as local tourism began to gain popularity.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any groups or individuals of historic importance.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high social value for its insight into early 20 <sup>th</sup> century tourism practices, and for its high social importance to those who visited the bay and used the shed during this time.
<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate architectural value for its remaining architectural features.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> High <b>Explanation:</b> The surroundings of the place – being Days Bay Beach - have high significance to the place.

<sup>3</sup> Criteria taken from GWRC RPS.

<b>ix) Technological</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard technological methods and materials for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The building has moderate integrity value as some of its original features remain, but the building was heavily modified in 2008/2009 to improve its fitness for purpose and allow it to continue to be used by the public.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> As the building was constructed in the early-mid 20 <sup>th</sup> century, it has moderate value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has no known group value, but is a prominent feature of the area, giving it landmark value.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high sentimental value to the Days Bay community generally.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high recognition value as a well-recognised local landmark.

<b>3.4 Tangata Whenua Values<sup>4</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed

<sup>4</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.5 Rarity</b>	<b>Moderate</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> <i>Moderate</i> <b>Explanation:</b> <i>The place has moderate rarity value as an early-mid 20<sup>th</sup> century changing shed.</i>

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> <i>High</i> <b>Explanation:</b> <i>The place is a good example of its type.</i>

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-56</i>
<b>Legal Description</b>	<i>Pt Section 33 Harbour District</i>
<b>Parcel ID</b>	<i>3901523</i>
<b>Thematic Reference</b>	<i>Social/Sea &amp; River</i>
<b>Overall Heritage Significance</b>	<i>High</i>
<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>Building Footprint</i>
<b>Primary Feature of Listing:</b>	<i>1920's Changing Shed</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>None</i>

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>



# Hutt City Council Heritage Inventory Assessment Form



## *H2-57 Logan House (1975)*

*759 Marine Drive, Rona Bay*



*Figure 1: Logan House, also known as 'Windy Point', 759 Marine Drive.*

### 1. Historical Summary<sup>1</sup>

Athfield Architects was established in 1968 by Ian Athfield (1940-2015), who was known for his unique designs which challenged architectural norms and focused on aesthetics which featured bold and experimental forms and dynamic internal spaces. The works of Athfield are recognised nationally, with his affinity for community, context, people, and place. Logan House was one of Athfield's earliest works, designed in a period where he was still refining his eclectic and unique style, before moving on to design more complex community and

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<sup>1</sup> 2008/2011 Inventory Report by Ian Bowman, and 'Athfield Architects' by Julia Gatley



commercial buildings in the 1980's. Athfield served as president of the NZIA, and won over 60 national and international architectural awards during his career, including the NZIA's highest honour - the Gold Medal - in 2004.

The site for Logan House saw construction begin in 1974 with 17,000 bricks delivered to site, some from shops in Newtown and others from Hutt Valley High School. The bricks have a range of markings including the distinctive arrows which indicate prison-made bricks and the marks of Enoch Tonks and Murphy Bros. The house was complete by 1975.



Figure 2: Construction of Logan House.  
Source: Peter Shepherd

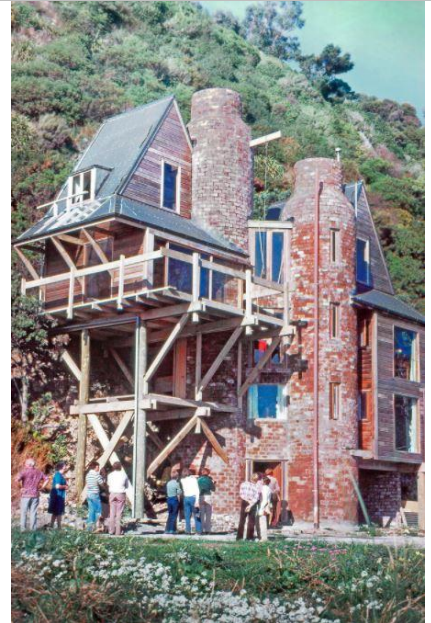


Figure 3: Logan House soon after completion.  
Source: Athfield Book

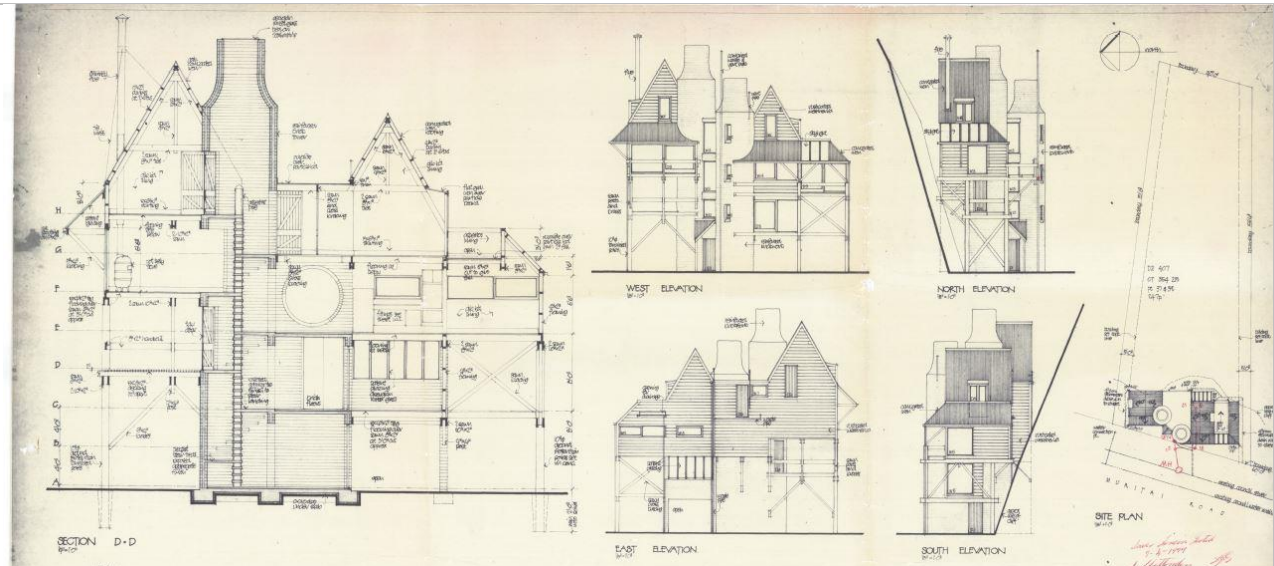


Figure 4: Elevations and site plan for Logan House.  
Source: HCC Archives

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### 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The house is associated with the increase of architecturally designed residences in the 1970's and 1980's.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is associated with Ian Athfield, one of New Zealand's most well-recognised architects.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate social value for its insight to attitudes around residential housing in the late 20 <sup>th</sup> century.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The house demonstrates exceptional architectural value for its embodiments of Ian Athfield's design aesthetics including bold and experimental exterior forms. The design is unique at a national level. Some of Athfield's most notable features are evident – towers, curving walls, slit windows, and a 'hobbit-hole' or 'step-in' library.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> None <b>Explanation:</b> The surroundings of the place have no known significance to the place.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The house demonstrates a high quality of craftsmanship in its design through materiality use, as well as technological prowess in addressing the small site by building upwards.

<sup>2</sup> Criteria taken from GWRC RPS.



<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The place is unchanged since its 1970's construction.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the building was constructed in the late-20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has group value with other Athfield buildings in Lower Hutt, the Wellington region, and New Zealand as a whole. The building is a prominent feature of the streetscape and has landmark value, many tourists stop to photograph the unusual house.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value as a local landmark, and high recognition value to those with an architectural education for its association to well-known and respected architect Ian Athfield.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Exceptional</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The building has exceptional rarity value as a nationally unique design.

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is a good example of an Athfield designed residential dwelling.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-57</i>
<b>Legal Description</b>	<i>Pt Section 37 &amp; 39 Harbour District</i>
<b>Parcel ID</b>	<i>3960617</i>
<b>Thematic Reference</b>	<i>Later Residential</i>
<b>Overall Heritage Significance</b>	<i>Moderate</i>
<b>Importance Level</b>	<i>Regional</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>Property boundaries</i>
<b>Primary Feature of Listing:</b>	<i>1975 Building</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>None</i>

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

# Hutt City Council Heritage Inventory Assessment Form



## *H2-58 Former Eastbourne Post Office (1924)*

148-150 Muritai Road, Eastbourne



Figure 1: The former Eastbourne Post Office, at the corner of Muritai Road and Rimu Street.

### 1. Historical Summary<sup>1</sup>

Following the arrival of the first settler's ships in Wellington harbour in 1840 several settlers and their families move into the Eastern Bays and soon after also in Golan's Valley.

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review

Access to the Wairarapa in the 1840s was around the coast and William 'Okiwi' Brown was the first European to settle in the eastern bays. He provided overnight grazing, and accommodation en route to the Wairarapa. In 1858 Lowry Bay was sold to George Hart, who later bought up much of the land in the Eastern Bays.

The Borough of Eastbourne was established in 1906 with Fred Bolton as its first Mayor. Eastbourne's first Post & Telephone Office was established in 1897 as part of a store at 106 County Road (now 276 Muritai Road). In 1904, an Office & Post Office Savings Bank were opened at the Muritai Park Store. By 1907, it was known as the Eastbourne Post & Telephone Office. In 1915 a new Post Office was built on the corner of County Road (Muritai Road) and Fabian St. This was replaced by yet another Post Office in 1925 – built by the Public Works Department (PWD) - on the corner of Muritai and Rimu Streets, which operated for more than 60 years and finally shut its doors in the late 1980s. The building was opened by the Mayor at the time, H. M. Jones, and the opening ceremony officiated by Sir James Parr.

The Local Posts Act of 1856 and the Post Office Act of 1858 signalled a period of growth for the New Zealand Post Office. The Local Posts Act gave provincial councils the authority to create their own mail services and local Post Offices, while the Government continued to maintain the overland trunk postal routes and the head Post Office in each province. The Post Office Act repealed the Local Posts Act, establishing the Post Office as a separate Government Department, reporting to the Postmaster General, and providing for its administration.

By the end of the 1860s, postal deliveries and private boxes had been introduced, agency services for other government departments were offered at Post Offices, a money order service was available, and the Post Office Savings Bank had opened. The discovery of gold in the South Island and the boom of New Zealand's railway, roads and communication infrastructure as part of Julius Vogel's public works and assisted migration programme in the 1870s did much to facilitate the growth of the postal network. By 1880 there were over 850 post offices. The following year, the merger of the Electric Telegraphs Department with the Post Office Department created the enlarged New Zealand Post and Telegraph Department, which later became the New Zealand Post Office. The New Zealand Post Office entered the twentieth century as a burgeoning government department with over 1,700 branches. The Post Office at Eastbourne was just one of these offices. However, by the end of the 20<sup>th</sup> century with the introduction of email and digital communications, the need for postal services and physical Post Office buildings had declined significantly, causing many Post Offices to close permanently.





Figure 2: The opening of the Eastbourne Post Office, 1925.  
Source: ALHI, ID: AWNS-19250924-53-3

## 2. Physical Description

### 2.1 Setting - Site Description

The former Post Office is located at the corner of Muritai Road – the main thoroughfare through the Eastern Bays – and Rimu Street which is the main commercial street of Eastbourne. As a result, the building is highly visible and well-known by the local community. The surrounding area is a mix of residential and commercial buildings.

### 2.2 Building or Structures<sup>2</sup>

<sup>2</sup> [www.eradesign.co.nz](http://www.eradesign.co.nz) – 'Architectural Eras in New Zealand'

The main front elevation has a typical Georgian symmetry about the centre of the east elevation with windows, entrance, chimneys and roof all symmetrical. The hipped roof clad in Marseille tiles is interrupted by the tall windows which protrude upwards, and extended pillars at each corner of the building. Diagonal herringbone brick patterns are evident in the spaces below the windows, and a stucco rendering has been applied to the main façade, with a brick plinth laid in the running bond style below. A central entrance with brick pillars protrudes from the main face of the building with a pedimented parapet above which supports a balcony at first floor level.

The plan of the two storied office building is rectangular, and the front elevation is symmetrical about the centre where the entry lobby is located. The original plans show the recessed lobby having access to the north to private boxes and access to the public space to the south. Posting boxes were located in the centre of the wall, above which is a window.

The mail room was behind the posting and private boxes area behind/to the west being the exchange. The mail room and exchange has a separate entry from the north. Behind to the west is the post masters office and string room. The rear of the building has the south west corner entry to the first floor of the building. The toilet and wash house were also located at the rear, but separate from the rear entry.. In later drawings the exchange becomes a tearoom and retiring room.

The first floor has the Post Master's accommodation with living room above the mail room, bedrooms and bathroom above the public space and Post Master's office. The kitchen is above the exchange and the scullery is above the north west corner wash house. The accommodation has a balcony over the main entry lobby.

The building is constructed of brickwork with timber floor and roofing framing. The strong room is constructed of reinforced concrete and joinery is shown as steel within a timber frame on the original drawings.

## 2.3 Existing Listing/Scheduling Status

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 and nominated for inclusion in the current Heritage Review by Historic Places Wellington.

## 3. Evaluation<sup>3</sup>

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place is associated with the upgrading of civic buildings in the early-mid 20<sup>th</sup> century as demand for services grew with the population increase.</p>
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> The place is not known to be connected with any particular historic event in history.</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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The place is associated with the Public Works Department – the government organisation responsible for constructing most of New Zealand public architecture and infrastructure in the late 19<sup>th</sup> and early-mid 20<sup>th</sup> century.</p>
	<b>Level of Significance:</b> High

<sup>3</sup> Criteria taken from GWRC RPS.

<b>iv) Social</b> - 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.	<b>Explanation:</b> The place has high social value for its insight into civic building practices and styles in the early 20 <sup>th</sup> century, and for being well-known to the local community.
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<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its Georgian architectural style.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the place have moderate significance as a prominent corner site on the edge of two significant streets.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard technological methods and materials for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The building appears to be relatively unchanged since its 1924 construction.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As the building was constructed in the early-mid 20 <sup>th</sup> century, it has moderate value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has no known group value, but is a prominent feature of the streetscape, giving it landmark value.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - the place has strong or special associations with a particular cultural group or	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate sentimental value for its use as a post office in the early-mid 20 <sup>th</sup> century.

community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value as a well-recognised local landmark.

### 3.4 Tangata Whenua Values<sup>4</sup>

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed
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### 3.5 Rarity

**Moderate**

<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate rarity value as an early-mid 20 <sup>th</sup> century Post Office.
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### 3.6 Representativeness

**High**

<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good example of its type.
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## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-58
<b>Legal Description</b>	Lot 3 DP 1407 and Lot 4 DP 1407
<b>Parcel ID</b>	3915276 and 4062487
<b>Thematic Reference</b>	Early Civic/Commercial
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Building Footprint
<b>Primary Feature of Listing:</b>	1924 Post Office
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

<sup>4</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-59 Hardwick-Smith House (1948)*

*124 Park Road, Belmont*



*Figure 1: Hardwick-Smith House, 124 Park Road, designed by Ernst Plischke.*

# 1. Historical Summary<sup>1</sup>

The house was designed for Mr. and Mrs. H. Hardwick-Smith. John Hardwick-Smith was a psychoanalyst trained in Berlin and had been exposed to Modern Architecture there. He had also read *Design and living*, a publication by Plischke, and was familiar with his work in New Zealand. They wanted a two-bedroom house with the possibility of extending another bedroom later on. The commission from Dr Hardwick-Smith was written on the back of his visiting card which said "Dear Mr. Plischke, it would be very nice if you could build a house for me. Yours, Dr. Hardwick-Smith".

Austrian immigrant Ernst Anton Plischke was a key figure in the introduction of modernism into Wellington architecture in the period following the Second World War. He arrived in Wellington in 1939 after completing his architectural education in Austria and working in both Austria and America for a number of years before departing for New Zealand

After arriving in New Zealand, Plischke, who by this time had an established international reputation, was employed by the Department of Housing Construction as an architectural draughtsman. There he and other European immigrants, such as Fritz Feuer (Frederick Farrar) and Friedrich Neumann (Fred Newman), worked under Gordon Wilson as chief architect on designs for multiple-unit housing blocks to be built by the government in Auckland and Wellington. A personality clash with Wilson led in 1942 to Plischke shifting to become a community planner under Reg Hammond in the same department. In that capacity, Plischke planned the shopping and community centres for the new dormitory suburbs of the Hutt Valley (Naenae, Epuni and Taitā).

In 1947 Plischke, dissatisfied with the government's handling of the Hutt Valley housing developments, resigned from government service and went into partnership with Cedric Firth to capitalise on the demand for Plischke's houses, occasioned by the publication of *Design and living*. From that partnership came stylish houses remarkable for their technical finesse, such as the Giles house in Raumati (designed 1948–49) and the Sutch house in Brooklyn (1953). Plischke designed over 40 private houses and the landmark Massey House (1951–52), an eight-storey office building with a glass curtain wall on Lambton Quay in Wellington, the city's first modern high-rise. From 1957 until 1962 projects were fewer. By 1963 Plischke was working on his own, and when offered the position of professor of architecture at the Academy of Fine Arts in Vienna, gladly accepted and left New Zealand. His work is recognised today as one of the most prominent Modernist architects in New Zealand and was awarded with an honorary fellowship of the NZIA in 1969.

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<sup>1</sup> Ian Bowman, 2011 *Heritage Inventory*; and <https://teara.govt.nz/en/biographies/5p31/plischke-ernst-anton>



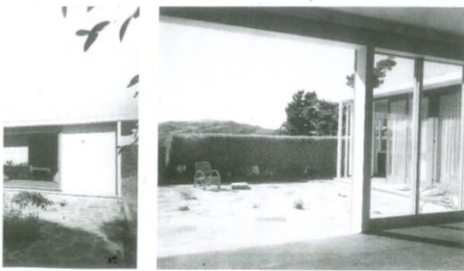
## ND FIRTH' IN WELLINGTON

and Cedric Firth existed for 15 years, from 1948 to the house at 81 Todman Street was for many years both being self-employed in 1948 Plischke used the house as his office. Firth's workshop was on the ground floor. On the first floor was the drawing room. The only really private room was the bedroom. Firth and Plischke had their own joint studio at Lambton

few Zealand were built in the course of his 15-year House (an office building in Wellington, 1951-1957), 1948-1952), the churches of St. Mary's in Taihape (1953-1956), as well as such wonderful private (18), Lang House in Wellington (1948-1954), Watkinson (1956), Henderson House in Alexandra (1950), as (51) and the house for the Sutcliffe family in Wellington (1956) for the New Zealand cooperative milk and meat (5), constitutes the large-scale buildings, while the various subdivisions into houses on the plain and houses on a

Hardwick-Smith House and Lang House, illustrate two different dwelling houses. With the house for Hardwick-Smith, around a courtyard, an L-shaped single-storey house functional outdoor space thanks to a natural hedge. Areas from the bedrooms and with generous areas of garden house as a type.<sup>48</sup> Hardwick-Smith House shows indeed in 1939/40, which Plischke had designed while

different houses in New Zealand the L-shaped plan that neighbours was the important space-shaping element.



4.35 'Plischke & Firth, Architects', Hardwick-Smith House, Wellington, 1948, view of the L-shaped courtyard (PH)

4.36 'Plischke & Firth, Architects', Hardwick-Smith House, Wellington, 1948, view of the courtyard (PH)



4.37 'Plischke & Firth, Architects', Hardwick-Smith House, Wellington, 1948, close-up view. (Photo: A. Samitz, Vienna, 2002)

4.38 'Plischke & Firth, Architects', Hardwick-Smith House, Wellington, 1948, floor plan with options for future extensions indicated (PH; inv. no. 31.537)

4.39 Ernst Plischke, Frankl House, Christchurch, 1939/40. Plischke built his first 'independent' house in New Zealand for the Austrian scientist Otto Frankl and his wife, Margaret. The Frankl family were close friends of Karl and Hannele Popper and Otto Frankl had helped the Plischkes secure an entry permit to New Zealand. (PH)



Figure 2: A scan of a book of the works of Ernst Plischke featuring Hardwick-Smith House.

Source: Ottilinger, E. B., 'Ernst Plischke: The Complete Works : Modern Architecture for the New World', 2004

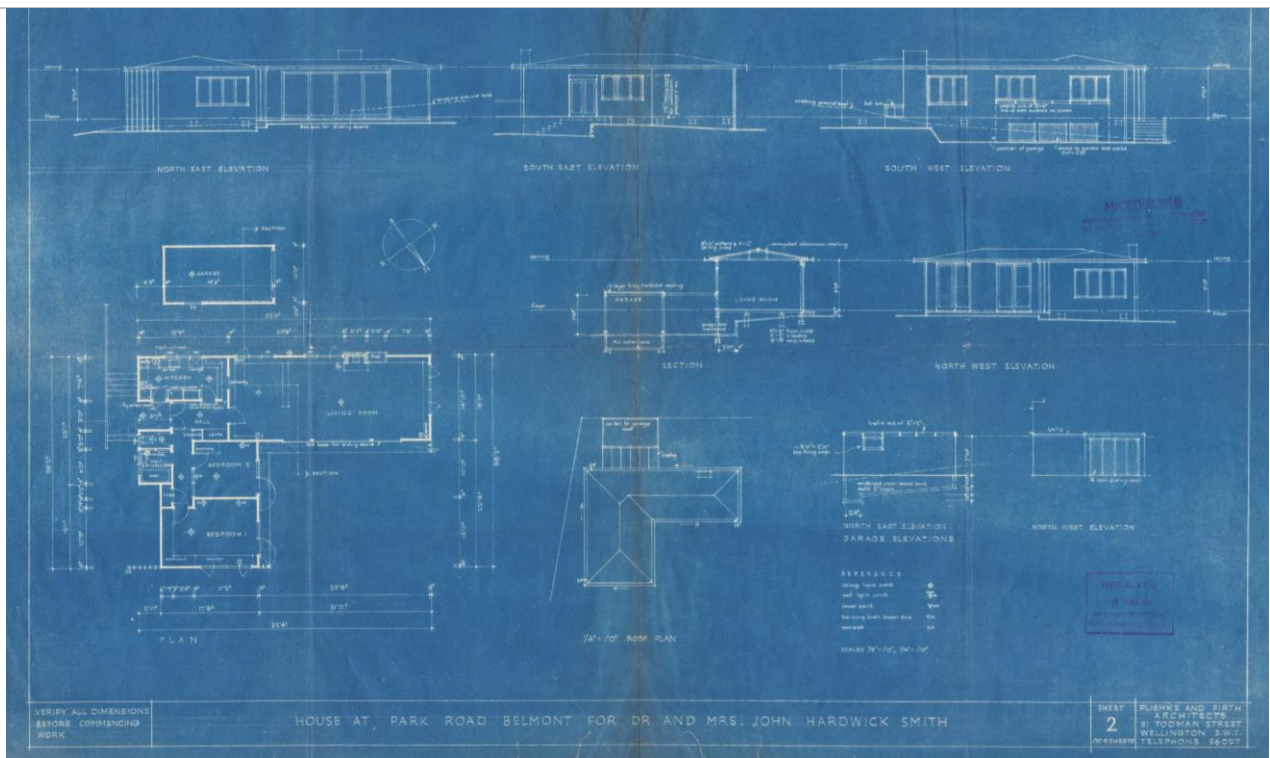


Figure 3: Original plans for Hardwick-Smith House.

Source: HCC Archives





Figure 4: Hardwick-Smith House, undated.  
Source: <http://ernstplischke.blogspot.com/2014/11/i-see-that-hardwick-smith-house-is-on.html>



Figure 5: Aerial of Hardwick-Smith House.

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located at 124 Park Road, Belmont, on the hillside surrounded by vegetation. The surrounding vegetation makes the building very difficult to see from the road. The surrounding area is entirely residential.

### 2.2 Building or Structures

The house is L-shaped in plan. Construction was of metal, lath and plaster over a timber frame enabling both the bedroom and living sections to open out onto a courtyard along almost the entire length through large sliding glass doors. The roof with its carefully calculated overhang was made of aluminium, a new idea since the most common material was corrugated iron. Concealed spouting was recessed in the roof which in the end required the roof to be re-roofed because of the aluminium which had expanded in the heat. Square downpipes carry rainwater of the roof and are placed at the end of each façade and so thus performing both a decorative as well as a practical function. The areas of solid wall are at both ends of the house and to the centre of the right-angle bend of the house. Plischke took great care in creating an almost seamless relationship between interior and exterior by having the width of the beam above the living room windows small and the step down from the interior to the outside is hardly noticeable. The courtyard features irregularly shaped paving stones creating a contrast to the vertical and strong horizontal lines as seen in the house.

### 2.3 Existing Listing/Scheduling Status

The building is not currently scheduled with HCC, nor is it listed with HNZPT. The building was nominated for inclusion in the 2011 Heritage Inventory review.

### 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building is associated with the trend of architecturally designed homes becoming popular in the second half of the 20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable historic events.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is associated with prominent Modernist architect Ernst Plischke.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place provides insight into our understanding of residential building practices and styles in the mid-20 <sup>th</sup> century.
<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> The archaeological value of the site is unknown. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high architectural value for its Modernist style, designed by prominent architect Ernst Plischke.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> None <b>Explanation:</b> The surroundings of the place have no known significance to the place.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building demonstrates traditional construction methods and use of materials for the time period.

<sup>2</sup> Criteria taken from GWRC RPS.

<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> As the building is hidden from view from the streetscape, its authenticity level is unknown.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the place was built in the mid-20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high group value as part of a collection of residential homes built by Plischke.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate recognition value to those with an architectural education as one of Plischke's residential buildings.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate rarity value as one of Plischke's remaining residential homes.

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation: The place is a good representative of its type.</b>

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-59</i>
<b>Legal Description</b>	<i>Lot 1 DP 29955</i>
<b>Parcel ID</b>	<i>3763832</i>
<b>Thematic Reference</b>	<i>Modern Movement/Later Residential</i>
<b>Overall Heritage Significance</b>	<i>Moderate</i>
<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>Property Boundaries</i>
<b>Primary Feature of Listing:</b>	<i>Hardwick-Smith House</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>N/A</i>

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>



# Hutt City Council Heritage Inventory Assessment Form



## *H2-60 Avalon Studios (1975-1979)*

*39-41 Percy Cameron Street, Avalon*



*Figure 1: Avalon Studios tower and associated buildings.  
Source: Keith Bennett Photography*

### 1. Historical Summary

Planning for Avalon began early in the 1960's, soon after the inauguration of television. The project reached completion barely two weeks before the abolition of the New Zealand Broadcasting Company which conceived and brought Avalon to fruition and Television One and the Broadcasting Company of New Zealand inherited it. Previously they had been based in Miramar, yet the growing motion picture production and film processing demands of industry and government alike required a much bigger set up, able to cater for up to an annual expansion of 30%. It was the first custom-built television centre in New Zealand. Former Lower Hutt Mayor John Kennedy-Good apparently convinced the government to put the new scheme in Lower Hutt for the good of local development. The site had previously been occupied by market gardens.

The scheme was designed by architectural firm Thorpe, Cutter, Pickmere and Douglas, a large Auckland based firm who specialised in large commercial projects and hospitals and won a number of awards for their buildings. The final Avalon Studios was the largest purpose-built film and television production facilities in the

Southern Hemisphere at the time with 23,000m<sup>2</sup> of floor space. The total cost of the centre was approximately \$10 million, over which a little over half was spent on buildings and about \$4 million on the electronic equipment. There are three main studios, 8, 9 and 11.

Over the years there have been several alterations/refurbishments to studio's and offices, among them;

2001 add/alterations \$3,950,000

1993 office and film production studios \$450,000

2004 tower subdivision alterations

2005 to entry and reception by Stapleton architects

In 1988 there were 710 employees at Avalon, in 1997 that was about 400 with the rest in Auckland making a total of 1550 employees.

In 1989 TVNZ completed an \$80 million-dollar headquarters in Auckland and shifted its base there.

In April 2012 a consortium, Avalon Holdings, bought the Avalon Studios and in March 2019 an application was lodged to transform the 10-storey Avalon Tower into 61 residential units.



*Figure 2: Model of Avalon Studios.  
Source: Archives NZ*



Figure 3: Aerial of the Avalon Studios site in 1980.  
Source: Stuff.co.nz



Figure 4: Avalon Studios, 1979.  
Source: HCC Archives, ID: ARCH44726-1





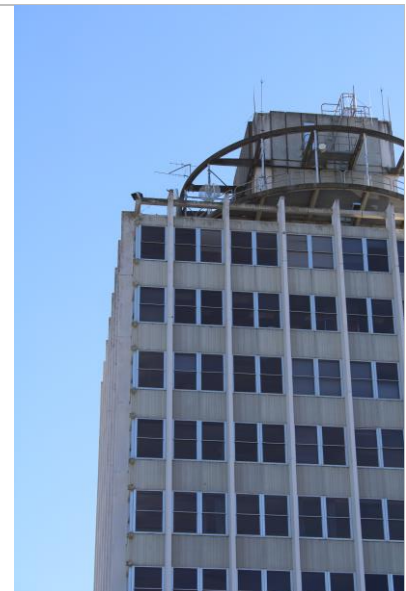
*Figure 5: The cantilevered second floor 'plinth' to Avalon Studios tower.*



*Figure 6: The Avalon Studios, workshops with geometric room forms.*



*Figure 7: The tower (foreground) and the studios (background).*



*Figure 8: Vertical fins and 'crown' structure to the tower block.*

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located in the centre of a large plot of land which is bordered by Percy Cameron Street to the north, Taita Drive to the east, and Harcourt Werry Drive and the Hutt River to the west. The immediate surrounding area is a mix of industrial, residential, and recreational space. Access to the site is facilitated from either Percy Cameron Street or Taita Drive.

### 2.2 Building or Structures



Avalon Studios consist of two main structures, the ten storey concrete tower, and the single storey concrete workshops, both designed in the modernist style. The tower is a rectangular block with a cantilevered second floor at its base which acts as a plinth for the remainder of the building to sit on. There is an emphasis on verticality with elongated fins reaching up the height of the building, offset against raw concrete floor plates with recessed glazing. The flat roof of the tower features a large rectangular block atop it, with circular attachments holding broadcasting equipment giving the tower a 'crown' of sorts. The single storey studios to the south of the tower occupy a massive 8000m<sup>2</sup> site and are also constructed from concrete, with unusual geometric roof forms.

## 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>1</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the increase in popularity of television production in New Zealand after the introduction of regular public television-broadcasting for the first time in 1960's.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with The New Zealand Broadcasting Corporation (NZBC).
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate social value for its insight to attitudes around the entertainment industry in the late 20 <sup>th</sup> century.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation,	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its modernist architectural elements in both the tower and studio

<sup>1</sup> Criteria taken from GWRC RPS.

<i>period, craftsmanship or other architectural values.</i>	<i>buildings, especially the use of raw concrete and rectilinear streamlined forms.</i>
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the place are somewhat important to understanding the significance to the place.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its use of standard materials and construction methodologies for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is relatively unchanged since its 1970's construction.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the building was constructed in the late-20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The place has no known group value but is a very prominent feature of the streetscape and has landmark value as one of the tallest buildings in Lower Hutt – visible from a long distance away from the site itself.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate sentimental value as a well-known building connected to the influential entertainment industry for decades.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value as a local landmark.

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> High <b>Explanation:</b> The building has high rarity value as a large-scale custom-built production studio.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good example of modernist architecture.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-60
<b>Legal Description</b>	Lot 1 DP 448979 and Lot 10 DP 351803
<b>Parcel ID</b>	7364079 and 6785983
<b>Thematic Reference</b>	Modern Movement/Commercial
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Primary Feature of Listing:</b>	Tower Building & Studios
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



4.2 Site Extent

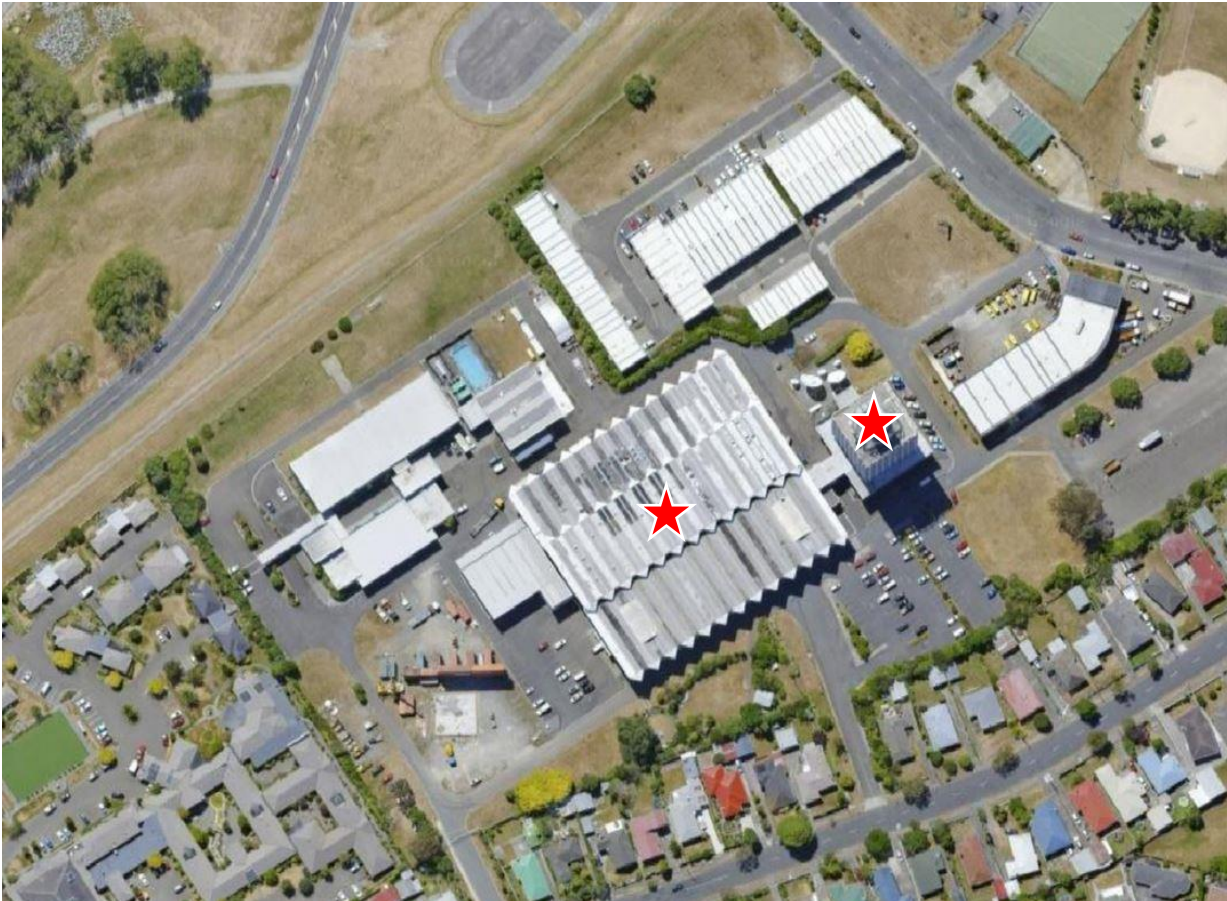


Figure 9: Aerial of the site with heritage buildings indicated.

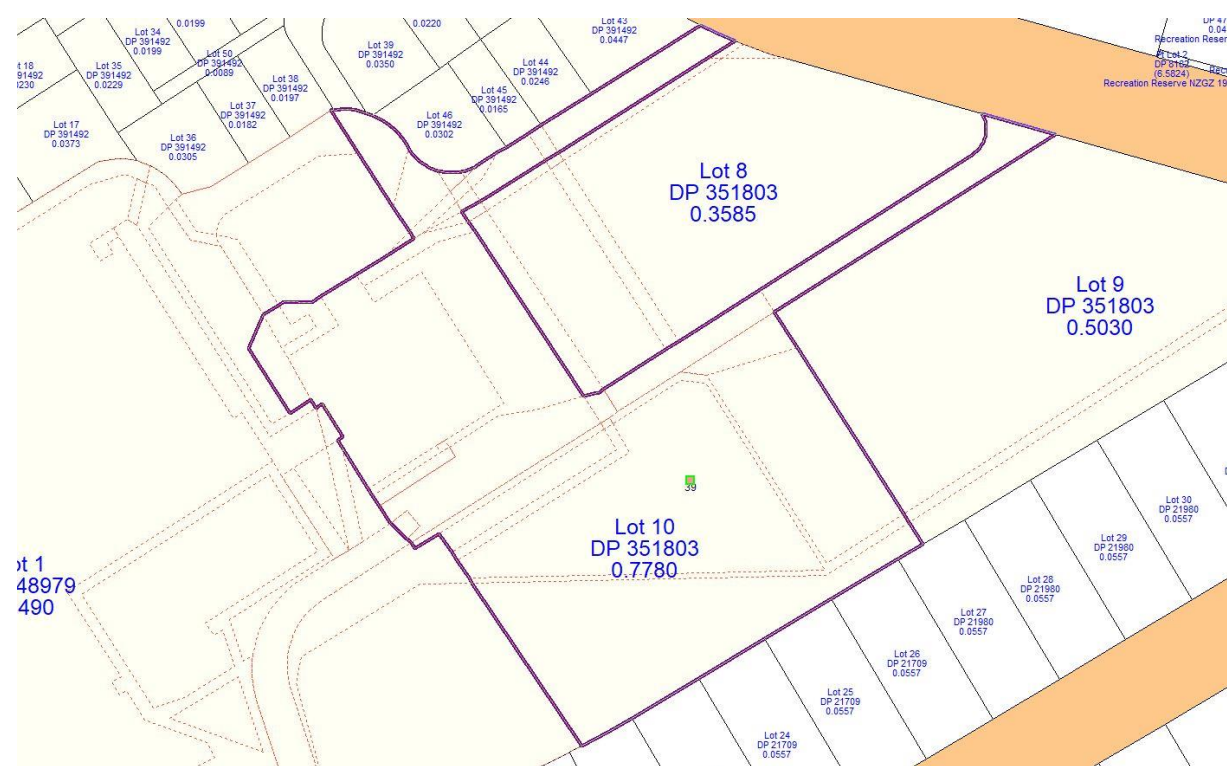


Figure 10: Map showing the property site – 39 Percy Cameron Street.



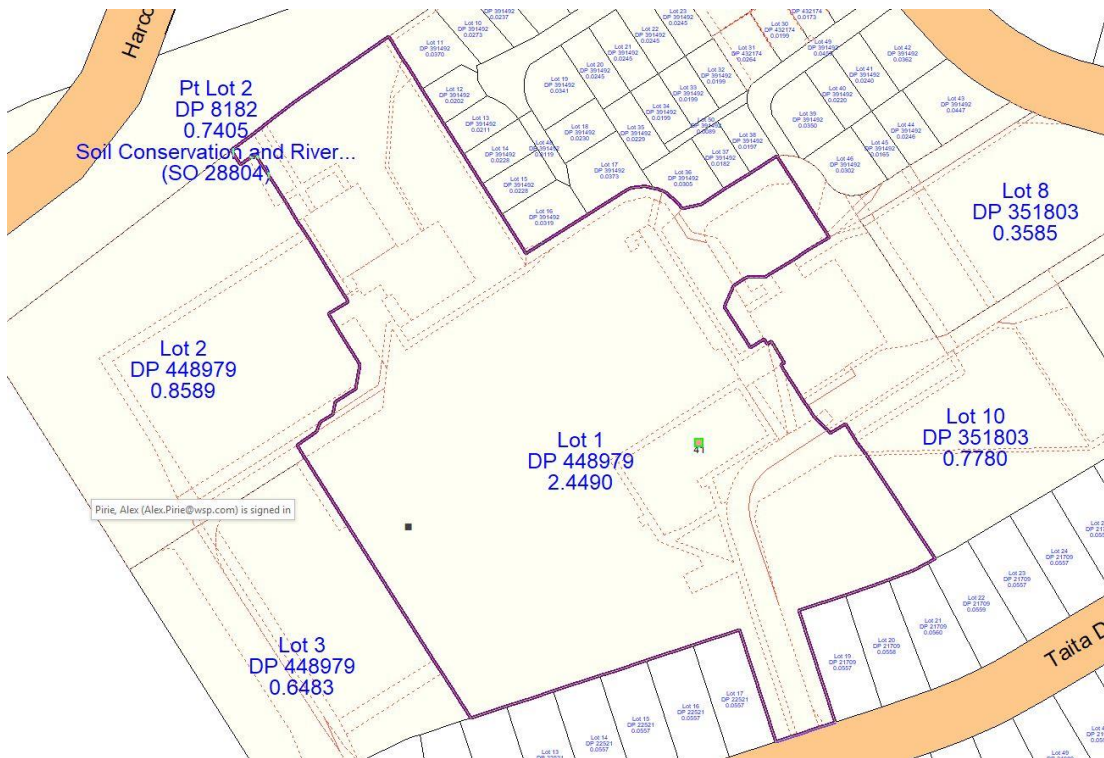


Figure 11: Map showing the property site – 41 Percy Cameron Street.

**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-61 Rato Rosanna Home, Hayward House (1906)*

38 Tyndall Street, Waiwhetu



Figure 1: 38 Tyndall Street, known as the Rato Rosanna Home and Hayward House.  
Source: Sothesby's

# 1. Historical Summary<sup>1</sup>

This large homestead was constructed in 1906 by Frederick De Jersey Clere in a unique interpretation of the Stick and Queen Anne styles for Harry M. Hayward. The name 'Rato' was given to this house by the Haywards after its view of the setting sun.

Hayward was a well-known Wellington Importer born in Somersetshire, England. As the representative of several British manufacturing firms he established his business head office in Wellington in the late 1870s. During the 1880s he became the Managing Director of the Melrose Estate for his Father-in-law Mr. George Luxford. The nearby street Hayward Terrace, off which Tyndall Street branches, is named after him.

De Jersey Clere was one of Wellington's, and New Zealand's, best known architects - highly regarded for his success in marrying European styles to New Zealand conditions. He designed large country homes, such as Overton near Marton, and many houses in Wellington. His surviving commercial buildings include Wellington's AMP building and two harbour board buildings on Queen's Wharf, Wellington. Clere is chiefly known, however, for the more than 100 churches he designed as architect to the Wellington Anglican diocese from 1883. Until 1904 these were of timber and were mostly in country districts; they are exemplified by St John's in Feilding. For urban churches on a larger scale Clere made increasing use of brick, as at All Saints' in Palmerston North, and ferro-concrete, notably for St Mary's in Karori, St Matthew's in Hastings, St Mary of the Angels in Wellington, and St Andrew's in New Plymouth. About 85 of these churches are still standing today. Clere was elected an associate of the Royal Institute of British Architects in 1882 and a fellow in 1886; he was honorary New Zealand secretary for many years. He resigned from the institute only in 1948 at the age of 92. Clere also served as president of the Wellington District Branch of the Association of Architects, and was a foundation member, treasurer and later a fellow of the New Zealand Institute of Architects. Clere was awarded the King George V Silver Jubilee Medal in 1935.

In 1954 19 acres and buildings, including the Homestead, of the Hayward Estate was sold to the Order of St. John of God for £26,450 and used thereafter for a range of uses, including a convent, a hostel, and a home for unmarried mothers – by which time the Good Shepherd Convent had assumed ownership of the property in 1966. The property was bought by a private owner in 1989.

In 1995 the house was extended to the north the designs for which were completed by Ian Bowman, architect and conservator.



Figure 2: 38 Tyndall Street prior to modification, 1953.

Source: ATL, ID: Pan-0176-F

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<sup>1</sup> Ian Bowman, 2008/2011 *Heritage Inventory Review*; and Maclean, Susan, 'Clere, Frederick De Jersey'; *Te Ara* 1993





*Figure 3: Frederick De Jersey Clere, 1936.  
Source: Te Ara*



*Source: Hamish M. Hayward.  
Source: Te Ara*



*Figure 4: Aerial of the property.  
Source: Sothesby's*



*Source: The street facing elevation of 38 Tyndall Street.  
Source: Sothesby's*

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located at the top end of Tyndall Street, at the highest point on the hill backed by surrounding bushland – making it highly visible and imposing to the surrounding streetscape. The surrounding buildings are entirely residential.



## 2.2 Building or Structures<sup>2</sup>

The building can be described as an unusual combination of the Stick and Queen Anne styles. The Queen Anne style of architecture was popular in New Zealand between the 1880s and the early 1900s. It was thought to be the most eclectic style of the Victorian era and was based on a premise of decorative excess and variety. There was little attempt to stay true to any one architectural style, instead this style displayed a combination of various forms and stylistic features borrowed from the earlier parts of the Victorian and Romantic eras. In New Zealand the style is mostly seen in residential rather than public buildings, and often in grand manor houses. The Stick style was a late-19th-century American architectural style, transitional between the Carpenter Gothic style of the mid-19th century, and the Queen Anne style that it had evolved into by the 1890s. It is named after its use of linear "stickwork" (overlay board strips) on the outside walls to mimic an exposed half-timbered frame.

The building is two storeyed with a basement and extensive garaging to the east has a central front entry accessed by a central expansive stair, to an open verandah. The verandah gives access to the wide central entrance and stair hall with a large living room to the east and a formal dining room to the west. Behind the dining is the kitchen and laundry and opposite behind the main living is a family living room. Prior to the 1995 additions, a faceted bay window gave access onto the triple garage roof balcony. The first floor is accessed from the central stair hall leading to two large bedrooms at the front of the house with a dressing room off the north east bedroom. The dressing room and two front bedrooms have doors onto the first floor verandah, immediately above the ground floor entry verandah. Behind both large bedrooms are two smaller bedrooms with a smaller bedroom on the south east corner and opposite is a bathroom, toilet and at the very rear of the house is an extension housing the linen cupboard.

In 1995 the ground and first floor east bay window was enclosed with large conservatory with a new deck at the rear of the house giving access from the conservatory to the rear stair hall and linen cupboard. Another bedroom was constructed behind the bathroom and the bathroom and toilet were reconfigured.

The house is timber framed and has timber weatherboards and joinery and corrugated steel roofing.

At the time of the site visit (May 2021) the back of the property was being developed into a series of townhouses.

## 2.3 Existing Listing/Scheduling Status

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 and nominated for inclusion in the current Heritage Review by Historic Places Wellington.

## 3. Evaluation<sup>3</sup>

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with the residential development of the Lower Hutt area in the early 20 <sup>th</sup> century, particularly the building of large manor houses for prominent businessmen.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to relate to any particular historic event in history.

<sup>2</sup> [www.eradesign.co.nz](http://www.eradesign.co.nz) – 'Architectural Eras in New Zealand'

<sup>3</sup> Criteria taken from GWRC RPS.

<p><b>iii) People</b> - 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.</p>	<p><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The place is associated with well-known businessman Hamish M. Hayward, and prominent architect Frederick De Jersey Clere.</p>
<p><b>iv) Social</b> - 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.</p>	<p><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The place has high social value for its insight to large-scale residential building practices and styles in the early 20<sup>th</sup> century, and for its association with various religious groups from the mid-late 20<sup>th</sup> century.</p>

<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its unusual combination of Queen Anne and Stick styles. A high level of craftsmanship is evident in the houses design features.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the place have moderate significance as a large property, but this has since been subdivided and is being developed for townhouses.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high technological value for its level of craftsmanship.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The exterior of the building is mostly intact, and the original form of the building can still be read, however the building has undergone extensions and modifications in the 1990's.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> High <b>Explanation:</b> As the building was constructed in the early-20 <sup>th</sup> century, it has high value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has group value as one of De Jersey Clere's many large-scale homesteads, and is a prominent feature of the streetscape, giving it landmark value.

<b>3.3 Social Values</b>	
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high sentimental value for its use as a religious convent for many years in the mid-late 20 <sup>th</sup> century.
	<b>Level of Significance:</b> High

<b>ii) Recognition</b> - 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.	<b>Explanation:</b> The place has high recognition value as a well-recognised local landmark.
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### 3.4 Tangata Whenua Values<sup>4</sup>

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed
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<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high rarity value as an unusual combination of the Queen Anne and Stick styles, and as an intact early 20 <sup>th</sup> century homestead on a large site.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-61
<b>Legal Description</b>	Lot 1 DP 555147
<b>Parcel ID</b>	8148258
<b>Thematic Reference</b>	Early Settlement
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property boundaries
<b>Primary Feature of Listing:</b>	1906 Homestead
<b>Non-Contributing Fabric/Exclusions:</b>	1990's renovations
<b>Other Notes:</b>	None

<sup>4</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-62 Eastlake Residence (1909)*

99 Victoria Street, Alicetown



Figure 1: 99 Victoria Street, Alicetown, designed in the unusual Eastlake style.

### 1. Historical Summary<sup>1</sup>

In 1901, the 24 or more acres of land on which this site was situated were owned by Edward Joshua Riddiford, sheep farmer. Riddiford, known locally as 'King' Riddiford, also owned extensive tracts of land in

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review

Wairarapa (including the Orongorongo, Te Awaite, Glenburn and Tablelands sheep runs), Hutt County and Manawatu as well as urban land in Lower Hutt and Wellington. After he died in 1911, the Alicetown land was inherited by family members. At this time his entire estates were worth a total of £584,622.

Riddiford had begun subdividing these 24 acres in 1906. Te Mome (meaning 'the sucker') was so named because of the sucking sounds that came from the waterlogged ground of the Te Mome Swamp on the western side of Alicetown. Probably Riddiford, or else some previous owner, drained the land to improve its value and make it habitable. In 1907 a 'Plan of Subdivision of Te Mome Estate Lower Hutt' was received by Hutt Borough Council and in 1908 deposited under the number 1984. It was a massive subdivision of about 160 lots that ran along both sides of Te Mome Road and Tui, Moa and Kiwi Streets. After E.J. Riddiford died, family members who inherited the land carried on selling until at least 1925. The house on the corner of Te Mome Road and Victoria Street (number 99) was built on Lot 40 of Te Mome Estate.

Cornelius McManus gained a building permit to construct the house at 99 Victoria Street on 29 March 1909. The value of the work was £600. Cornelius McManus was a hotel keeper. The Te Aroha News of 2 June 1884 records him renewing his license for the Oxford Hotel at Oxford, Canterbury. By 1889 he had moved to the West Coast. When he purchased Lot 40 on Deposited Plan 1984 Pt Section 20 Hutt District in 1908, Cornelius McManus still described himself as a hotel keeper. By this time, he must have been reasonably affluent to have been able to spend £600 on building his house, rather more than others being built simultaneously in Alicetown. James McManus (presumably a son of Cornelius), who became co-owner in 1948, was a Catholic Priest of Palmerston North. The other owner, Margaret McManus, was a widow. The house remained in the hands of various members of the McManus family for more than 70 years, and the sentimental value attached to the McManus home may have contributed to its near perfect state of preservation.



Figure 2: 99 Victoria Street at the corner of the intersection.



Source: An example of the Eastlake Style in California, USA.

Source: *Lovely Old Homes*.

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located at the corner of Te Mome Road and the main thoroughfare, Victoria Street, in Alicetown. As a result, it is highly visible to its surroundings. The surrounding buildings are residential on the western side of the street, and commercial on the eastern side of the street.

### 2.2 Building or Structures

The building can be described as a single storey corner villa designed in the Eastlake style, most prolific in the United States – particularly in California - and unusual in New Zealand. The Eastlake Movement was a nineteenth century architectural and household design reform movement started by British architect and writer



Charles Eastlake (1836–1906) which is broadly considered to be part of the Queen Anne style of Victorian architecture generally. The style focused on high levels of craftsmanship with ornate and complex designs, with bright colour schemes that emphasized the contrast between the lighter colours of the ornate details and the darker colours of the main building structure.

The house at 99 Victoria Street has ornate carved and turned scrollwork on the gables and verandah, shaped shingles behind the ornamental scrollwork on the gables, spindle work on the verandah, a false verandah under a projecting main roof/gable on the Victoria Street/Te Mome Road corner, and fan shaped elaborately scroll worked brackets on the top of turned verandah posts. There are three coloured cast glass lights above each double hung window. Many coloured cast glass lights also decorate the glass panes set into both ends of the front verandah.

## 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>2</sup>

3.1 Historic Values	Moderate
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place is associated with the residential development of the Lower Hutt area in the early 20<sup>th</sup> century, with the building of more elaborate houses as materials and machinery started to become more widely available.</p>
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> The place is not known to be connected with any particular historic event in history.</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><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> The place is not known to be associated with any individuals or organisations of historic importance.</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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place has moderate social value for its insight to residential building practices and styles in the early 20<sup>th</sup> century.</p>
3.2 Physical Values	High
<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><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.</p>

<sup>2</sup> Criteria taken from GWRC RPS.



<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The place demonstrates exceptional architectural value for its unusual Eastlake design, which has been kept in a 'near perfect' state of preservation by generations of the same family. A very high level of craftsmanship is evident in the houses design features.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the place have moderate significance as a prominent street corner.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high technological value for its high level of craftsmanship.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The exterior of the building appears entirely intact, giving the place exceptional integrity value.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As the building was constructed in the early-20 <sup>th</sup> century, it has moderate value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has no known group value but is a prominent feature of the streetscape and has landmark value.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high sentimental value for its ongoing preservation and residence for generations of the McManus family.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value as a well-recognised local landmark.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed
<b>3.5 Rarity</b>	<b>High</b>
<i>i) Rarity - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> Eastlake style residences are uncommon in New Zealand, giving the place high rarity value.
<b>3.6 Representativeness</b>	<b>Exceptional</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The place is an exceptional example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-62
<b>Legal Description</b>	Lot 40 DP 1984
<b>Parcel ID</b>	3882929
<b>Thematic Reference</b>	Early Settlement
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Primary Feature of Listing:</b>	1909 Eastlake Dwelling
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-63 Former Philips Factory (1957)*

32 Vogel Street, Naenae



Figure 1: The former Philips Factory, now occupied by Resene.

### 1. Historical Summary<sup>1</sup>

With post-war technical expansion on such a colossal scale, Philips were impelled to prepare for enlargements of their New Zealand manufacturing facilities. During the visit to this country of Ir. F. J. Philips in December 1951, arrangements were made for the acquisition of a six-acre site at Nae Nae, in the Hutt Valley, about twelve miles from the capital city. On this has since been erected the most modern electronic manufacturing centre in New Zealand. Already the first premises are proving inadequate, so that work is now

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<sup>1</sup> Philips in New Zealand Centenary Book, and 2008/2011 Inventory Report by Ian Bowman

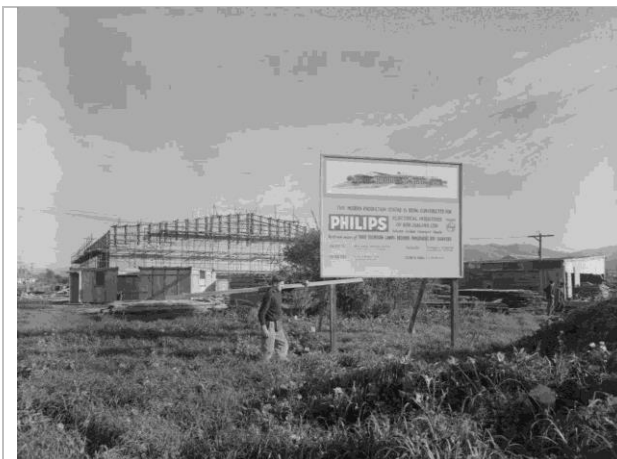
proceeding on a "second instalment" of buildings on this excellent site at Nae Nae. In the course of the first twenty years Philips production facilities several times proved inadequate and by the early 1950's it was obvious that a new major factory was called for.

As the Nae Nae area was then only in course of development, full use was made of the town planning services of the Lower Hutt City Corporation to ensure that the siting and surroundings combined to achieve an acceptable uniformity of design. In this connection Mayor Dowse and the Council gave every possible assistance. An examination of possible sites with Mr. P. Dowse, Mayor of Lower Hutt, and a team of technical experts led them to recommend that the factory be built in Nae Nae and as a result of negotiations initiated by Mr. Philips, a site of six acres was purchased close to Nae Nae railway station in the centre of a rapidly expanding residential area. The plans for an extensive group of buildings were prepared by Architects Gray Young Morton and Calder, and the first section was completed in 1956 when manufacturing operations were transferred from Wakefield Street, Wellington. After the delays inherent in new building projects, the official opening in April, 1958, was performed by the Rt. Hon. Walter Nash, Prime Minister of New Zealand, and for over thirty years parliamentary representative for the Hutt constituency in which the factory is situated.

Philips Electronic Centre, after its initial first years, is now setting the pace for the further development of New Zealand and of the Hutt Valley. It provides employment for several hundred people in a most modern, heat-conditioned building where all possible amenities are provided by the management.

The main plans for the factory were submitted in 1955 at the estimated cost of 165,000 pounds. The builders were W. M. Angus Ltd., and the engineers Edwards & Clendon. New Zealand's first Electronic Centre was opened by Philips on April 12<sup>th</sup>, 1958 as part of Plischke's planned industrial zone. At the beginning there were about 300 employees, but an expansion of space ultimately allowed for 500 employees. Anything from electric shavers to television sets was produced here.

From the late 1980, Philips moved away from manufacturing and concentrated instead on importation and distribution. Head office activities were relocated to Auckland in 1991. It was leased to Backhouse Interiors and vacant for a year before being put on the market. In 1992 Resene Paints Limited bought the property for \$1.6 million to use for manufacturing paint. When Resene took over the building several alterations and additions followed to accommodate for the different activities within the building. These included a new entry in 1992, and a head office mezzanine in 1993 both designed by Craig, Craig Moller.



*Figure 2: Construction of the Philips Workshop in Naenae, 1956/1957.*

*Source: ATL, ID: 1-2-213165-F*



*Figure 3: Aerial showing the completed workshops, undated.*

*Source: Philips in New Zealand Centenary Book*





Figure 4: The completed workshops, undated.  
Source: ATL, ID: 1-2-213167-F



Figure 5: The completed workshops, undated.  
Source: ATL, ID: 1-2-213166-F



Figure 6: The completed workshops, undated.  
Source: Philips in New Zealand Centenary Book



Figure 7: The completed workshops, undated.  
Source: Philips in New Zealand Centenary Book



Figure 8: The interior of the completed workshops, undated.  
Source: Philips in New Zealand Centenary Book



Figure 9: The workshops after acquisition by Resene, 1990's.  
Source: Ian Bowman

## 2. Physical Description

### 2.1 Setting - Site Description

The factory building is located on the western side of Vogel Street in Naenae. The building is set back from the road, giving the building an air of grandness and importance established by the large open space to its frontage. The surrounding buildings are primarily industrial to the western side of the street, with a collection of recreational areas on the eastern side of the street.

## 2.2 Building or Structures

The factory is a long, rectangular building approximately 70 metres long and 12 metres wide – with the elongated elevation facing the street at an angle. A larger square building is located behind the elongated main building which faces the street. The building is two-storeyed, and constructed using brick in the modernist style, using streamlined linear forms with vertical pilasters spaced evenly across the façade and a centralised protruding block indicating the main entrance. In particular, the Phillips factory is a good example of Functionalist design, with associated features such as long, rectangular, low scale wings, with multiple bays of glazing.

## 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>2</sup>

3.1 Historic Values	High
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> High <b>Explanation:</b> The factory is associated with the building boom in the 1940's-1950's in Lower Hutt tied to the new housing suburbs being created which in turn boosted industrial building in the area.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with Philips, a well-known and respected international electrical manufacturer, and Prime Minister Walter Nash.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high social value for its significance to the hundreds of workers who were employed at the factories during their operation.
3.2 Physical Values	High
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.

<sup>2</sup> Criteria taken from GWRC RPS.

information about the human history of the district, region or nation.	
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The factory has high architectural value for its intact Modern Movement design elements and overall architectural style.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the factory have moderate significance to the place.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The factories utilised standard technology and construction materials and methodologies for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> Other than aesthetic modifications made by Resene when the building was acquired in the 1990's, the building appears to have retained its original form, giving it high integrity.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the building was constructed in the mid-20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has no known group value, but is a prominent feature of the streetscape and therefore has some landmark value.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The factory has moderate sentimental value for the hundreds of workers who were employed by the factory during its operation.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The factory has high recognition value as it is well known by the local community and contributes to a sense of shared history and identity in the Naenae area.

### 3.4 Tangata Whenua Values<sup>3</sup>

*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:** The building has moderate rarity value as a modernist style factory building.

### 3.6 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 typology.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-63
<b>Legal Description</b>	Lot 1 DP 64638
<b>Parcel ID</b>	4052190
<b>Thematic Reference</b>	Commercial/Modern Movement
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Building footprint
<b>Primary Feature of Listing:</b>	1957 Factory Building
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



## 4.2 Site Extent



Figure 10: Aerial of the site with heritage buildings indicated.

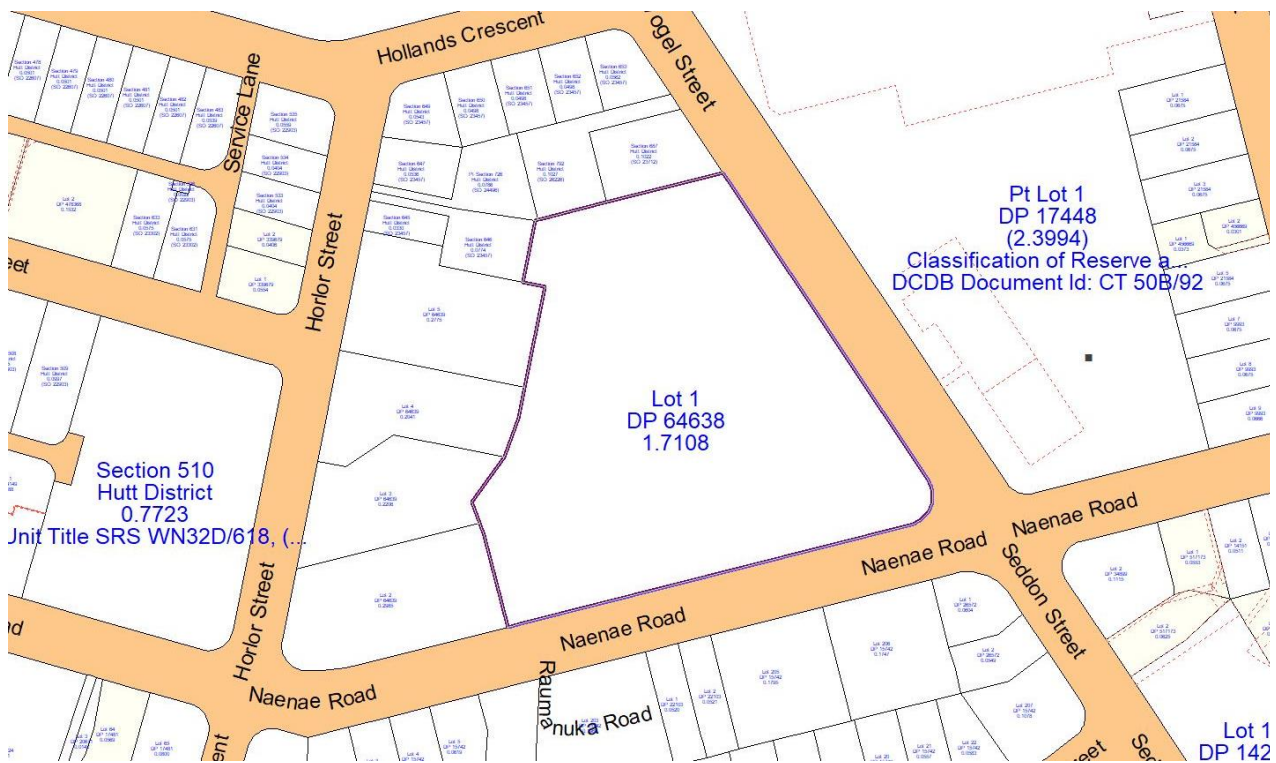


Figure 11: Map of the entire property site.

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-64A Terracrete House (1958)*

*44 Wainuiomata Road, Wainuiomata*



*Figure 1: 44 Wainuiomata Road, one of six Terracrete Houses built in 1958.*

Please see the Terracrete Houses Historic Area Assessment form for all available information regarding the six Terracrete houses as a group. The history, description, and assessment of each building is practically identical.

### Scheduling Details

<b>Unique Identifier</b>	H2-64A
<b>Legal Description</b>	Lot 25 DP 18848
<b>Parcel ID</b>	4063577
<b>Thematic Reference</b>	State Housing
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	None
<b>Recommended Changes</b>	HCC Appendix 2
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Interiors Included?</b>	N/A
<b>Primary Feature of Listing:</b>	1958 Dwelling
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A



**Report Dated:** November 2023

**Issue Status:** For Public Engagement

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-64B Terracrete House (1958)*

*46 Wainuiomata Road, Wainuiomata*



*Figure 1: 46 Wainuiomata Road, one of six Terracrete Houses built in 1958.*

Please see the Terracrete Houses Historic Area Assessment form for all available information regarding the six Terracrete houses as a group. The history, description, and assessment of each building is practically identical.

### Scheduling Details

<b>Unique Identifier</b>	<i>H2-64B</i>
<b>Legal Description</b>	<i>Lot 24 DP 18848</i>
<b>Parcel ID</b>	<i>3822279</i>
<b>Thematic Reference</b>	<i>State Housing</i>
<b>Overall Heritage Significance</b>	<i>High</i>
<b>Importance Level</b>	<i>Regional</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>HCC Appendix 2</i>
<b>Extent of Place/Listing</b>	<i>Property Boundaries</i>
<b>Interiors Included?</b>	<i>N/A</i>
<b>Primary Feature of Listing:</b>	<i>1958 Dwelling</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>N/A</i>

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-64C Terracrete House (1958)*

*48 Wainuiomata Road, Wainuiomata*



*Figure 1: 48 Wainuiomata Road, one of six Terracrete Houses built in 1958.*

Please see the Terracrete Houses Historic Area Assessment form for all available information regarding the six Terracrete houses as a group. The history, description, and assessment of each building is practically identical.

### Scheduling Details

<b>Unique Identifier</b>	H2-64C
<b>Legal Description</b>	Lot 23 DP 18848
<b>Parcel ID</b>	4063576
<b>Thematic Reference</b>	State Housing
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	None
<b>Recommended Changes</b>	HCC Appendix 2
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Interiors Included?</b>	N/A
<b>Primary Feature of Listing:</b>	1958 Dwelling
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-64D Terracrete House (1958)*

50 Wainuiomata Road, Wainuiomata



Figure 1: 50 Wainuiomata Road, one of six Terracrete Houses built in 1958.

Please see the Terracrete Houses Historic Area Assessment form for all available information regarding the six Terracrete houses as a group. The history, description, and assessment of each building is practically identical.

### Scheduling Details

<b>Unique Identifier</b>	H2-64D
<b>Legal Description</b>	Lot 22 DP 18848
<b>Parcel ID</b>	3982692
<b>Thematic Reference</b>	State Housing
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	None
<b>Recommended Changes</b>	HCC Appendix 2
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Interiors Included?</b>	N/A
<b>Primary Feature of Listing:</b>	1958 Dwelling
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-64E Terracrete House (1958)*

*52 Wainuiomata Road, Wainuiomata*



*Figure 1: 52 Wainuiomata Road, one of six Terracrete Houses built in 1958.*

Please see the Terracrete Houses Historic Area Assessment form for all available information regarding the six Terracrete houses as a group. The history, description, and assessment of each building is practically identical.

### Scheduling Details

<b>Unique Identifier</b>	<i>H2-64E</i>
<b>Legal Description</b>	<i>Lot 21 DP 18848</i>
<b>Parcel ID</b>	<i>4039424</i>
<b>Thematic Reference</b>	<i>State Housing</i>
<b>Overall Heritage Significance</b>	<i>High</i>
<b>Importance Level</b>	<i>Regional</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>HCC Appendix 2</i>
<b>Extent of Place/Listing</b>	<i>Property Boundaries</i>
<b>Interiors Included?</b>	<i>N/A</i>
<b>Primary Feature of Listing:</b>	<i>1958 Dwelling</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>N/A</i>

**Report Dated:** November 2023

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-64F Terracrete House (1958)*

*54 Wainuiomata Road, Wainuiomata*



*Figure 1: 54 Wainuiomata Road, one of six Terracrete Houses built in 1958.*

Please see the Terracrete Houses Historic Area Assessment form for all available information regarding the six Terracrete houses as a group. The history, description, and assessment of each building is practically identical.

### Scheduling Details

<b>Unique Identifier</b>	<i>H2-64F</i>
<b>Legal Description</b>	<i>Lot 20 DP 18848</i>
<b>Parcel ID</b>	<i>3798212</i>
<b>Thematic Reference</b>	<i>State Housing</i>
<b>Overall Heritage Significance</b>	<i>High</i>
<b>Importance Level</b>	<i>Regional</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>HCC Appendix 2</i>
<b>Extent of Place/Listing</b>	<i>Property Boundaries</i>
<b>Interiors Included?</b>	<i>N/A</i>
<b>Primary Feature of Listing:</b>	<i>1958 Dwelling</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>N/A</i>

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-65 Winn House (1959-1962)*

*45 Walter Road, Lowry Bay*



*Figure 1: Winn House, 45 Walter Road, designed by Ernst Plischke.*

### 1. Historical Summary<sup>1</sup>

The Winn Family purchased a section in Lowry Bay in the late 1950's and commissioned prominent Modernist architect Ernst Plischke to design a house for them. The Winn Family had connections to the Vance family, for whom Plischke had previously designed a house for. Around the same time, Plischke began a new architectural partnership with Robert Fantl, who designed the pool at the Winn House. The Winn House was last domestic building designed by Plischke in New Zealand.

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<sup>1</sup> Ian Bowman, 2011 *Heritage Inventory*; and <https://teara.govt.nz/en/biographies/5p31/plischke-ernst-anton>



Alterations to Winn House were made in 1967 by Plischke's new partner, Robert Fantl, when the Winn's were still in ownership of the property. Another round of additions in the form of a new conservatory were made in 1987 by Thomas Lowe Architects when the house was owned by a Mr. R. Tokero.

Austrian immigrant Ernst Anton Plischke was a key figure in the introduction of modernism into Wellington architecture in the period following the Second World War. He arrived in Wellington in 1939 after completing his architectural education in Austria and working in both Austria and America for a number of years before departing for New Zealand.

After arriving in New Zealand, Plischke, who by this time had an established international reputation, was employed by the Department of Housing Construction as an architectural draughtsman. There he and other European immigrants, such as Fritz Feuer (Frederick Farrar) and Friedrich Neumann (Fred Newman), worked under Gordon Wilson as chief architect on designs for multiple-unit housing blocks to be built by the government in Auckland and Wellington. A personality clash with Wilson led in 1942 to Plischke shifting to become a community planner under Reg Hammond in the same department. In that capacity, Plischke planned the shopping and community centres for the new dormitory suburbs of the Hutt Valley (Naenae, Eponi and Taitā).

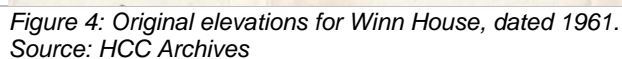
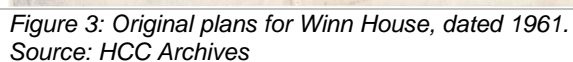
In 1947 Plischke, dissatisfied with the government's handling of the Hutt Valley housing developments, resigned from government service and went into partnership with Cedric Firth to capitalise on the demand for Plischke's houses, occasioned by the publication of *Design and Living*. From that partnership came stylish houses remarkable for their technical finesse, such as the Giles house in Raumati (designed 1948–49) and the Sutch house in Brooklyn (1953). Plischke designed over 40 private houses and the landmark Massey House (1951–52), an eight-storey office building with a glass curtain wall on Lambton Quay in Wellington, the city's first modern high-rise. From 1957 until 1962 projects were fewer. By 1963 Plischke was working on his own, and when offered the position of professor of architecture at the Academy of Fine Arts in Vienna, gladly accepted and left New Zealand. His work is recognised today as one of the most prominent Modernist architects in New Zealand and was awarded with an honorary fellowship of the NZIA in 1969.



Figure 2: A scan of a book of the works of Ernst Plischke featuring Winn House.

Source: Ottilinger, E. B., *Ernst Plischke: The Complete Works: Modern Architecture for the New World*, 2004





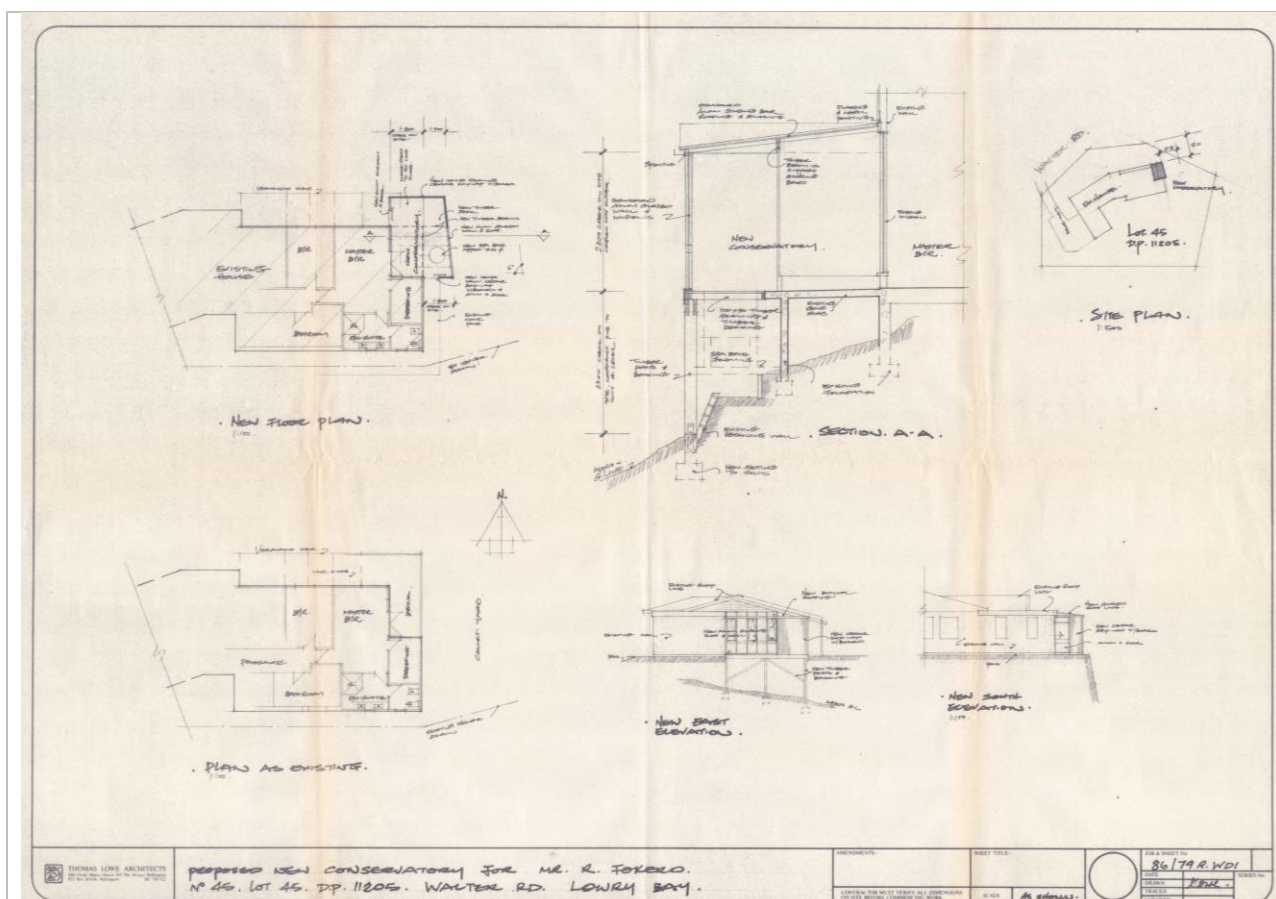


Figure 5: Alterations to Winn House by Thomas Lowe, dated 1987.  
Source: HCC Archives



Figure 6: Winn House, 1965.  
Source: ATL 1-2-200771-F



Figure 7: Aerial of Winn House.

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located at 45 Walter Road, Lowry Bay, on the hillside overlooking the harbour. The natural slope of the hillside and the surrounding vegetation make the building very difficult to see from the road. The surrounding area is entirely residential.



## 2.2 Building or Structures

As with the Vance's house the Winn's house has a skeleton frame with an infilling of glass. The site is very narrow and the Winn's wanted natural light reaching all parts of the house, so the entire front of the house is glass, divided into windows that open and doors that slide. The other material used is reinforced concrete. The dining room has a service hatch to the kitchen and for both this and the lowered living room there is a direct transition to the garden with no step- the channels for the sliding doors are flush with the floor.

## 2.3 Existing Listing/Scheduling Status

The building is not currently scheduled with HCC, nor is it listed with HNZPT. The building was nominated for inclusion in the 2011 Heritage Inventory review.

## 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building is associated with the popular trend of architecturally designed homes in the second half of the 20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any notable historic events.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is associated with prominent Modernist architect Ernst Plischke.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place provides insight into our understanding of residential building practices and styles in the mid-late 20 <sup>th</sup> century.

<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> The archaeological value of the site is unknown. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high architectural value for its Modernist style, designed by prominent architect Ernst Plischke.

<sup>2</sup> Criteria taken from GWRC RPS.

<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> None <b>Explanation:</b> The surroundings of the place have no known significance to the place.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building demonstrates traditional construction methods and use of materials for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> As the building is hidden from view from the streetscape, its authenticity level is unknown. Plans sourced from the HCC archives show some additions made in 1967 and 1987, though these don't appear to be extensive.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the place was built in the mid-20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high group value as part of a collection of residential homes built by Plischke.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate recognition value to those with an architectural education as one of Plischke's residential buildings.



<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<i>i) Rarity - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate rarity value as one of Plischke's remaining residential homes.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good representative of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-65
<b>Legal Description</b>	Lot 2 DP 28542
<b>Parcel ID</b>	3824409
<b>Thematic Reference</b>	Modern Movement/Later Residential
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Primary Feature of Listing:</b>	Winn House
<b>Non-Contributing Fabric/Exclusions:</b>	1987 Conservatory
<b>Other Notes:</b>	N/A

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-66 Fitzgerald House (c.1900's)*

*124 Waterloo Road, Hutt Central*



*Figure 1: Fitzgerald House at Chilton St James School, 124 Waterloo Road, Hutt Central.*

### 1. Historical Summary<sup>1</sup>

Annie Claire Barraud acquired the site on which school stands in 1905. Upon her husband's death in 1912, Annie Barraud sold the property to Emmeline Caminer, the wife of merchant William Caminer of Wellington. Caminer then sold the property to the Hutt Girls' School Limited on June 1925. In 1957 the property was transferred to the Hutt Girls' School Anglican Trust Board, and by 1967 the registered proprietor was called Chilton St James School.

Chilton St James School was established in 1918 as an independent Anglican school for girls from pre-school to Year 13. It was established in the former Waterloo Road home of S. C. Barraud, manager of the Lower Hutt branch of the Bank of New Zealand, from 1879 to 1909. Many changes have been made to the

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<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review

property since 1925, but the original Barraud home is still in use as Fitzgerald House, named after Miss Geraldine Fitzgerald, the first headmistress.

Geraldine Fitzgerald was the daughter of James Fitzgerald, a founder of Christ's College, Member of Parliament, first Superintendent of Canterbury and for a brief period Premier of New Zealand. Miss Fitzgerald took up teaching and after some time she felt prepared to start her own establishment. In February 1918 the school opened in what is now known as 'Fitzgerald House', but was formerly the Caminer family home. It appears from the certificate of title that until 1925 the Caminer's retained ownership of the house, when it was sold to the school then known as 'Hutt Girls' School Limited', so presumably the school rented the house. The school started with 42 original pupils. Miss Fitzgerald aimed to produce 'well-educated, graceful' girls who developed into fine women able to 'do anything', whether it be chopping wood, repairing a bicycle or singing or playing an instrument.

Fitzgerald House was used as the boarding house for the school until approximately 1974, but in the beginning the whole school, including boarders, day girls and teachers, had been housed in this building.



Figure 2: The building in 1931.  
Source: ATL, ID: PA6-657



Figure 3: The building in 1967.



Figure 4: Fitzgerald House.

## 2. Physical Description

### 2.1 Setting - Site Description



The building is located on the Chilton St James School site, with an address of 124 Waterloo Road. The buildings is located approximately 50 metres back from the roadside, but is partially visible from the street. The surrounding buildings on the school site are all modern in nature, and the surrounding area is entirely residential.

## 2.2 Building or Structures

Fitzgerald House is a painted weatherboard two storeyed Triple Bay Villa with ground floor verandahs. It was originally designed as a domestic residence. Renovations in 1918 created boarding school accommodation with dormitories, communal bathrooms and classrooms as well as office and staff accommodation within this former house. The original building was extensively restored in 2000-1. It has had additional wings added to it that are similar in form and material to the original house, which is still easily discerned.

## 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>High</b>
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with the residential development of the Lower Hutt area in the early 20 <sup>th</sup> century, particularly the building of large homesteads for prominent families. The place is also associated with the ongoing education of generations of school children from the local area.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to relate to any historic event in history.
<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>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place is associated with the prominent but not widely known Barraud, Caminer, and Fitzgerald families.
<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>	<b>Level of Significance: High</b> <b>Explanation:</b> The place has moderate social value for its insight to residential building practices and styles in the early 20 <sup>th</sup> century, and the adaptation of these large homesteads for educational purposes.
<b>3.2 Physical Values</b>	<b>High</b>
<i>i) Archaeological - there is potential for archaeological investigation to contribute new or important</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The site was known to have been occupied prior to 1900 and therefore likely has high archaeological value. There

<sup>2</sup> Criteria taken from GWRC RPS.



information about the human history of the district, region or nation.	is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its highly ornamental design features, which also show a high level of craftsmanship.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the place have moderate significance as a school site for more than a century.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high technological value for its level of craftsmanship.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> Despite some modification, the place still has high integrity value and the original building can still be discerned.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As the building was constructed in the early 20 <sup>th</sup> century, it has moderate age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has no known group value but is visible from the streetscape and therefore has some townscape value.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high sentimental value for its special associations with the Chilton School community, founded more than a century ago.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value for its contribution to the sense of identity of the local community. Its destruction would cause a significant sense of loss.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>High</b>
<i>i) Rarity - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high rarity value as an early 20 <sup>th</sup> century homestead converted into a school which has used the building for more than a century.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-66
<b>Legal Description</b>	Lot 9 and Lot 10 Blk VII DP 1377
<b>Parcel ID</b>	3804225 and 4055580
<b>Thematic Reference</b>	Early Settlement/Education
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Fitzgerald House building footprint
<b>Primary Feature of Listing:</b>	Fitzgerald House
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

# 4.2 Site Extent

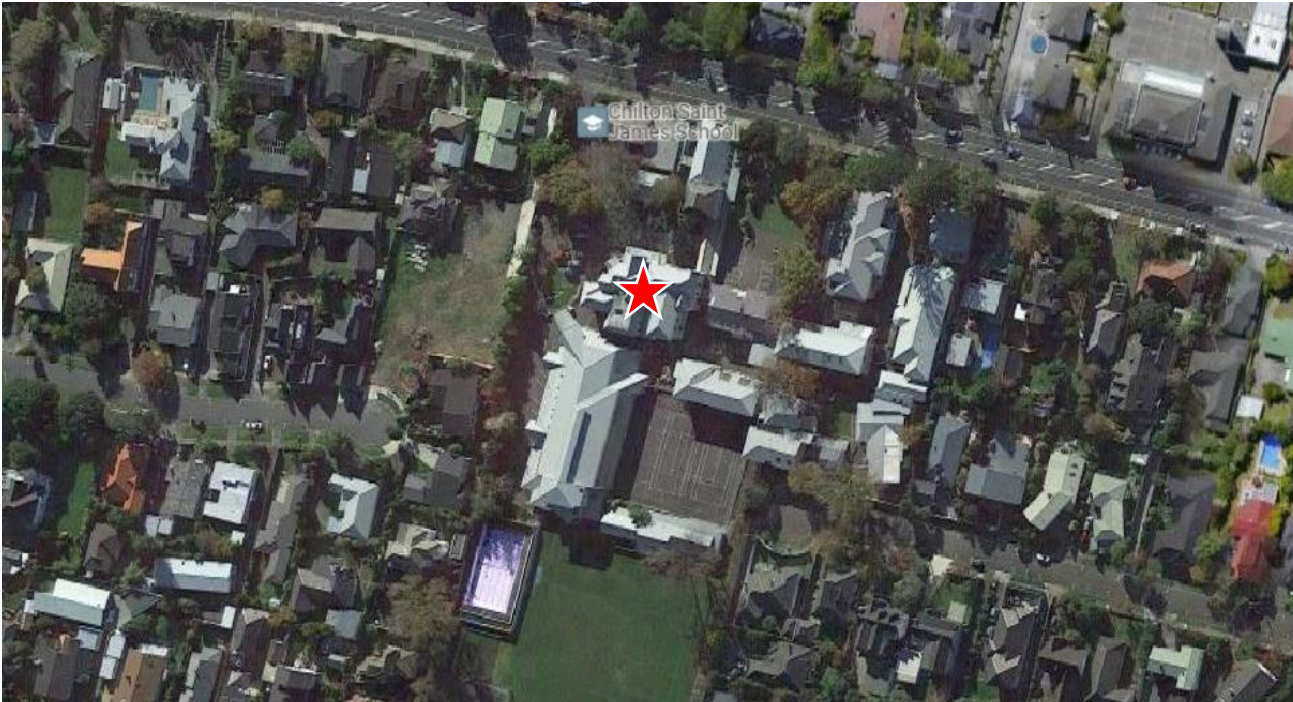


Figure 5: Aerial showing of the site with heritage buildings indicated.



Figure 6: Map of Lot 10 of the property site on which Fitzgerald House sits.

**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.



# Hutt City Council Heritage Inventory Assessment Form



## *H2-67 Petone Rail Signal Box (1952)*

*Hutt Road, Petone*



*Figure 1: The Petone Rail Station Signal Box.*

### 1. Historical Summary<sup>1</sup>

There is very little historical information available concerning the Petone Rail Signal Box specifically, though information can be drawn from other similar buildings of the same age such as the Taita (1947) and Melling

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<sup>1</sup> <http://www.valleysignals.org.nz/petone/petone.html>

(1954) Rail Stations. These are all constructed in the Modernist style, using simplified geometric forms with flat roofs and minimal external detailing.

Petone had one of the last operational standalone signal boxes in New Zealand. The electric relay-based signal box on the south of the station was built in 1952 to replace the old 1905 mechanical signal box north of the station. In late 2013, work began to decommission the signal box and move Petone and Melling branch signalling to the National Train Control Centre in central Wellington. The signal box closed permanently on 24 December 2013.

## 2. Physical Description

### 2.1 Setting - Site Description

The signal box sits approximately 80 metres southwest along the rail lines from the main Petone Rail Station, on the western side of the tracks.

### 2.2 Building or Structures

The structure consists of a rectangular box approximately 10 metres long and two metres wide, one storey in height. A smaller projecting box sits atop the rectangular structure below, with a flat roof and overhanging eaves to all sides.

### 2.3 Existing Listing/Scheduling Status

The place is not listed with HNZPT, nor is it currently scheduled within HCC's District Plan. It was nominated for inclusion by Blyss Wagstaff of HNZPT.

## 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b><i>Moderate</i></b>
	<b><i>Level of Significance: Moderate</i></b>

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<sup>2</sup> Criteria taken from GWRC RPS.

<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Explanation:</b> The place is associated with patterns of transport improvements in the Lower Hutt in the 1940's and 1950's.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected to any particular historic events.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected to any particular individuals or groups of significance to the district, region, or nation.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has social significance for its importance to the community in improving their access to the wider Wellington region. The place contributes to our understanding of transport and infrastructure development during the mid-20 <sup>th</sup> century.

<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site has archaeological significance. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The building exhibits high architectural significance for its modernist style – a popular design for many Lower Hutt buildings of the time period, but unusual for rail signal boxes.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> None <b>Explanation:</b> The surroundings of the site have no known value to the place.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates traditional construction methods and use of materials for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has undergone some modification over time, but still retains its original form.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the place was constructed in the mid-20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.

<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has some group value for its association with other Modernist-style rail buildings – such as the Taita and Melling Stations.
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<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate sentimental value to the railway community.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The place has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Unknown</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance: Unknown</b> <b>Explanation:</b> The rarity of Modernist style signal boxes is unknown.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is a good representative of its type.

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-67</i>
<b>Legal Description</b>	<i>Section 13 SO 430549</i>
<b>Parcel ID</b>	<i>7298883</i>
<b>Thematic Reference</b>	<i>Transport/Modern Movement</i>
<b>Overall Heritage Significance</b>	<i>Moderate</i>
<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>Building footprint</i>
<b>Primary Feature of Listing:</b>	<i>1952 Signal Box</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>N/A</i>

### 4.2 Site Extent

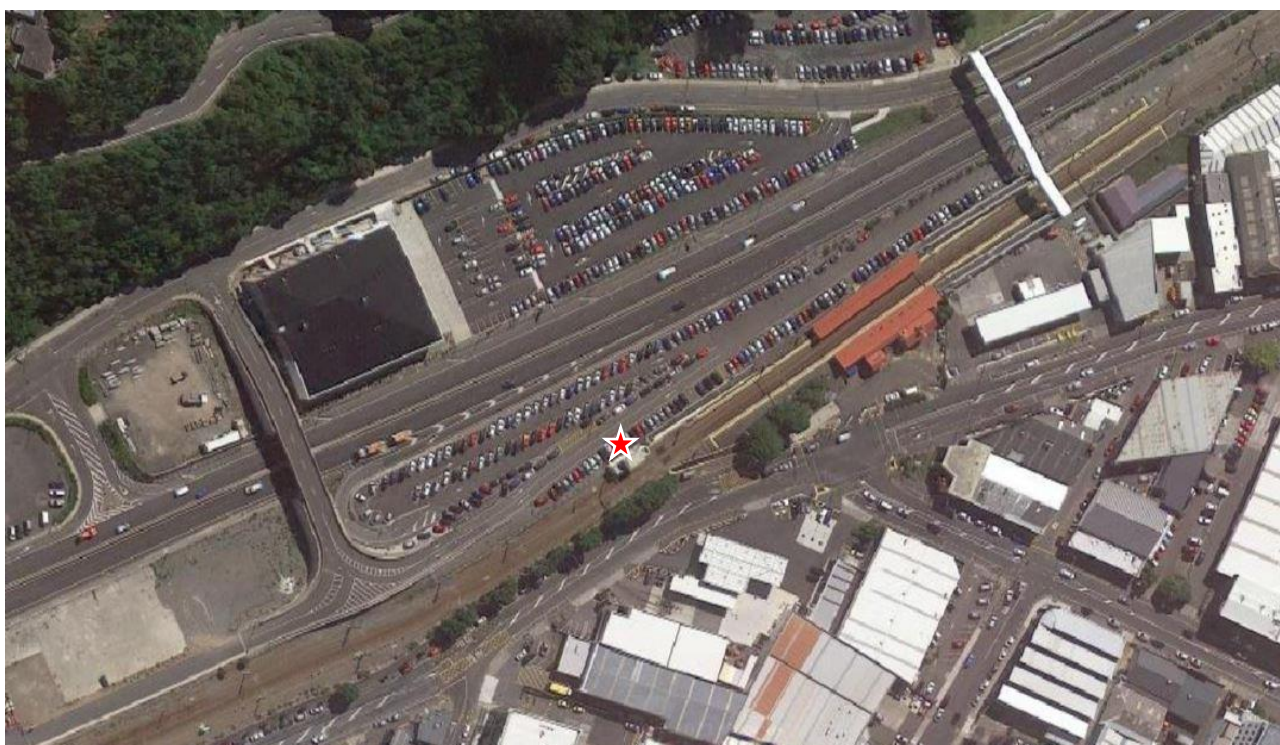


Figure 2: Aerial of the site with heritage buildings indicated.

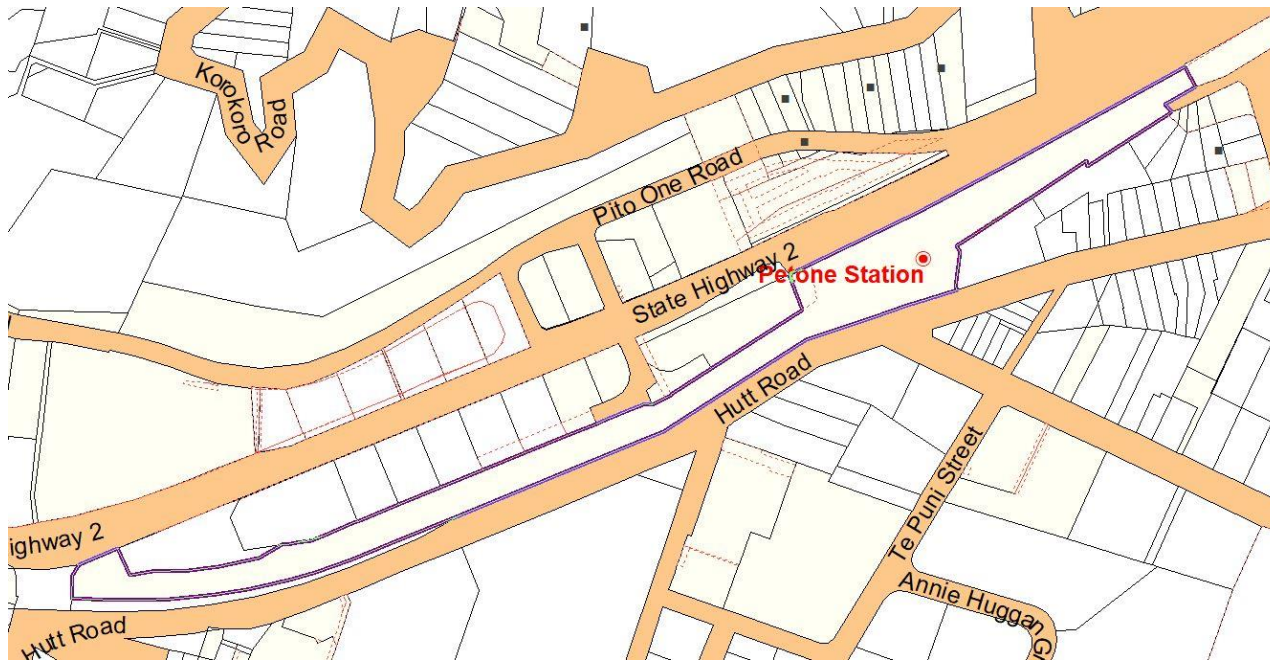


Figure 3: Map of the entire property site.

**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.



# Hutt City Council Heritage Inventory Assessment Form



## *H2-68 Hutt Estuary Bridge (1954)*

*Waione Street, Petone*



*Figure 1: The Hutt Estuary Bridge.*

### 1. Historical Summary<sup>1</sup>

The structure was designed in the early 1950s by consulting engineer, WG Morrison (d.1983). This followed a decade of debate about what to do with the existing Hutt Pipe Bridge (built in 1912), which was deteriorating and becoming increasingly incapable of carrying required traffic loads. This early bridge was eventually demolished upon the completion of the Hutt Estuary Bridge.

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<sup>1</sup> Engineering New Zealand IPENZ Report – The Hutt Estuary Bridge

In 1943 the Engineer-in-Chief of the Public Works Department, William Langston Newnham (1888–1974), organised a working group of local council engineers to try and formulate a plan. In the following years many proposals, including strengthening the 1912 structure, were put forward. However, it was not until 1951 that definite progress was made as a result of the Lower Hutt and Wellington City Corporations, Petone and Eastbourne Borough Councils, and Hutt County Council agreeing to divide the cost of a new bridge. The Government also made a financial contribution.

Initially, several options were considered for the bridge, including typical reinforced concrete and steel truss structures. However, Morrison managed to convince the local bodies that prestressed concrete would be suitable on economic grounds. A prestressed concrete bridge could be constructed relatively quickly, and this type of structure had low flood risk and maintenance costs.

Because it was the first large prestressed concrete bridge in New Zealand, Morrison sought overseas advice when designing the Hutt Estuary Bridge. His assistant, G Cooper, travelled to England on a scholarship to work in the London office of Stressed Concrete Design Limited. Then, with Cooper's input, the design for the bridge was done in Wellington before the drawings were then sent to London for final checks.

Using prestressed concrete also meant a new approach to the design and construction phases of the project. Morrison noted with a standard reinforced concrete bridge the designer was largely able to leave the practical aspects of construction up to the contractor's discretion. However, because major components of prestressed bridges were prefabricated this required more upfront planning on the part of the designer. It also meant a closer collaboration with the contractor than would have been expected previously because of practicalities needed to be organised from the outset.

The Hutt Estuary Bridge is a two-lane road bridge consisting of five 32 metre (m) spans and 9 m approach spans at each end. It was designed with a pedestrian walkway on the south side, and on the opposite side a service way carrying water pipes, and other services, across the Hutt River. The bridge's marginally parabolic form was a design feature to allow for required flood clearances.

The contractor, Wellington's Wilkins and Davies Construction Company Limited, had little difficulty building the first piers. However, Piers 1 and 2 required caissons. For Pier 1 an artificial island was built-up for the reinforced concrete caisson. This proved efficient, however, another even quicker approach was tried on Pier 2. ED Kalaugher, supervisor of the contractors, suggested using a floating steel shell as a caisson. Because it looked like a tin boat and was made by Messrs Hume Industries, this caisson was nicknamed HMS Hume.

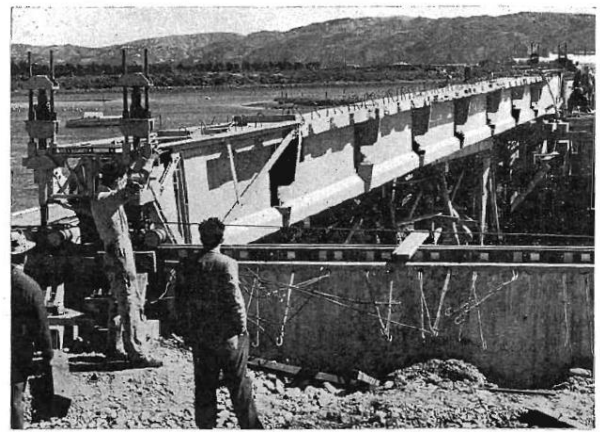
There was also some trial and error in handling and positioning the prestressed beams. Several different methods were tried. In one instance the "beam which was being towed virtually exploded under the release of the prestress, and in doing so 'touched off' another beam...[this] also broke into fragments" (Morrison, 363). Eventually mechanical means and steam winches were used to get the beams to the riverbank. An initial idea of floating the beams out and positioning them with the aid of the tide was planned. However, when tried it was discovered that there was insufficient water for this approach. Therefore, an access bridge was built alongside the Hutt Estuary Bridge to aid the positioning of the beams.

The construction of the Hutt Estuary Bridge was very much a learning process because Morrison and the contractors had no prior New Zealand projects to use as a model. The project was perhaps best summed up by the foreman in charge of positioning the beams when he said, "[t]his has not been a job; it has been an adventure and a challenge" (Morrison, 375).



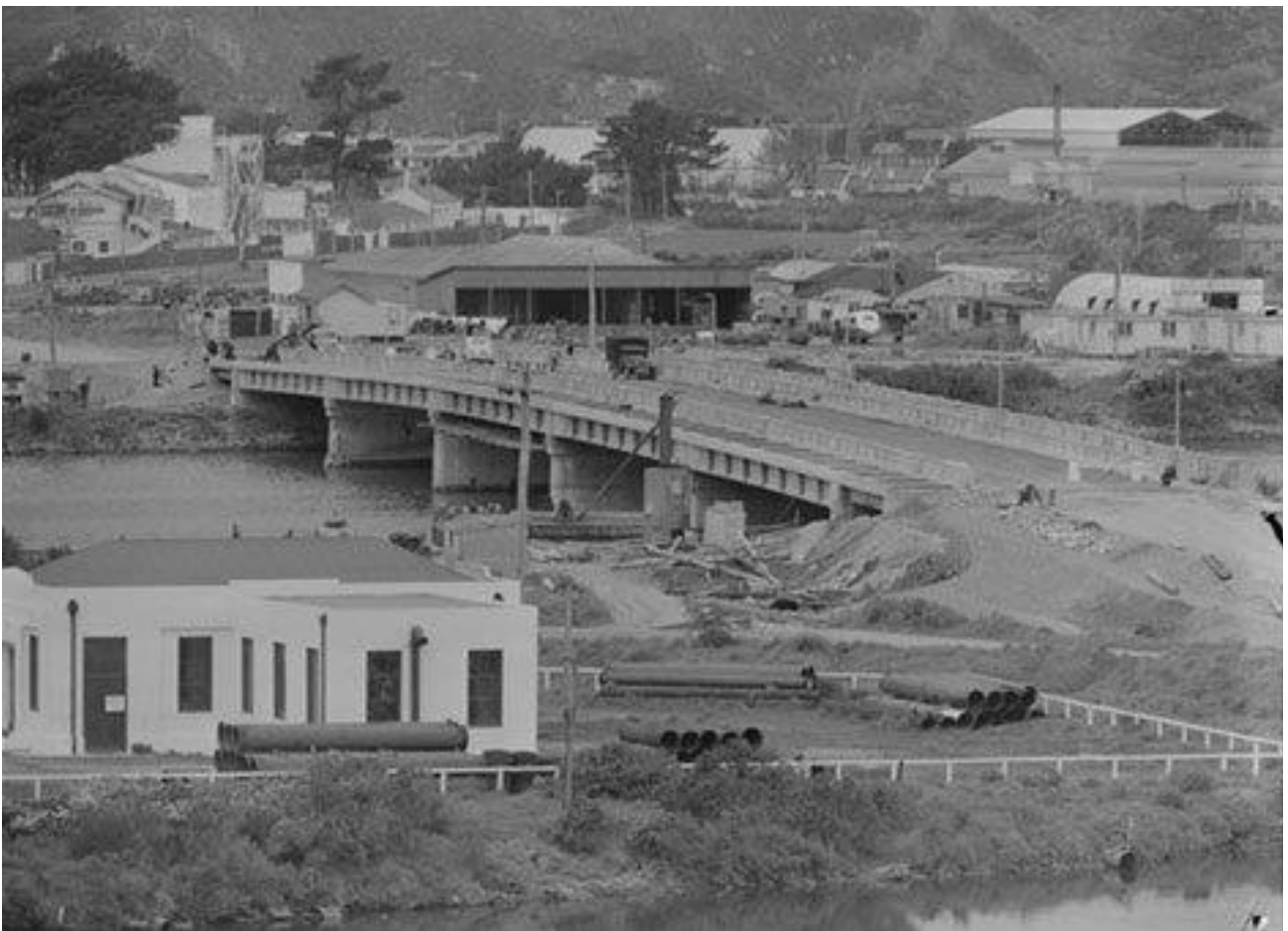


*Figure 2: The first Hutt Estuary Bridge, c.1912.  
Source: ATL*



*First beam being rolled on to completed piers.*

*Figure 3: Construction of the Hutt Estuary Bridge,  
1954/1955.  
Source: NZETC*



*Figure 4: Opening of the Hutt Estuary Bridge, 1955.  
Source: ATL, ID: Ref; EP/1955/3007-F*

## 2. Physical Description

### 2.1 Setting - Site Description

The Hutt Estuary Bridge is located on Waione Street and links Petone to the west and Seaview to the east. Both areas on either side of the bridge are industrial, with a small cluster of residential units on the north side of the Seaview end of the bridge.

## 2.2 Building or Structures

The Hutt Estuary Bridge is a two-lane road bridge constructed using pre-stressed concrete (the first large prestressed concrete bridge in New Zealand) consisting of five 32 metre spans and 9 metre approach spans at each end. It was designed with a pedestrian walkway on the south side, and on the opposite side a service-way carrying water pipes, and other services, across the Hutt River. The bridge's marginally parabolic form was a design feature to allow for required flood clearances.

## 2.3 Existing Listing/Scheduling Status

The place is not listed with HNZPT, nor is it currently scheduled within HCC's District Plan. The place was put forward for consideration by HNZPT as a place which may potentially warrant listing in the future and was also included in the 2008/2011 Heritage Inventory.

## 3. Evaluation<sup>2</sup>

3.1 Historic Values	Moderate
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The bridge is associated with the building boom in the 1940's-1950's in Lower Hutt tied to the new housing suburbs being created which in turn required infrastructure upgrades.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<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>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the Ministry of Works, the government organisation responsible for constructing most of New Zealand's infrastructure in the 20 <sup>th</sup> century.
<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>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate social value for its contribution to our understanding of the culture and life of the district at the time.
3.2 Physical Values	High
<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>	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.

<sup>2</sup> Criteria taken from GWRC RPS.

<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The bridge demonstrates standard utilitarian design features for its age and typology.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the bridge have moderate significance to the place.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The bridge was the first large-scale pre-stressed concrete bridge in New Zealand, giving it exceptional technological value.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The bridge appears to be relatively unchanged since its construction with slight modifications to ensure it remains fit for purpose as part of the active transport route.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the building was constructed in the mid-20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The bridge has no known group value, but is a prominent feature of the streetscape and therefore has some landmark value.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The bridge has no known sentimental value to any particular groups or communities.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The bridge has moderate recognition value as it known by the local community and contributes to a sense of shared history and identity in the area.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the bridge was the first large-scale pre-stressed concrete bridge in New Zealand, it has high rarity value.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good example of its typology.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-68
<b>Legal Description</b>	Pt Section 10 Hutt District
<b>Parcel ID</b>	6738885
<b>Thematic Reference</b>	Transport
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Bridge
<b>Primary Feature of Listing:</b>	Bridge
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



4.2 Site Extent



Figure 5: Aerial of the site with heritage structures indicated.

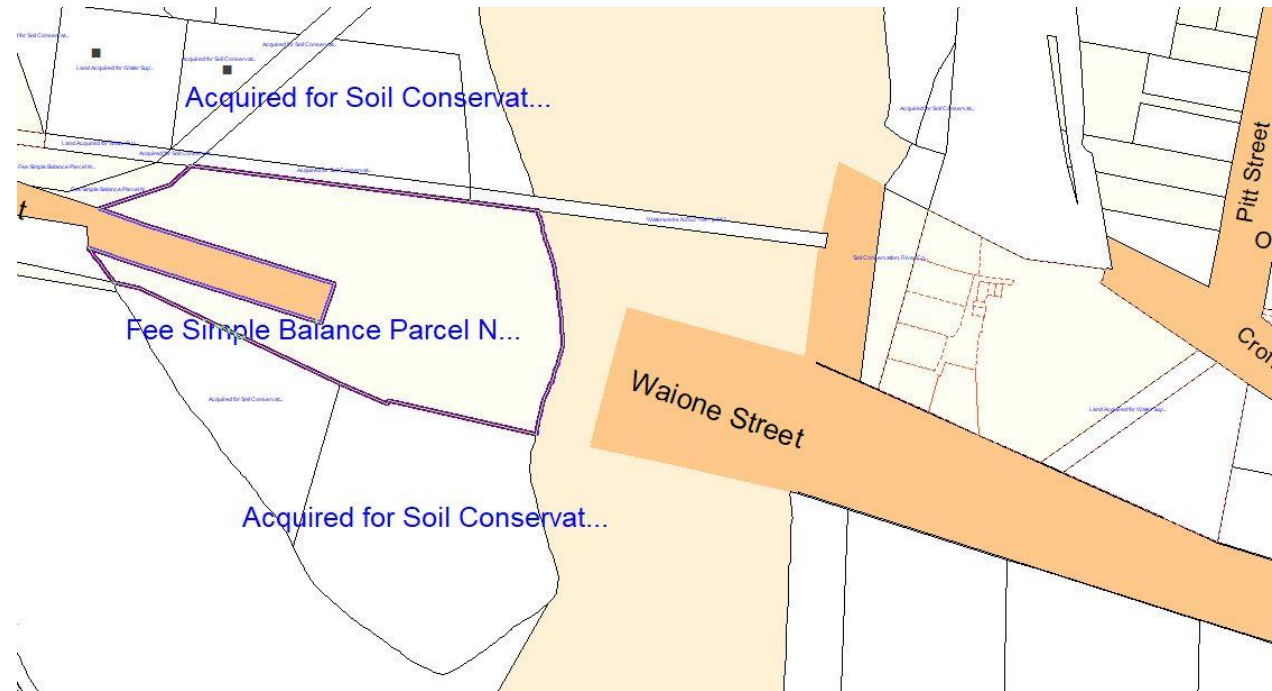


Figure 6: Map of the entire property site.

**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-69 Baring Head Lighthouse (1935)*

*44 Pretoria Street, Lower Hutt*



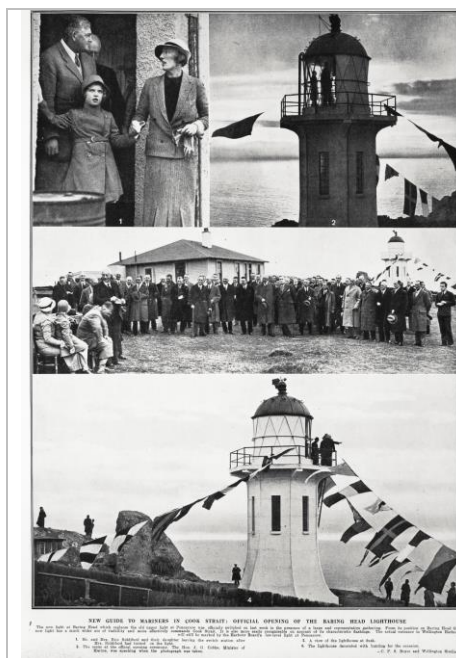
*Figure 1: Baring Head Lighthouse.  
Source: Wikimedia Commons*



# 1. Historical Summary<sup>1</sup>

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 buildings, the lighthouse, and radio beacon towers in 1934. The Baring Head light was first lit in June 1935. Baring Head was the first manned light to be built in New Zealand for 22 years. The previous manned lighthouse, Castle Point, was built in 1913. The lights built between 1913 and 1935 were all unmanned. The light at Pencarrow Head had guided ships into Wellington Harbour before Baring Head Lighthouse was built. First lit in 1859, the Pencarrow Head Lighthouse was the first major lighthouse to be built in New Zealand. The old Pencarrow 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. This was completed by 1957. The station was automated in 1989 and the last 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.



*Figure 2: The opening of the Baring Head lighthouse, 1935.*  
Source: ALHI, ID: AWNS-19350626-41-1



*Figure 3: The numerous buildings, including the lighthouse, and the two radio beacons at Baring Head that helped guide ships through Cook Strait and the entrance to Wellington Harbour, 1937.*  
Source: Te Ara

The light station, 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 used as a signal station by the armed forces during the Second World War. 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.

<sup>1</sup> <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>



The Greater Wellington Regional council bought the site on the Wainuiomata coast for \$1.7 million in 2010, and a trust is restoring the keepers' houses for cyclists on the Remutaka Cycle Trail.

## 2. Physical Description

### 2.1 Setting - Site Description

The Lighthouse is located at Baring Head, on the south coast of the Wellington region, on an outcrop of land south of Fitzroy Bay, in East Harbour Regional Park. Access is facilitated via Coast Road. The lighthouse is not visible from the main road and requires special access.

### 2.2 Building or Structures

The lighthouse is a traditionally designed structure, with a wider base which tapers upwards into a six-sided cylinder, with a balcony and a beacon at its apex. The structure is made from concrete.

### 2.3 Existing Listing/Scheduling Status

The lighthouse is not currently scheduled with HCC, nor is it listed with HNZPT.

## 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>High</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is associated with early 20 <sup>th</sup> century maritime construction.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> High <b>Explanation:</b> The place was used as a signal station by the armed forces during the Second World War.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with the any prominent groups or individuals.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high social significance for its association to early maritime experiences from the past and a contributes to our understanding of life and culture in the area at the time.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important	<b>Level of Significance:</b> Unknown <b>Explanation:</b> While there are no formally recorded archaeological sites on the Baring Head lighthouse reserve, there are a number

<sup>2</sup> Criteria taken from GWRC RPS.

information about the human history of the district, region or nation.	of surrounding archaeological sites which relate to both Maori and European occupation.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The lighthouse has moderate architectural value as a traditional utilitarian lighthouse design.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> High <b>Explanation:</b> The surroundings of the place have high significance to the place as a whole.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The place has exceptional technological value as the first lighthouse in New Zealand to start operating on electricity. It was initially supplied by diesel generators until mains electricity arrived in 1950.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The lighthouse has been relatively unchanged since its construction, giving it high integrity value.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As the place was established in the early-mid 20 <sup>th</sup> century, it has moderate age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The lighthouse is one of a number of historic lighthouses in the region and across the country. It also has landmark value.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high sentimental value for the lighthouse keepers who manned the lighthouse for years at a time and grew up on the reserve with their families.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> 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.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>High</b>
<i>i) Rarity - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high rarity value as the first lighthouse to run on electricity.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The lighthouse is a good example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-69
<b>Legal Description</b>	Lot 2 DP 72418
<b>Parcel ID</b>	4054741
<b>Thematic Reference</b>	Sea & River
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	See Section 4.2 Below
<b>Primary Feature of Listing:</b>	1935 Lighthouse
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

## 4.2 Extent of Place



*Figure 4: Aerial of the Baring Head Lighthouse and associated reserve, with the lighthouse indicated.  
Source: HCC Maps*

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-70 Morton Dam*

*Reservoir Road, Wainuiomata*



*Figure 1: The Wainuiomata Water Treatment Plant, with the remnants of the Morton Dam.  
Source: LEARNZ*

### 1. Historical Summary<sup>1</sup>

In 1878 Wellington became the first municipality in New Zealand to have a public water supply dam. However, by the early 20th century the existing Karori and Wainuiomata supplies were insufficient. The Karori supply was expanded when Morton's Upper Karori Dam was completed in 1908. While this was being built, further Wainuiomata extensions were getting underway with the Morton Dam's design during 1907 and 1908. This well-publicised construction project at Solomon's Knob was undertaken by local contractors

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<sup>1</sup> IPENZ – Morton Dam Heritage Assessment

Martin, Hurrell and Snaddon, beginning in late 1908. They finished work in September 1911 and at the celebration of the structure's completion it was named the Morton Dam in recognition of Morton's achievements. The Morton Dam was eventually decommissioned in 1988 because of concerns about its seismic performance, spillway capacity and reservoir silt levels.

This structure forms an impressive monument to Morton's distinguished career. Morton was an important early 20th century engineer and the Morton Dam has special engineering heritage significance because it was the first and largest of only two reinforced concrete buttress dams to be built in New Zealand. An Ambursen-type<sup>2</sup> dam was a bold choice for the Morton Dam, and it was one of the largest of this type in the world at the time of its completion.

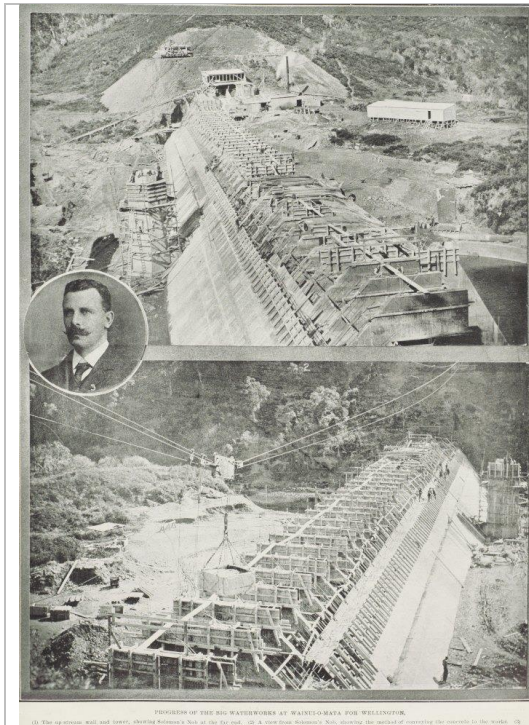


Figure 2: The Morton Dam, 1924.  
Source: Wellington City Archives, ID: 00125:0:15.

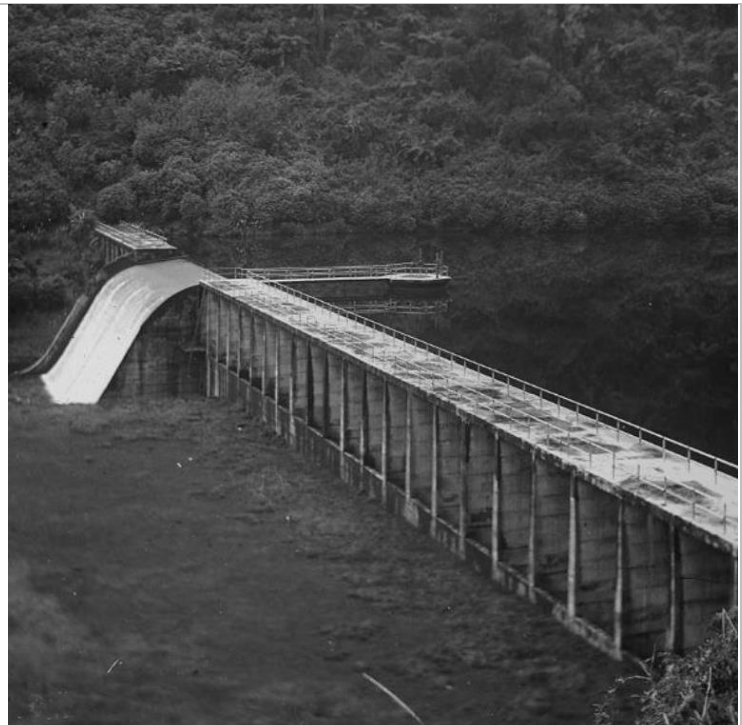


Figure 3: The Morton Dam, 1924.  
Source: Wellington City Archives, ID: 00125:0:15.

## 2. Physical Description

### 2.1 Setting - Site Description

The dam sits at the far eastern end of Reservoir Road in Wainuiomata, on the Wainuiomata River, surrounded by bush. The place is not accessible to the general public and requires permission from Greater Wellington Regional Council to access the site.

### 2.2 Building or Structures

The Morton Dam is 128 metres (m) long and 17 m high, ranking it among New Zealand's largest early concrete dams. Its buttresses form a line of open-fronted cells, interrupted by a spillway towards the west end. The upstream side of the dam features an inclining wall. There seems to have been little alteration to

<sup>2</sup> Nils F. Ambursen (February 6, 1876 – January 17, 1953) was a Norwegian-American civil engineer and inventor. He was the founder of Ambursen Hydraulic Construction Company and was known for his influential dam designs in the early 20th century. Ambursen's design was for a buttress dam requiring minimal buttress thickness in which the upstream part is a relatively thin flat slab typically made of reinforced concrete. Ambursen's concrete-slab-and-buttress design used far less material than a traditional gravity dam making it both a significant engineering advance and cost effective for clients.



the structure until it was decommissioned. The Morton Dam's engineering heritage value was considered in the decision to retain the majority of the structure and only remove a western section to allow the Wainuiomata River to revert to a pre-dam flow position.



Figure 4: The main structure of the Morton Dam.



Figure 5: Morton Dam as viewed from the walkway above.



Figure 6: Supporting infrastructure of the Morton Dam.



Figure 7: The slipway of the dam where it meets the river.

## 2.3 Existing Listing/Scheduling Status

The Morton Dam is not currently scheduled with HCC, nor is it listed with HNZPT. It is, however, included on the IPENZ Engineering New Zealand Heritage Register, and scheduled in the GWRC *Schedule E5: Historic Heritage Freshwater Sites*. The place was nominated for inclusion in the HCC District Plan by both HNZPT and the Wainuiomata Historic Places Society.

## 3. Evaluation<sup>3</sup>

<b>3.1 Historic Values</b>	<b>High</b>
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p><b>Level of Significance: High</b></p> <p><b>Explanation:</b> The Morton Dam is associated with the development of Wellington's water supply in the early 20<sup>th</sup> century, building on and replacing smaller schemes which were established in the late 19<sup>th</sup> century as the city's population grew.</p>

<sup>3</sup> Criteria taken from GWRC RPS.

<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The Morton Dam is not known to be connected with any particular historic event.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The Morton Dam is associated with prominent Wellington City Engineer William Hobbard Morton (1866-1923) who designed the structure.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has some social value for its contribution to an understanding of infrastructure requirements from the early 20 <sup>th</sup> century.

<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> Although the Morton Dam was built between 1908 and 1911, it is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The Morton Dam demonstrates traditional design features for an infrastructure project built in the early 20 <sup>th</sup> century.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> High <b>Explanation:</b> The surroundings of the Morton Dam are of high significance to the structure. The Wainuiomata River is an integral part of the scheme and hosted earlier dam schemes.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The Morton Dam was built using reinforced concrete and was the first and largest of only two reinforced concrete buttress dams to be built in New Zealand. An Ambursen-type dam was a bold choice for the Morton Dam, and it was one of the largest of this type in the world at the time of its completion. <sup>4</sup>
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The Morton Dam is largely intact, however a western section of the scheme was removed to allow the Wainuiomata River to revert to a pre-dam flow position.
	<b>Level of Significance:</b> Moderate

<sup>4</sup> IPENZ – Morton Dam Heritage Assessment



<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Explanation:</b> As an early 20 <sup>th</sup> century structure, the Morton Dam demonstrates moderate significance for its age in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The Morton Dam has high group value for its connection to other waterworks schemes along the length of the Wainuiomata River in the same area.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The Morton Dam has no known sentimental value.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The Morton Dam has high recognition value as the place is well-known in the local community and contributes to a sense of shared history and identity in the Wainuiomata area.

<b>3.4 Tangata Whenua Values<sup>5</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> High <b>Explanation:</b> The Morton Dam has high rarity value as an intact early 20 <sup>th</sup> century infrastructure scheme.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The Morton Dam has high representative value as an intact early 20 <sup>th</sup> century infrastructure scheme.

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

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-70</i>
<b>Legal Description</b>	<i>TBC</i>
<b>Parcel ID</b>	<i>TBC</i>
<b>Thematic Reference</b>	<i>Industrialism/Sea &amp; River</i>
<b>Overall Heritage Significance</b>	<i>High</i>
<b>Importance Level</b>	<i>Regional/National</i>
<b>Current Protection</b>	<i>IPENZ Engineering NZ Heritage Register; GWRC Schedule E5: Historic Heritage Freshwater Sites</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>Dam and immediate surrounds</i>
<b>Primary Feature of Listing:</b>	<i>Dam structure</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>Other modern buildings on site</i>
<b>Other Notes:</b>	<i>None</i>

### 4.2 Site Extent



Figure 8: Aerial of the site with heritage buildings 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.



# Hutt City Council Heritage Inventory Assessment Form



## *H2-71 Hutt Railway Workshops (1928)*

*Elizabeth Street, Moera*



*Figure 1: The Hutt Railway Workshops, Moera.*



# 1. Historical Summary<sup>1</sup>

The first permanent railway workshop in the Wellington area was established at Petone in 1877, three years after the opening of the Wellington-Lower Hutt railway. This facility grew gradually in a property whose area was restricted by its location between the original main line and Main Hutt Road. In 2010, one last building that originally housed those workshops was still in use as a sporting venue.

As the Railways grew, the Petone Workshops became increasingly crowded and cramped, with primitive working conditions and increasingly outmoded machinery. By the 1920s, for example, a formal estimate was some 40 per cent of overhaul and repair work was being performed out of doors, with interruptions from adverse weather being a major problem.

At this time, the Acting Chief Mechanical Engineer, Mr Sims, and the Production engineer, Mr ET Sidey, assessed the situation at Petone and recommended new Workshops designed to contemporary standards be built to replace the Petone Workshops. The report was largely based on Sidey's previous experience in England and on the Canadian Pacific Railway. The report was submitted to Sir Vincent Raven (1859–1934) who was one of two Royal Commissioners enquiring into the state of railways in New Zealand in 1924. Raven confirmed the views expressed in and the conclusions of this report. The Sims/Sidey report was submitted in turn to the Chief Mechanical Engineer, the Board of New Zealand Railways, and to Cabinet, all of whom approved it.

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. Despite difficulties caused by strikes in England, where the structural steel was obtained and fabricated, good progress was made over the next three years.

The new workshops were built as part of a larger plan to develop the land southward from about the present Hutt Central (Waterloo) station, under the Hutt Valley Lands Settlement Act 1925. Under this Act, a new double track railway was built from a junction north of Petone Station to the site of the present Hutt Central Station, with a single-track branch line connecting to the site of the new Woburn workshops. Also included in the plan were a rail connected industrial area and housing subdivisions, for both sale to private owners and for rental homes for Railway Department employees. Sale of subdivided land was intended to make the whole scheme self-funding. The changeover of operations moving from the Petone Workshops to Woburn was a staggered process throughout 1929.

The Hutt Railway Workshops have been key in the building of many large steam locomotives, diesel railcars, and for the erection and commissioning of generations of imported rolling stock. Overhaul and upgrading of diesel and electric locomotives continues to be an important task. Points and crossings are still made for installation throughout the whole of the national rail network. Structural steelwork for many major rail bridge spans has been fabricated at Woburn. Much work has been carried out for other Government Departments in the past, with a great deal of military supplies being made during World War Two.

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. This led to the entire area of Moera, which was then farmland, being redeveloped into a residential suburb. 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. 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 kit-sets 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-

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<sup>1</sup> <https://www.engineeringnz.org/programmes/heritage/heritage-records/hutt-railway-workshops/> and <https://www.nzhousesurveys.co.nz/Events/64/New-Zealand-Railway-Cottages>

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.

The workshops are still owned by Kiwirail today, and retain their distinctive form but it is assumed the interior of the buildings have undergone modification to ensure they remain fit for purpose.



Figure 2: Aerial of the Hutt Railway Workshops, Moera, 1930's.



Figure 3: The Hutt Railway Workshops under construction in 1928.

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



Figure 4: The interior of the completed workshops, 1929.

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

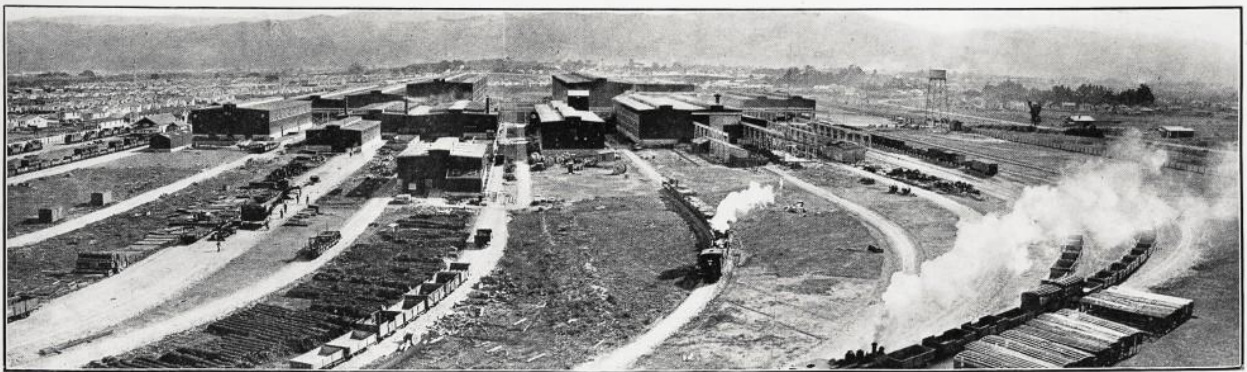




Figure 5: Staff at the newly opened workshops, 1930.  
Source: ATL, ID: APG-1785-1-2-G



Figure 6: Aerial showing the new workshops, 1952.  
Source: ATL, ID: WA-30293-F



WHERE WELLINGTON RAILWAY WORKERS ARE NOW BUSILY EMPLOYED: A NEW AND COMPREHENSIVE VIEW OF THE WORKSHOPS AT LOWER HUTT  
Following the recent order for thirty new K-class locomotives for the New Zealand Railways, there is a decided renewal of activities at the Lower Hutt railway workshops. Double shifts are being worked to enable the programme to be expedited, and it is anticipated that two of the engines will be in commission on the Main Trunk line in November. It is expected that the order will take two and a half years to complete. This photograph gives a general idea of the extensive lay-out and size of the plant at Lower Hutt, Wellington.  
—C. P. S. Boyer

Figure 7: Newspaper article featuring the Hutt Railway Workshops, 1932.  
Source: Auckland Library Heritage Images, ID: AWNS-19320907-48-6

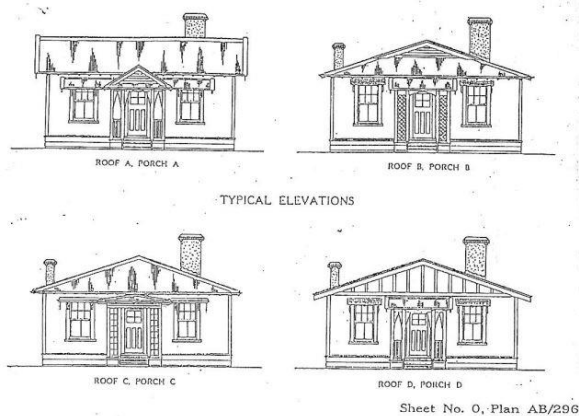


Figure 8: Typical designs for the Railway Cottages established by George Troup.  
Source: WCC



Figure 9: An intact 1920's Railway Cottage, Napier.  
Source: NZ Places

## 2. Physical Description

### 2.1 Setting - Site Description

The workshops are located at the eastern end of Elizabeth Street in Moera and a part of a larger site which contains other buildings of a more modern nature, as well as other industrial equipment and machinery required by Kiwirail. The surrounding areas to the west, north, and east are all residential and contain some original railway cottages built in the 1920's to house the workers of the new workshops. To the south of the workshops are other industrial buildings typical of the Seaview area.

### 2.2 Building or Structures

The workshops themselves consist of a series of long rectangular forms which sit adjacent to one another. Each 'shed' is approximately 165 metres long, with a steel frame, and a typical gabled form.

### 2.3 Existing Listing/Scheduling Status

The workshops are not currently scheduled with HCC, nor is it listed with HNZPT, however it is included in the IPENZ Engineering NZ Heritage Register. The place was recommended for scheduling by HNZPT.

## 3. Evaluation<sup>2</sup>

3.1 Historic Values	
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with early 20 <sup>th</sup> century industrial development in the Lower Hutt area which led to a housing boom due to the influx of new workers.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to be associated with any particular events of a historic nature.
<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>	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to be associated with any particular individuals, groups, or organisations of note.
<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>	<b>Level of Significance: High</b> <b>Explanation:</b> 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 nearby.
3.2 Physical Values	<b>High</b>
	<b>Level of Significance: Unknown</b>

<sup>2</sup> Criteria taken from GWRC RPS.



<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Explanation:</b> It is unknown if the site the workshops sit on has archaeological significance. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place utilises standard utilitarian design features for an early 20 <sup>th</sup> century industrial scheme.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the place have moderate significance as the original site for the workshops which remain intact and in use.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The workshops demonstrate traditional construction methods and use of materials for the time period at a large scale. Their integrity is a testament to the quality of design, construction, and materials used.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> While the workshops have undergone some modification to ensure they remain fit for purpose; they retain their original form.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As the workshops were built in the early 20 <sup>th</sup> century, they demonstrate moderate age value.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has group value when considered alongside the hundreds of railway cottages built in the surrounding area to house the workers. The workshops are a prominent feature of the landscape and have landmark value as a local icon.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high sentimental value for the generations of workers who were employed at the workshops and their families who lived nearby.
<b>ii) Recognition</b> - 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	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value as it is well-known in the local community and contributes to a sense of shared history and identity in the Moera area.

or destroyed it would cause a sense of loss.	
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### 3.4 Tangata Whenua Values<sup>3</sup>

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed
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### 3.5 Rarity

**High**

<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is relatively rare as an early 20 <sup>th</sup> century rail workshop which is still in active use.
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### 3.6 Representativeness

**High**

<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good representative of its type.
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## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-71
<b>Legal Description</b>	Pt Section 41 Blk LVI Hutt Valley Settlement
<b>Parcel ID</b>	3771611
<b>Thematic Reference</b>	Transport/Industrialism
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	IPENZ Engineering NZ Heritage Register
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Original 1920's Workshops Building Footprint
<b>Primary Feature of Listing:</b>	Original 1920's Workshops
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4.2 Site Extent



Figure 10: Aerial of the site with heritage buildings indicated.

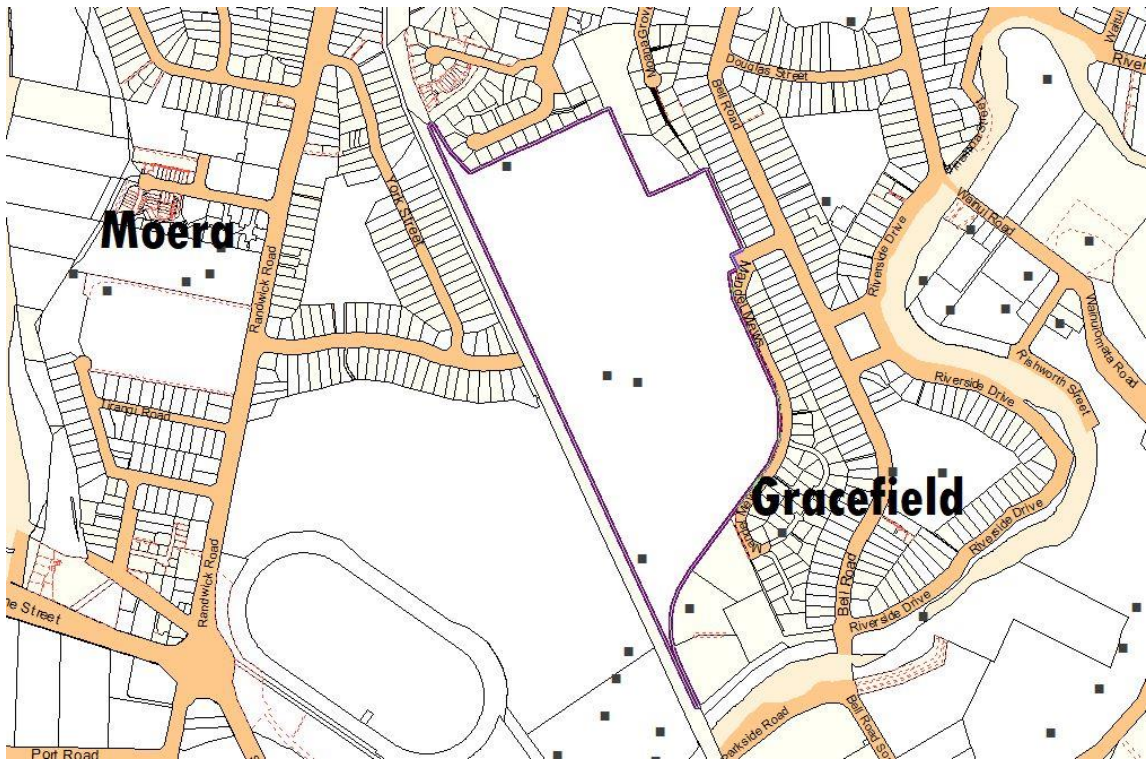


Figure 11: Map of the entire property site.

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

**Please Note:**

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-72 Woolyarns Factory (1974)*

25-27 Eastern Hutt Road, Taita



Figure 1: Woolyarns Offices, c.1970's.  
Source: Moller Architects

### 1. Historical Summary

The Woolyarns Factory buildings were constructed by Moller Architects in 1974 for the Woolyarns Company, in a brutalist style using raw, textured concrete and strong geometric forms. At this time, the Woolyarns Company was one of New Zealand's best performing companies and was awarded a High Priority Status Award for its outstanding contribution to New Zealand's economic growth. The company was founded by Colin Wood, an immigrant from England who was born into the woollen industry in the UK and then began his own dynasty in New Zealand, passed through generations of the Wood family. The building won a National Architecture Award in 1975.

Some of the original sculptural roofing and exterior windows have been replaced in recent years, but the form of the new fabric is very similar to the original (see below images). A new modern addition has been constructed between the main office building and the dispatch building.

The building is still occupied by the Woolyarns Company.

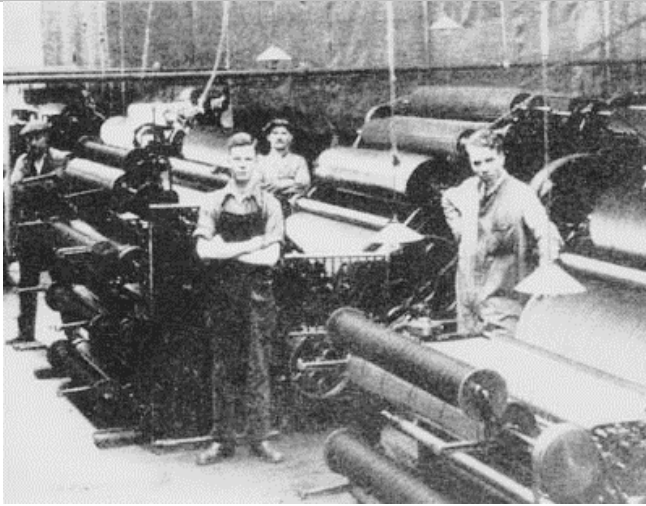


Figure 2: Colin Wood, founder of Woolyarns, at Oamaru Woollen Mills in 1931.  
Source: Woolyarns Website



Figure 3: Aerial of the site soon after the building was completed, 1980.  
Source: Retrolens, 1980



Figure 4: The strong geometric forms of raw concrete with original roofing to the office buildings, which has since been replaced, undated.  
Source: Moller Architects



Figure 5: The strong geometric forms of raw concrete to the exterior of the dispatch building, c. 1970's.  
Source: Moller Architects





Figure 6: The industrial nature of the warehouses.  
Source: Woolyarns Social Media Channels



Figure 7: The industrial nature of the warehouses.  
Source: Woolyarns Social Media Channels



Figure 8: A plaque inside the office building honouring the National Award the building won in 1975



Figure 9: The dispatch building with original roofing.



Figure 10: The office buildings today, with replaced corrugated roofing and new windows.



Figure 11: The modern building which sits between the office buildings (left) and the dispatch building (right), originally a carpark.

## 2. Physical Description

### 2.1 Setting - Site Description

The Woolyarns Factory buildings are located at 25-27 Eastern Hutt Road, Taita. The site is located on the western side of the road and is surrounded by industrial commercial buildings. The buildings make up the front face of a larger warehousing unit to the north of the site and has a small carpark to the south.

### 2.2 Building or Structures

The site contains a number of buildings, including front of house office buildings, a dispatch building, and a factory building. Only the front of house office buildings and the dispatch building were designed by Moller Architects in the 1970's and are of heritage value (indicated in the extent of place diagram in Section 4.2 below). The warehouse to the north of the site is excluded.

The office and dispatch buildings are two-storey structures which feature a variety of sculptural shapes and forms, constructed using "off the boxing" reinforced concrete left natural with white painted blockwork, and steel framed canopies and verandahs. The building has strong geometric forms and draws inspiration from the Brutalist style of architecture. The Brutalist design movement originated in the UK and was popular internationally in the 1950's, only reaching New Zealand in the 1960's where prominent architects such as Miles Warren embraced the new aesthetic with buildings such as the Christchurch Town Hall (1972)<sup>1</sup>. These types of buildings are only just now receiving recognition for their architectural value.

### 2.3 Existing Listing/Scheduling Status

The place is not listed with HNZPT, nor is it currently scheduled within HCC's District Plan. The place was put forward for consideration by HNZPT as a place which may potentially warrant listing in the future.

<sup>1</sup> Listed as a Category I Historic Place with HNZPT (#9817) only recently in August 2020, and noted as being of "outstanding architectural significance as an exemplar of the translation of the British architectural movement of Brutalism to the New Zealand environment".



### 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance: High</b> <b>Explanation:</b> The Woolyarns Factory is associated with the practice of industrial activity in New Zealand.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional, or national history.	<b>Level of Significance: None</b> <b>Explanation:</b> The Woolyarns Factory is not known to be connected with any particular historic event.
<b>iii) People</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The Woolyarns Factory is associated with the Woolyarns Company – which was once one of New Zealand's highest performing homegrown businesses at its peak.
<b>iv) Social</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate social value for the generations of the Wood family who established and still run the Woolyarns business.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	<b>Level of Significance: Unknown</b> <b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: High</b> <b>Explanation:</b> The Woolyarns Factory is notable for its use of Brutalist architectural details, notably in the use of raw concrete with strong geometric forms.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: None</b> <b>Explanation:</b> The surroundings of the Woolyarns Factory have no known significance to the place.
<b>ix) Technological</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The Woolyarns Factory building demonstrates traditional technological methods and use of materials for its time period, with a focus on the use of concrete.

<sup>2</sup> Criteria taken from GWRC RPS.

<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: High</b> <b>Explanation:</b> The Woolyarns Factory building has high integrity value overall, though some alterations and additions have been made to the primary elevation such as the replacement of roofing elements and original windows. However, these changes are largely like-for-like and mostly retain the original sculptural form of the building.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: None</b> <b>Explanation:</b> As the building was constructed in the late 20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The Woolyarns Factory building has group value with a number of other Brutalist buildings in Wellington, and across the country.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The Woolyarns Factory building has no known sentimental value.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The Woolyarns Factory building has moderate recognition value as it known by the local community and contributes to a sense of shared history and identity in the area.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance: High</b> <b>Explanation:</b> The Woolyarns Factory building has high rarity value as a small-scale Brutalist designed structure.

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The Woolyarns Factory building is a good example of the Brutalist architectural design style which was prominent in the 1950's-1970's.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-72</i>
<b>Legal Description</b>	<i>Lot 2 DP 31215 (25) Lot 1 DP 31215 (27)</i>
<b>Parcel ID</b>	<i>3871273 (25) 3846682 (27)</i>
<b>Thematic Reference</b>	<i>Industrialism</i>
<b>Overall Heritage Significance</b>	<i>High</i>
<b>Importance Level</b>	<i>Regional</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>1975 office and dispatch buildings designed by Moller Architects in 1975, see Section 4.2 below.</i>
<b>Primary Feature of Listing:</b>	<i>Brutalist buildings</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>Warehouse building to north of site.</i>
<b>Other Notes:</b>	<i>None</i>

### 4.2 Site Extent



Figure 12: Aerial of the site with heritage buildings indicated. Note that only the visible elevations of the office buildings (south elevation) and the dispatch building, both designed by Moller Architects in the 1970's, are included in the extent of place (indicated by a dashed line).

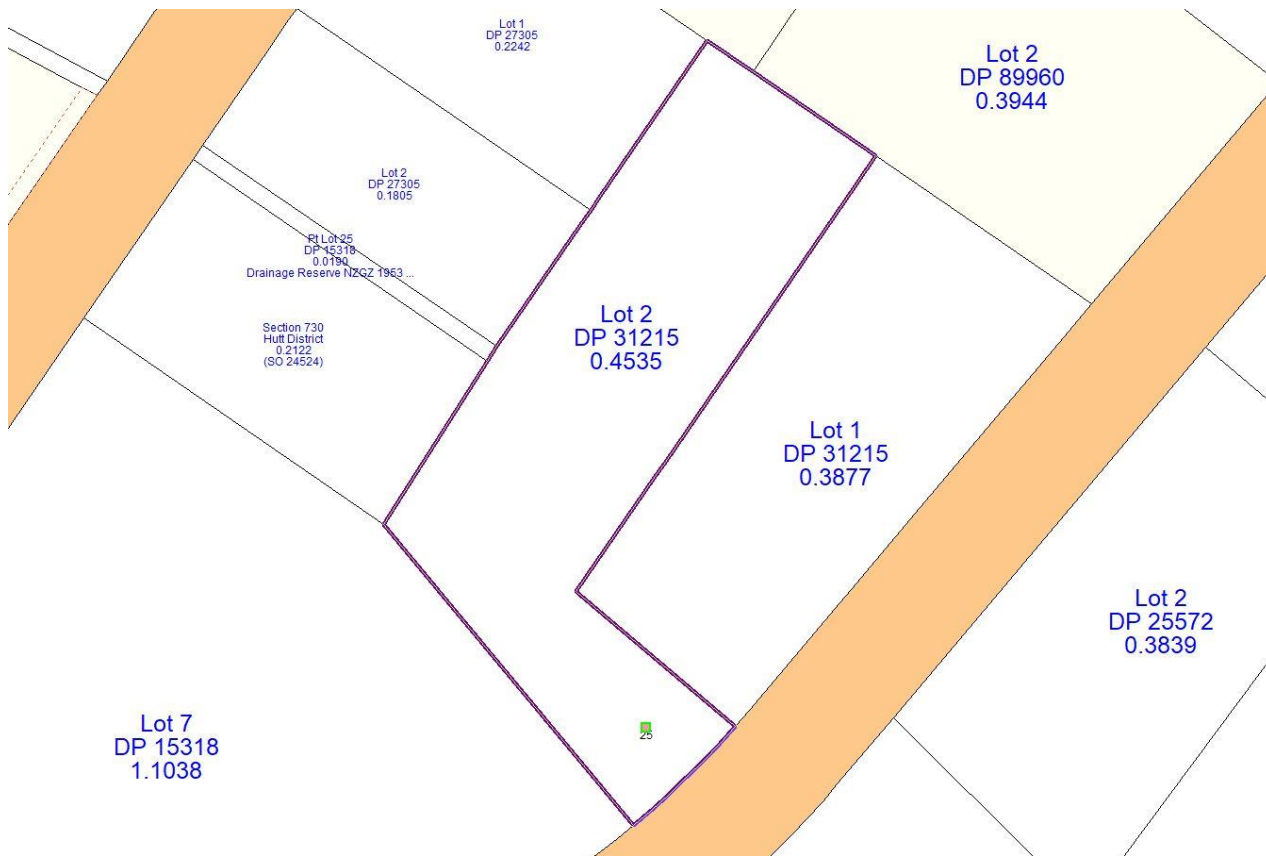


Figure 13: Map of the entire property site, with Lot 2 (25 Eastern Hutt Road) highlighted next to Lot 1, the other section of the property.

**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.

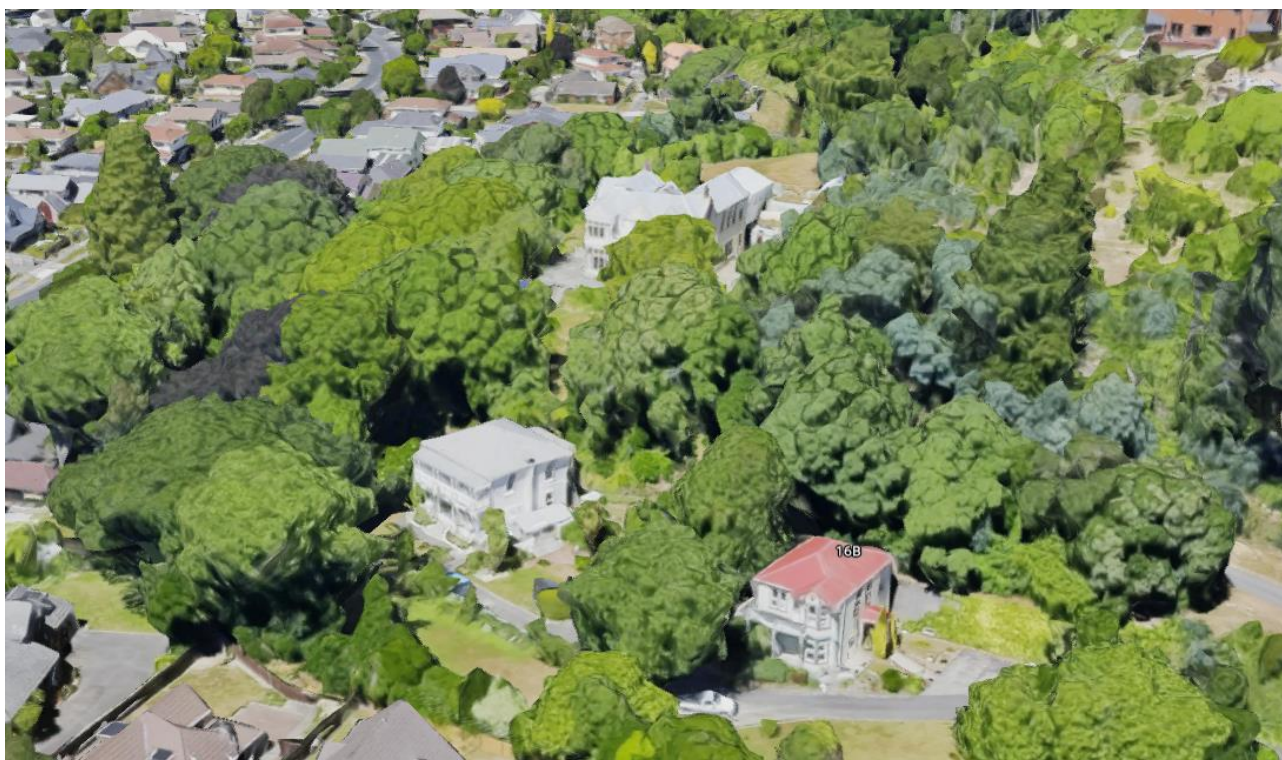


# Hutt City Council Heritage Inventory Assessment Form



## *H2-73 16A Hamerton Street (1899)*

*16A Hamerton Street, Naenae*



*Figure 1: 16A (bottom left) and 16B (bottom right) below 16 Hamerton Street (Balgownie House, top centre) in Hamerton Street, Naenae.*

### 1. Historical Summary

16A was originally situated at 328 Oriental Parade in Wellington, and built by John Priest in 1899 – the architect is unknown. In February 1985 it was moved to its present site on the Balgownie estate. The house was constructed for Henry Englington. Following Englington's death in 1904, the property passed onto his three sons. Like its neighbour 'Balgownie House', this dwelling was once occupied by the Roman Catholic Church, who owned the property from 1975-1981. It was then sold to the current owners who also own Balgownie House in conjunction with two other couples.

It is not known if 16A and 16B Hamerton Street have any shared history.





Figure 2: 16A Hamerton Street, undated.



Figure 3: 16A Hamerton Street today.



Figure 4: The group of houses where 16A Hamerton Street was originally located along Oriental Parade, 1952.  
Source: Retrolens



Figure 5: Where 16A Hamerton Street was originally located along Oriental Parade, pictured in 1925.  
Source: ATL, ID: EP-0832-1-2-G



Figure 6: The strip of public reserve in front of 16A.



Figure 7: The Balgownie Generator Building on the site of 16A.





Figure 8: Aerial of 16A (indicated with a star) and 16B Hamerton Street, with Balgownie House at the back.

## 2. Physical Description

### 2.1 Setting - Site Description

16A sits below Balgownie House, located on the hillside above at 16 Hamerton Street, Naenae. The property is entirely surrounded by dense vegetation, with the Waiwhetu Stream and a thin strip of public reserve land to the north. The surrounding sites are residential. Access is facilitated by a small bridge, and a short driveway which branches off from the main driveway leading up to Balgownie House. The Balgownie Generator Building sits on the site of 16A, between the two buildings.

### 2.2 Building or Structures Description

The building at 16A is a two-storey timber framed house with a symmetrical design which exhibits a strong Australian influence. Wide sash windows flank the main entranceway which features both fanlights and sidelights. An ornate fretwork valance decorates the trellised bottom verandah. The verandah posts support an enclosed verandah above.

### 2.3 Existing Listing/Scheduling Status

16A is not currently listed with HNZPT, nor is it scheduled in either of HCC's existing Heritage Inventory Appendices. 16A was nominated for potential inclusion in the 2011 Heritage Inventory review.

### 3. Evaluation<sup>1</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building is likely to be associated with the early settlement of the Wellington region.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The building is not known to be associated with any particular historic events.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> 16A is known to be associated with the Roman Catholic Church.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is likely associated with the late 19 <sup>th</sup> and early 20 <sup>th</sup> century settlement of the Wellington region.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site possesses any archaeological value.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The property has high architectural value due to its ornamental style, and high level of craftsmanship.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> High <b>Explanation:</b> As part of the original Balgownie Estate, the surroundings of the place have high significance.
<b>iv) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building demonstrates use of standard construction methods and materials for the time.

<sup>1</sup> Criteria taken from GWRC RPS.



<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: High</b> <b>Explanation:</b> The building appears to be highly authentic, with little modifications or additions, giving it high authenticity value.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: High</b> <b>Explanation:</b> 16A is known to have been constructed in 1899, giving the place high age value.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The building has no known group value, nor does it contribute to the streetscape as it is hidden by dense vegetation.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> 16A was known to have been owned by the Roman Catholic Church for several years, giving it moderate sentimental value.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The place has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place is moderately rare as an intact two-storey late 19 <sup>th</sup> /early 20 <sup>th</sup> century timber framed building.

<b>3.6 Representativeness</b>	<b>High</b>
	<b>Level of Significance: High</b>

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Explanation:</b> The place is highly representative of its typology and design style.
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## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-73</i>
<b>Legal Description</b>	<i>Lot 2 DP 89487</i>
<b>Parcel ID</b>	<i>3926991</i>
<b>Thematic Reference</b>	<i>Early Settlement</i>
<b>Overall Heritage Significance</b>	<i>Moderate</i>
<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>Property boundaries.</i>
<b>Primary Feature of Listing:</b>	<i>1899 timber framed building</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>Later modifications and additions</i>
<b>Other Notes:</b>	<i>None</i>

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

# Hutt City Council Heritage Inventory Assessment Form



## *H2-74 16B Hamerton Street*

*16B Hamerton Street, Naenae*



*Figure 1: 16A (bottom left) and 16B (bottom right) below 16 Hamerton Street (Balgownie House, top centre) in Hamerton Street, Naenae.*

### 1. Historical Summary

The history of 16B is unknown, and it is not known if 16A and 16B have any shared history.





Figure 2: 16B Hamerton Street.



Figure 3: 16B Hamerton Street.



Figure 4: Aerial of 16A and 16B Hamerton Street (indicated with a star), with Balgownie House at the back.

## 2. Physical Description

### 2.1 Setting - Site Description

16B sits below Balgownie House, located on the hillside above at 16 Hamerton Street, Naenae. The property is entirely surrounded by dense vegetation, with the Waiwhetu Stream and a thin strip of public reserve land to the north. The surrounding sites are residential. Access is facilitated by a small bridge, and a short driveway which branches off from the main driveway leading up to Balgownie House. The Balgownie Generator Building sits on the site of 16A, between the two buildings.

### 2.2 Building or Structures Description



The building at 16B is a two storey timber framed villa with Italianate design elements, with a balcony to the first floor and ornate fretwork, half-timbering to the gable of the bay gable, and eaves brackets.

## 2.3 Existing Listing/Scheduling Status

16B Hamerton Street is not currently listed with HNZPT, nor is it scheduled in either of HCC's existing Heritage Inventory Appendices.

## 3. Evaluation<sup>1</sup>

3.1 Historic Values	Moderate
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building is likely to be associated with the early settlement of the Wellington region.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The building is not known to be associated with any particular historic events.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is not known if 16B is associated with any individuals or organisations of historic importance.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is likely associated with the late 19 <sup>th</sup> and early 20 <sup>th</sup> century settlement of the Wellington region.
3.2 Physical Values	High
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site possesses any archaeological value.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The property has high architectural value due to its ornamental style, and high level of craftsmanship.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development	<b>Level of Significance:</b> High <b>Explanation:</b> As part of the original Balgownie Estate, the surroundings of the place have high significance.

<sup>1</sup> Criteria taken from GWRC RPS.

<b>iv) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building demonstrates use of standard construction methods and materials for the time.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The building appears to be highly authentic, with little modifications or additions, giving it high authenticity value.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> The age of the building is unknown, but its architectural style suggests late 19 <sup>th</sup> or early 20 <sup>th</sup> century.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The building has no known group value, nor does it contribute to the streetscape as it is hidden by dense vegetation.

<b>3.3 Social Values</b>	<b>None</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.5 Rarity</b>	<b>Moderate</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> <i>Moderate</i> <b>Explanation:</b> <i>The place is moderately rare as an intact two-storey late 19<sup>th</sup>/early 20<sup>th</sup> century timber framed building.</i>

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> <i>High</i> <b>Explanation:</b> <i>The place is highly representative of its typology and design style.</i>

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-74</i>
<b>Legal Description</b>	<i>Lot 3 DP 89487</i>
<b>Parcel ID</b>	<i>3758982</i>
<b>Thematic Reference</b>	<i>Early Settlement</i>
<b>Overall Heritage Significance</b>	<i>Moderate</i>
<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>Property boundaries</i>
<b>Primary Feature of Listing:</b>	<i>Timber framed building</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>None</i>

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

# Hutt City Council Heritage Inventory Assessment Form



## *H2-75 Art Deco Residence (1943)*

*5 Military Road, Boulcott*



*Figure 1: Art Deco Residence, 5 Military Road.*

### 1. Historical Summary

Very little information is available regarding the history of the property at 5 Military Road. The only plan available is undated, but appears to have been designed for a 'Mrs Just'. Aerial imagery of the site indicates that no property sat on the site in 1939, but by 1951 the building had been constructed. Historic CT's indicate that the property changed hands in 1943 which is considered to be the likely date of construction for the new property owners.



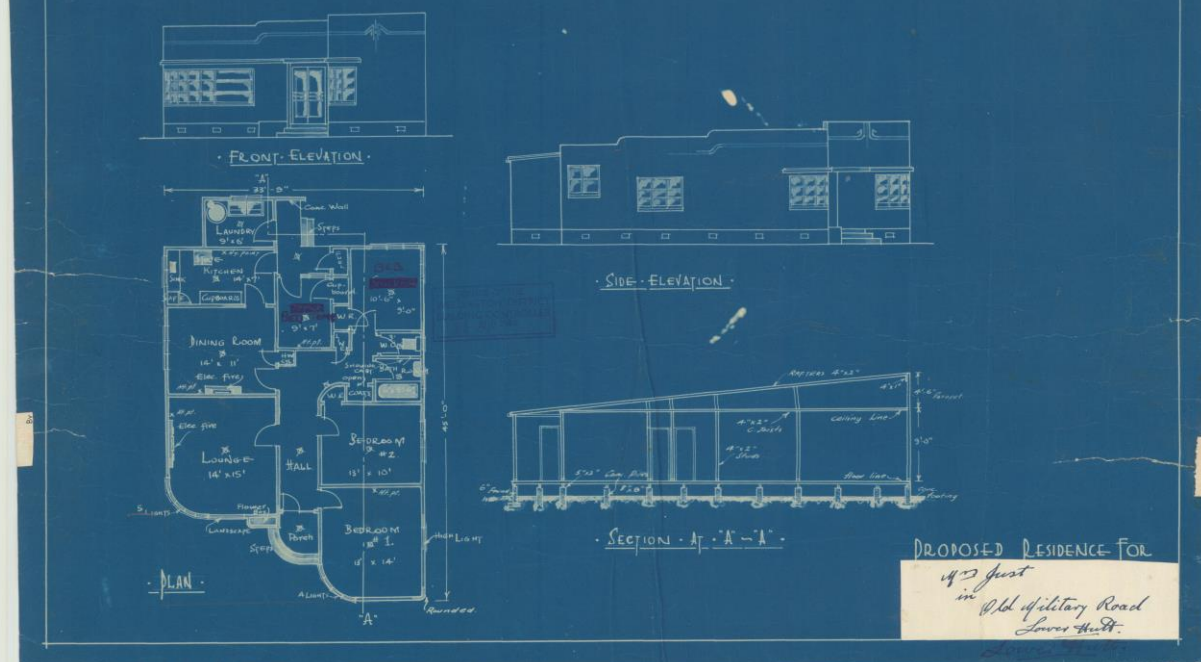


Figure 2: Plans for 5 Military Road, a residence designed for 'Mrs Just'.  
Source: ATL, ID: B-081-002

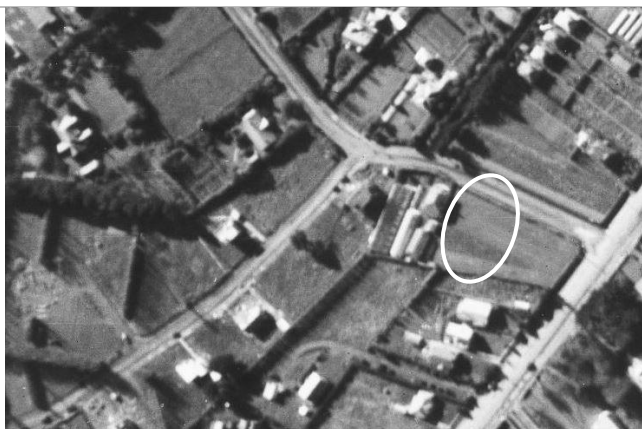


Figure 3: Aerial of Military Road, 1939, with the site empty.  
Source: Retrolens



Figure 4: Aerial of Military Road, 1951 with the subject property visible.  
Source: Retrolens

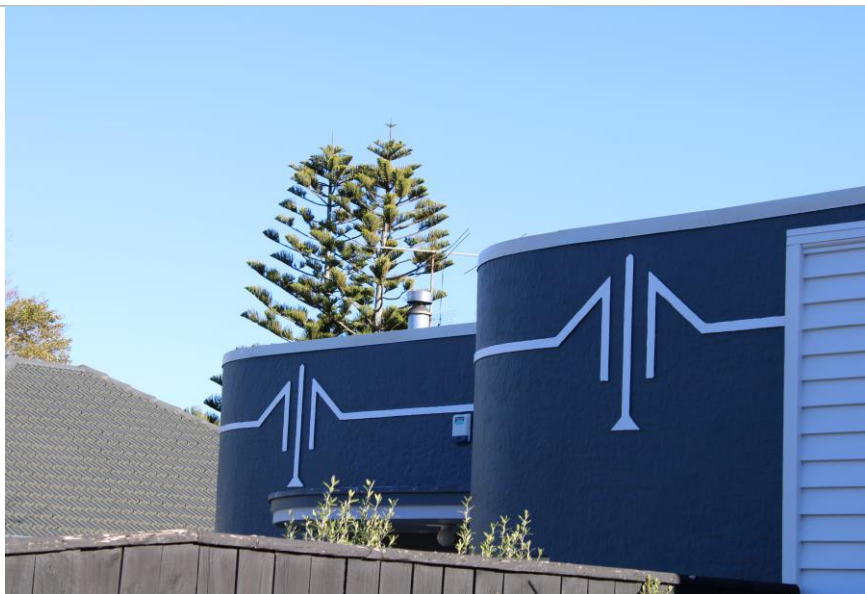


Figure 5: The distinctive curved facade, flat parapet, navy blue exterior, and art deco detailing to the exterior of the building.



Figure 6: The exterior of the building.

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located on the western side of Military Road in Boulcott. The surrounding properties are entirely residential.

### 2.2 Building or Structures

The one-storey building features two distinctive rounded corners to its street facing elevation, both with inset timber framed windows which sit within the curving sections of the façade, and art deco detailing just below the flat parapet. The building is painted a deep navy blue. A small lean-to has been constructed to the rear of the building.

### 2.3 Existing Listing/Scheduling Status

The building is not currently scheduled with HCC, nor is it listed with HNZPT.

## 3. Evaluation<sup>1</sup>

3.1 Historic Values	Moderate
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place is associated with patterns of residential development in the Lower Hutt area in the 1940's.</p>
<i>ii) Events - the place has an association with an important event</i>	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> The place is not known to be connected to any particular historic events.</p>

<sup>1</sup> Criteria taken from GWRC RPS.

or events in local, regional or national history.	
<b>iii) People</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected to any individuals or groups of significance to the district, region, or nation.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates evidence of the type of homes being designed in the 1940's, and the architectural styles which were desired at the time.

<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site has archaeological significance. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The building exhibits high architectural significance for its Art Deco qualities including curved facades, geometric detailing, flat roof and parapet, and bold colour design.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> None <b>Explanation:</b> The surroundings of the site have no known significance to the place.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates traditional construction methods and use of materials for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The building appears to be highly authentic.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the place was constructed in the mid-20 <sup>th</sup> century, it demonstrates no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of	<b>Level of Significance:</b> High <b>Explanation:</b> The place is one of a number of Art Deco/Moderne residences in the Lower Hutt area, is a prominent feature of the streetscape, and is highly recognisable for its Art Deco features.

a wider townscape or landscape setting, and/or it is a landmark.	
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<b>3.3 Social Values</b>	<b>None</b>
<i>i) <b>Sentiment</b> - 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.</i>	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value.
<i>ii) <b>Recognition</b> - 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.</i>	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<i>i) <b>Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>High</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high rarity value as an exceptional example of an Art Deco designed dwelling.

<b>3.6 Representativeness</b>	<b>Exceptional</b>
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The building is an exceptional representative of its Art Deco design type with all the hallmarks of the style.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-75
<b>Legal Description</b>	Lot 4 DP 12169
<b>Parcel ID</b>	3766384
<b>Thematic Reference</b>	Later Residential
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>Property boundaries</i>
<b>Primary Feature of Listing:</b>	<i>1943 Art Deco dwelling</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>N/A</i>

**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-76 Taita Station (1947)*

*85 Eastern Hutt Road, Taita*



*Figure 1: Taita Station, 85 Eastern Hutt Road.*

### 1. Historical Summary

Very little information is available regarding the history of the Taita Rail Station. An announcement was made in 1944 that a new rail extension would be built to provide access to the new housing in Lower Hutt. This was to be an extension of the existing railway line from Waterloo to Naenae and construction took place between 1944 and 1947. As part of the rail extension, a new station was built at Taita in 1947, with a subway to allow commuters to cross the busy road which sits alongside the station. The station was constructed in the modernist style, with a flat roofline to the main central block, and a lower canopy which also features a flat roofline. A further extension from Taita to Silverstream was constructed in 1955. Electrification of the railway in 1953 between Wellington and Taita saw the demise of the steam trains. Two years later electrification was extended to Upper Hutt.



Figure 2: The Taita Rail Station, undated.  
Source: ATL, ID: 1-2-209690-F



Figure 3: The subway for the Taita Rail Station under construction in 1950.  
Source: ATL, ID: 114-160-06-G

#### RAIL EXTENSION SERVICE TO NEW AREAS

A start has been made with an important railway work which will serve large new housing areas in the Hutt Valley. This is the extension of the present railway line from Waterloo to Nae Nae, a distance of one mile and fifty chains. The Minister of Works (Mr Semple) states that formation and ballasting work had been commenced. Formation along this length was very easy and should be completed in a few weeks. The Railway Department would then follow on with the plate laying.

Mr. Semple also stated that plans for station buildings and overbridges etc., were in hand.

"From Nae Nae to Taita, one mile and 50 chains," Mr. Semple added, "the formation is also very easy, but some minor alterations to the alignment are under consideration in order to fit in with the town planning of the area."

"Nae Nae and Taita will be the main stations between Waterloo and the Taita Gorge, but there will also be stopping places for suburban traffic at Epuni and Cemetery Road."

"When the line is completed to this point all the areas in the Nae Nae-Taita locality, which are being prepared by the Government for housing purposes, will have a railway station within a reasonable distance."



Figure 4: News article from 1944 explaining the new rail extension which would include a new station at Taita.  
Source: Hutt News, 21 June 1944

Figure 5: Aerial of Taita showing the Rail Station, 1958.  
Source: ATL, ID: EP-1958-1594-5-F





Figure 6: Taita Rail Station with the subway leading underground.



Figure 7: Aerial showing Taita Rail Station.

## 2. Physical Description

### 2.1 Setting - Site Description

The station is located on the eastern side of High Street, but also sits on the western side of Eastern Hutt Road with a carpark for commuters sitting between the station at the latter street. The surrounding area is a mix of residential properties to the southwest, a commercial precinct to the east, and an industrial precinct to the north and west.

### 2.2 Building or Structures

The rectangular station building is approximately 35 metres long and 12 metres wide, sitting on a roughly north-south axis with the rail lines to the east of the building. The building has a central two storey section with a flat roof which sits higher than the remainder of the building which is single storey and also has a flat roofline. A set of windows is located within the east-facing elevation of the two-storey section of the building. A wrap-around canopy with a flat roofline extends around the perimeter of the station to provide shelter for commuters, and a subway leads away from the building to the north to provide commuters with a safe way to cross the rail lines.

### 2.3 Existing Listing/Scheduling Status

The building is not currently scheduled with HCC, nor is it listed with HNZPT.

## 3. Evaluation<sup>1</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<i><b>i) Themes</b> - the place is associated with important themes in history or patterns of development.</i>	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place is associated with patterns of transport improvements to aid access to new housing developments in the 1940's and 1950's.</p>

<sup>1</sup> Criteria taken from GWRC RPS.



<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected to any particular historic events.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected to any particular individuals or groups of significance to the district, region, or nation.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has social significance for its importance to the community generally. The place contributes to our understanding of transport and infrastructure development during the mid-20 <sup>th</sup> century.

<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site has archaeological significance. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The building exhibits high architectural significance for its modernist style – a popular design for many Lower Hutt buildings of the time period.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> None <b>Explanation:</b> The surroundings of the site have no known value to the place.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates traditional construction methods and use of materials for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high integrity value, though has undergone some modifications over time to keep the building fit for purpose – this has included the unfortunate boarding up of the windows.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the place was constructed in the mid-20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - the place is strongly associated with other natural or cultural features in	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has some group value for its association with other Modernist style rail stations – such as the Melling

<i>the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.</i>	<i>Station. It is a prominent feature of the streetscape and is highly recognisable, making it a local landmark.</i>
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<b>3.3 Social Values</b>	<b>High</b>
<i>i) <b>Sentiment</b> - 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.</i>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate sentimental value as a place that generations of locals have used to commute into the city for more than half a century.
<i>ii) <b>Recognition</b> - 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.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high recognition value as it is a prominent feature of the streetscape and is highly recognisable, making it a local landmark.

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<i>i) <b>Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> There are a number of other modernist rail stations in the Lower Hutt area, including the Melling Station.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The building is a good representative of its time and design typology.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-76
<b>Legal Description</b>	TBC
<b>Parcel ID</b>	4067012
<b>Thematic Reference</b>	Transport/Modern Movement

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>Overall Heritage Significance</b>	<i>Moderate</i>
<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>Building footprint</i>
<b>Primary Feature of Listing:</b>	<i>1947 Rail Station Building</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>N/A</i>

## 4.2 Site Extent



Figure 8: Aerial of the site with heritage buildings indicated.





Figure 9: Map of the entire property site.

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-77 St Alban's Church (1910)*

*13 Ngaio Street, Eastbourne*



*Figure 1: St Albans Church, 13 Ngaio Street.*

### 1. Historical Summary

Very little information is available regarding the history of the St Alban's Church in Eastbourne. The church was dedicated on the 14<sup>th</sup> of May 1910. The architect and builder of the structure are unknown. In 1962 an extension was built onto the northern elevation of the church building (Figure 7). The property was served with an Earthquake Prone notice in April of 2021.



Figure 2: St Alban's Church, undated. Note the original detailing to the street-facing elevation which has now changed considerably, and the southern wing which appears to have been demolished.  
Source: Unknown

#### ST. ALBANS—EASTBOURNE.

The annual report of St. Albans Church, Eastbourne, states that the year just ended has been a notable one for the Church, two events standing out prominently. The first was the completion and opening of the church building, and the other, the visit of Missioner H. V. Stuart. The church building was opened for worship on May 14. The mission commenced on October 14, and concluded on October 18, and much good resulted from the local work of the missioner. A Sunday School for children was formed during the year, arrangements being made with the State School authorities for the use of their building for the purpose. The school is in charge of Mr. Button. Appreciation of the services of the vicar, the Rev. Mr. Jones, is expressed by the committee. Considering the extent of the Hutt district, of which he has charge, and the distance of his headquarters from Eastbourne, the committee feel that he has given more attention to Eastbourne than they perhaps have a right to expect, and the thanks of residents are due to him for the successful position to which he has brought the Church. It is hoped that the time is not far distant when he can be relieved of the care of this part of his parish, by the appointment of a vicar for Eastbourne as a distinct parish. This would prove of inestimable benefit to the people of Eastbourne, the possibilities being very great. The committee considers the time ripe for steps being taken in this direction, but recognises that it is a matter that must be approached with care, whilst, at the same time, it is confident that the step is practicable and even necessary for the proper progress of the Church in Eastbourne.

Figure 3: Newspaper article dating from 1911 describing the churches' success.  
Source: Dominion Post, 10 May, 1911

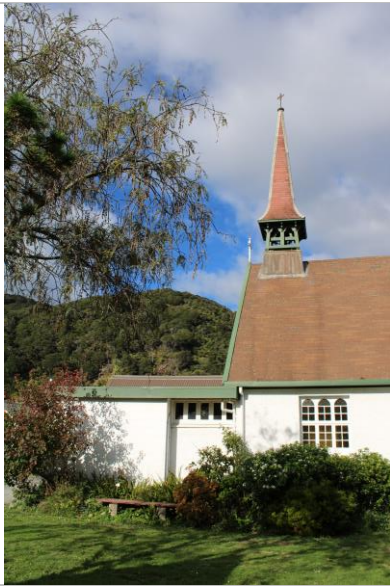


Figure 4: The spire and original front elevation (modified) above the existing modern porch addition.



Figure 5: The modern porch to the front of the building.





*Figure 6: The spire and modern porch addition as viewed from the north elevation.*



*Figure 7: North elevation of the building with 1962 extension to sanctuary and chancel.*



*Figure 8: South elevation of the hall.*



*Figure 9: Eastern elevation from Ngaio Street.*

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located at the far western end of Ngaio Street in Eastbourne. There is also a later vicarage and community centre on site. The community hall is located to the north of the church and the vicarage to the south of the church. A memorial wall is also located on site. The surrounding properties are entirely residential.

### 2.2 Building or Structures

The church has a standard gable form which faces the street (east), with a set of five lancet windows located under a shingle bellcast with vertical timber cladding at the apex of the gable and a stucco exterior below. A cross acts as a finial, and a tall spire sits atop the roof hip immediately behind. A modern porch addition obscures the lower half of the original street facing elevation – a symmetrical one storey structure with two sides doors and a central glazed window, featuring a flat roofline to either side and a small gable form over the central window. The north facing elevation featured three sets of tripartite lancet windows and a stucco exterior, with a small porch lean-to at the western end to the sanctuary/chancel which was added in 1962.

The steeply pitched roof is clad with tiles. The south and west facing elevations of the church were not visible. Access to the interior of the church was not available at the time of the site visit.

## 2.3 Existing Listing/Scheduling Status

The building is not currently scheduled with HCC, nor is it listed with HNZPT.

## 3. Evaluation<sup>1</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place associated with patterns of local religious practices in the early 20 <sup>th</sup> century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional, or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected to any particular historic events.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected to any particular individuals or groups of significance to the district, region, or nation.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has social significance for its importance to the religious groups which used the church at the time and over the past century. The place contributes to our understanding of religious practices during the early 20 <sup>th</sup> century.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site has archaeological significance. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The building exhibits high architectural significance for its style and individual elements including the spire, lancet windows, and general form.
	<b>Level of Significance:</b> Moderate

<sup>1</sup> Criteria taken from GWRC RPS.



<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Explanation:</b> The surroundings of the site have moderate significance as a vicarage and memorial wall are also present on site, although constructed at a later date to the church itself.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates traditional construction methods and use of materials for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high integrity value, though has undergone some modifications over time, such as the addition of the porch to the northern elevation in 1962 and the modern entrance to the east elevation.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As the place was constructed in the early-20 <sup>th</sup> century, it demonstrates moderate age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is one of a number of early 20 <sup>th</sup> century churches in the Lower Hutt region, is a prominent feature of the streetscape, and is highly recognisable for its architectural features - making it a local landmark.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high sentimental value as it has served the local community continuously as a place of worship for more than a century.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value as it is a prominent feature of the streetscape and is highly recognisable for its architectural features, making it a local landmark.

### 3.4 Tangata Whenua Values<sup>2</sup>

**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:** Early 20<sup>th</sup> century churches designed in the style of the St Alban's Church are not uncommon in the Wellington region.

### 3.6 Representativeness

**High**

**i) Representativeness** - the place is a good example of its type, era, or class it represents.

**Level of Significance:** High

**Explanation:** The building is a good representative of its time and design typology.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-77
<b>Legal Description</b>	Lot 1 DP 8662
<b>Parcel ID</b>	3864957
<b>Thematic Reference</b>	Religion
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property boundaries
<b>Primary Feature of Listing:</b>	1910 Church Building
<b>Non-Contributing Fabric/Exclusions:</b>	Later entrance and porch additions, 1962 sanctuary/chancel addition to north elevation
<b>Other Notes:</b>	N/A

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

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- 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.

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-78 Melling Station (1954)*

*Pharazyn Street, Melling*



*Figure 1: Melling Station.*

### 1. Historical Summary

Very little information is available regarding the history of the Melling Rail Station. In the 19th century, the line from Wellington to the Hutt was opened on 14 April 1874. The line past Melling to Silverstream was opened on December 1875. The first Melling Rail Station opened in 1908 and used to be on the Hutt Valley Line section of the Wairarapa Line until 1 March 1954, when the Melling-Belmont section of the line on the western side of the Hutt Valley was closed and the through line to Upper Hutt and the Wairarapa rerouted through the centre of the valley. The truncated line to Melling was then electrified. This new station, erected at the same time, was about 100m closer to Wellington to avoid a level crossing at the Melling Link Road over the Hutt River. There are plans for the station to be potentially relocated as part of the proposed Melling Interchange project.



Figure 2: The Melling Rail Station, 1954.  
Source: ATL, ID: 1-2-209695-F



Figure 3: Melling Station in one of its later colour schemes with modifications made from its original design.

## 2. Physical Description

### 2.1 Setting - Site Description

The station is located on the western side of Pharazyn Street, and the rail lines and State Highway 2 run directly to the east of the station. The surrounding area is a mix of residential and recreational spaces with the Melling Bridge located approximately 50 metres north of the station.

### 2.2 Building or Structures

The rectangular station building is approximately 15 metres long and 5 metres wide, sitting on a roughly north-south axis with the rail lines to the east of the building. The building has a central section with a flat roof which sits higher than the angled canopy to the eastern and western sides of the building. The canopy to the western elevation covers the entire length of the structure, while the eastern side covers a shorter distance. The southern elevation of the building features a protruding section which used to be the toilets.

### 2.3 Existing Listing/Scheduling Status

The building is not currently scheduled with HCC, nor is it listed with HNZPT.

## 3. Evaluation<sup>1</sup>

3.1 Historic Values	Moderate
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with patterns of transport improvements to aid access to new housing developments in the Lower Hutt in the 1940's and 1950's.
<b>ii) Events</b> - the place has an association with an important event	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected to any particular historic events.

<sup>1</sup> Criteria taken from GWRC RPS.



or events in local, regional or national history.	
<b>iii) People</b> - 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.	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> The place is not known to be connected to any particular individuals or groups of significance to the district, region, or nation.</p>
<b>iv) Social</b> - 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.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place has social significance for its importance to the community in improving access to the wider Wellington region. The place contributes to our understanding of transport and infrastructure development during the mid-20<sup>th</sup> century.</p>

<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<p><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> It is unknown if the site has archaeological significance. There is no recorded archaeological site on the property according to ArchSite.</p>
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<p><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The building exhibits high architectural significance for its modernist style – a popular design for many Lower Hutt buildings of the time period.</p>
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> The surroundings of the site have no known value to the place.</p>
<b>ix) Technological</b> - 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place demonstrates traditional construction methods and use of materials for the time period.</p>
<b>v) Integrity</b> - 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place has undergone a high degree of modification over time, but still retains its original form and distinctive angled canopies.</p>
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> As the place was constructed in the mid-20<sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.</p>
<b>vii) Group or Townscape</b> - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place has some group value for its association with other Modernist style rail stations – such as the Taita Station. It is a prominent feature of the streetscape and is highly recognisable, making it a local landmark.</p>

a wider townscape or landscape setting, and/or it is a landmark.	
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<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate sentimental value as a place that generations of locals have used to commute into the city for more than half a century.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value as it is a prominent feature of the streetscape and is highly recognisable, making it a local landmark.

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> There are a number of other modernist rail stations in the Lower Hutt area, including the Taita Station.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The building is a good representative of its time and design typology.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Legal Description</b>	H2-78
<b>Parcel ID</b>	TBC
<b>Thematic Reference</b>	TBC
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>Building footprint</i>
<b>Primary Feature of Listing:</b>	<i>1954 Rail Station Building</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>N/A</i>

## 4.2 Site Extent

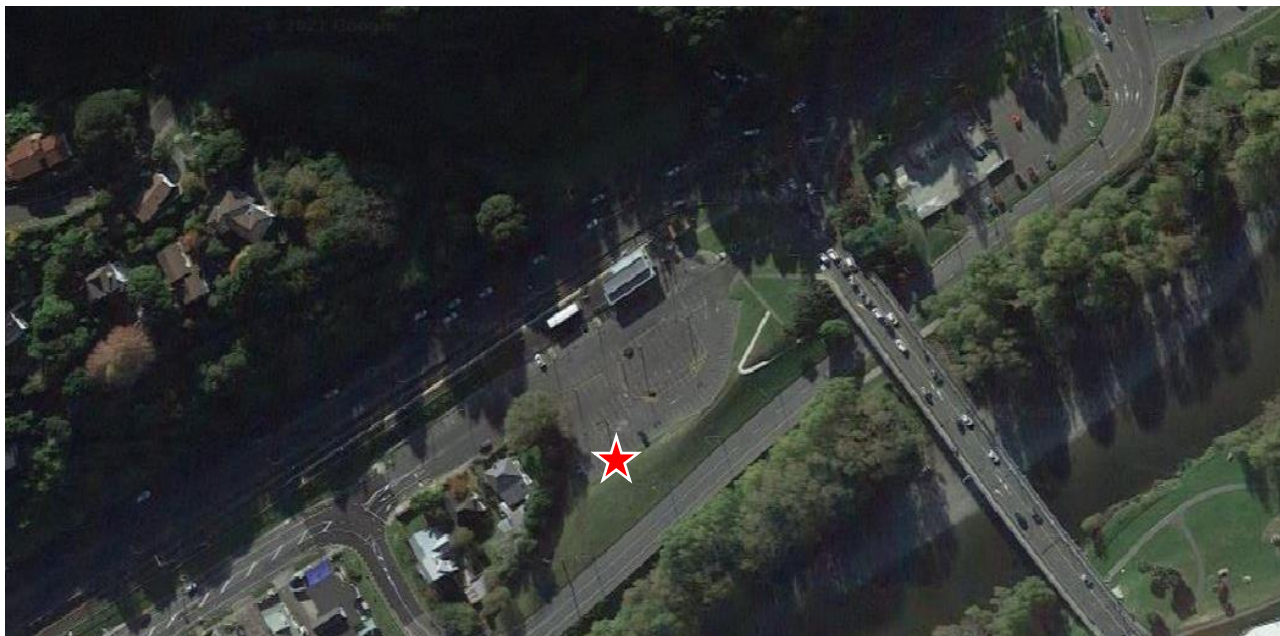


Figure 4: Aerial of the site with heritage buildings indicated.

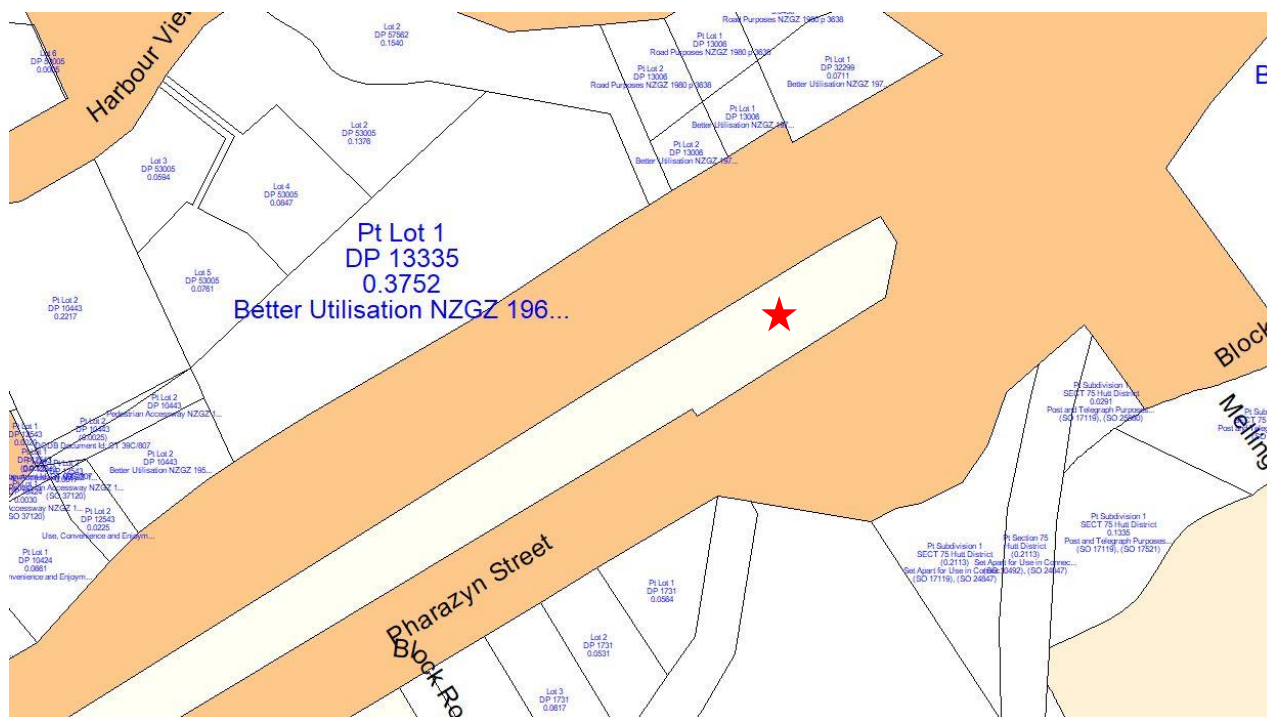


Figure 5: Map of the property site – a long thin strip of land, with the Melling Station indicated.

**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.



# Hutt City Council Heritage Inventory Assessment Form



## *H2-79 Point Howard Wharf (1929 & 1933-4)*

*Marine Drive, Point Howard*



*Figure 1: Point Howard Wharf.*

### 1. Historical Summary<sup>1</sup>

At the turn of the 20th century, petroleum was shipped in drums and tins and transported by horse and cart for storage in warehouses. This changed in New Zealand in the mid-1920s and 1930s as the large oil

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<sup>1</sup> Point Howard Wharf, Coastal Historic Heritage of the Wellington Region.. Greater Wellington Regional Council

companies developed a nation-wide bulk distribution system. Companies brought in oil in tankers and stored it in onshore storage tanks from where it was distributed throughout the country by tankers on rail and road. The Point Howard wharf was Wellington's first oil terminal and the oil companies based at the adjacent storage depots in Seaview served the lower North Island. The area of estuary, mudflats and swamp between Point Howard and the Hutt River Mouth was identified as a possible site for a petroleum storage depot by the Wellington Harbour Board in the 1920s. The first oil company to establish a presence at Point Howard was the Texas Oil Company ('Texaco'), later known as Caltex. In 1929 it bought two hectares of Crown land and built storage tanks, offices and other facilities. A condition of purchase stipulated that the Public Works Department would build Seaview Road over swampy ground to improve access between Point Howard and Hutt Park. The wharf was purpose-built by the Wellington Harbour Board for use by oil companies. Its construction was part of a strategic policy of 'placing oil stores at different points around the harbour'.

The wharf is a traditional cross-braced piled hardwood timber wharf and was mostly built in two stages – in 1929 and 1933. It was originally comprised of a narrow four metre wide and 169-metre long approach out to deep water. The oil tankers moored beside a small platform and three mooring dolphins at the end of the approach. A major addition was a T-shaped head built in 1933-4, replacing the dolphins. The new head was 159 metres long with a width varying from four to 13 metres. A pipeline took the oil from the moored tankers ashore to the Company's tanks. The first shipment of oil was discharged at the wharf - before the installation of pipes - in February 1930 and was trucked to the Texaco oil storage depot.

The new road and oil wharf encouraged industrial growth in the area. The Vacuum Oil Company was next to build oil storage tanks by the wharf and others soon followed. In 1936-37, the Public Works Department reclaimed a further 37 hectares. By the 1960s all the major oil companies operating in New Zealand were represented in the Seaview area and made use of the Point Howard oil wharf. Damage to the southern end of the tee from a ship collision temporarily stopped the use of the wharf in 1974, but it was repaired with nine new driven piles. In 1979 a new wharf was built to replace the Point Howard Wharf. The Seaview Wharf, at 548 metres, was much longer and could reach larger vessels in deeper water. It took over as Wellington's primary oil terminal wharf. The Point Howard wharf became superfluous to the oil companies, and in the early 1980s it was only occasionally used by chemical tankers. Control of the Point Howard Wharf was passed from the Wellington Harbour Board to the Hutt City Council, when it was formed in 1989. The wharf was by then no longer a commercial asset, and its future was uncertain. In 1993, urgent repairs were carried out for the safety of the public; piles were repaired, and timber replaced on the most seriously decayed sections of the wharf. In 1999, the mooring bollards were removed. Demolition was considered but the Hutt Valley Underground Water Authority cautioned the Hutt Council that as the Point Howard wharf's piles are driven through the seabed into the Waiwhetu Aquifer and any major work or demolition of the wharf could cause major artesian leakage from the area's water supply. Its commercial life over and demolition not really an option, the wharf was designated for recreational use by the Hutt City Council. Today the wharf is used mainly by fishermen and is a popular place to watch yacht races, given its convenient location next to the Seaview Marina.



Figure 2: The Point Howard Wharf, 1939.  
Source: ATL, ID: 1-4-048931-G



Figure 3: Point Howard Wharf, undated.  
Source: Unknown

## 2. Physical Description

### 2.1 Setting - Site Description<sup>2</sup>

The Point Howard Wharf is sited at a prominent point that juts out into the harbour from the eastern hills. There is a marina immediately to the north, and then the large industrial area of Seaview – and a substantial collection of oil tanks, while to the south and east there is the long modern structure of the Seaview Wharf before the rocky coastal edge appears again, leading around to Lowry Bay. The Eastern Bays Marine Drive winds around the point, through a steep cutting in the rock, while bush covered hills rise sharply up from the road. Higher up, there are houses set amongst the trees.

### 2.2 Building or Structures<sup>3</sup>

The Point Howard Wharf is an impressive structure because of its shape and size. The first part of the wharf, built in 1929, is four metres wide and reaches 169 metres out into the harbour in a close to east-west direction; the long outer T was built in 1933-4, and is 159 metres long with a width varying from four to 13 metres. (The unusual profile of the outer edge of the T, which is shaped into 'bays', accounts for the variation in width.) It is set at an angle of approximately 75 degrees to the earlier wharf. It is a traditional piled and cross-braced hardwood timber wharf, the piles to the inner stem of the T being raked; this part has the traditional white-painted handrails to each side. The outer T has a more complex sub-structure, although of similar pile, beam and braced construction; there are no handrails to this part, but bollards and kerb timbers. The wharf has a concrete deck throughout. One special feature is the office, part way along the inner stem and offset on the northern side. This is a neat weatherboarded structure with a hipped roof, and was added sometime after the construction of the outer T. There is another such structure on the south arm of the outer T. Along with the fence at the entrance to the wharf, these small buildings give the wharf an added character and interest.

### 2.3 Existing Listing/Scheduling Status

The building is not currently scheduled with HCC, nor is it listed with HNZPT. The wharf is, however, scheduled with GWRC.

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<sup>2</sup> Point Howard Wharf, Coastal Historic Heritage of the Wellington Region.. Greater Wellington Regional Council

<sup>3</sup> Point Howard Wharf, Coastal Historic Heritage of the Wellington Region.. Greater Wellington Regional Council

### 3. Evaluation<sup>4</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with 1930's industrial development and oil storage.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected to any particular historic events.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected to any particular individuals or groups of significance to the district, region, or nation.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate social significance for its use as a recreational wharf since it was decommissioned from active use.
<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site has archaeological significance. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The wharf exhibits moderate architectural significance for its standard utilitarian style, but most notable for its unusual 'T' shape.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> None <b>Explanation:</b> The surroundings of the site have no known value.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high technological value as a good example of 1930's heavy timber construction designed to withstand the harsh marine environment it sits within.
	<b>Level of Significance:</b> High

<sup>4</sup> Criteria taken from GWRC RPS.



<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Explanation:</b> The wharf still retains the vast majority of its original fabric, and most importantly its original form.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the place was constructed in the mid-20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has group value for its association with other wharf buildings in the Lower Hutt area, such as Petone Wharf, Rona Bay Wharf, and Days Bay Wharf, though the Point Howard Wharf is of a much later construction date. It is considered a landmark within the local community.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate sentimental value since becoming used as a recreational wharf when it was decommissioned.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value as it is a prominent feature of the landscape and is highly recognisable, making it a local landmark.

<b>3.4 Tangata Whenua Values<sup>5</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> Mid-20 <sup>th</sup> century wharves are not uncommon in the area.

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

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The wharf is a good representative of its typology and age.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-79
<b>Legal Description</b>	Pt Lot 1 DP 10694
<b>Parcel ID</b>	3970954
<b>Thematic Reference</b>	River & Sea/Industrialism
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	See Section 4.2 Below
<b>Primary Feature of Listing:</b>	Wharf Structure
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

### 4.2 Site Extent

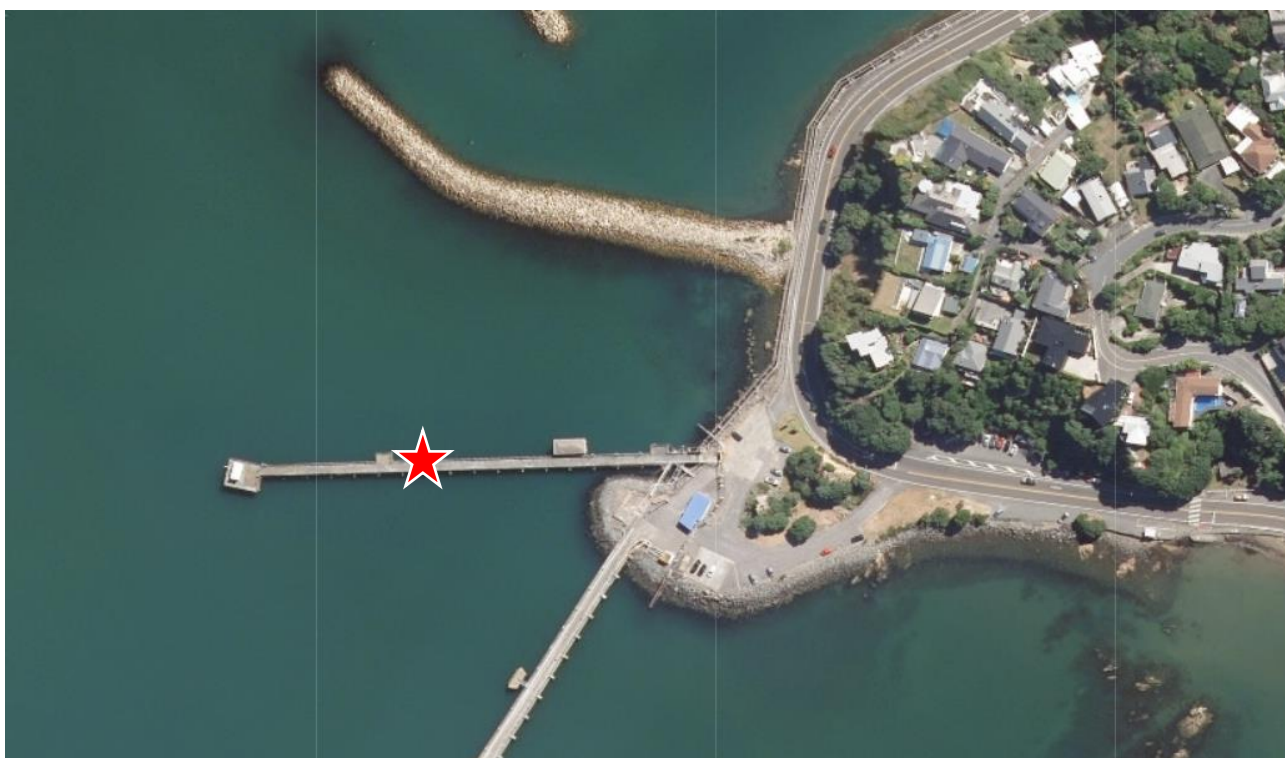


Figure 4: Aerial of the site with heritage structures indicated.

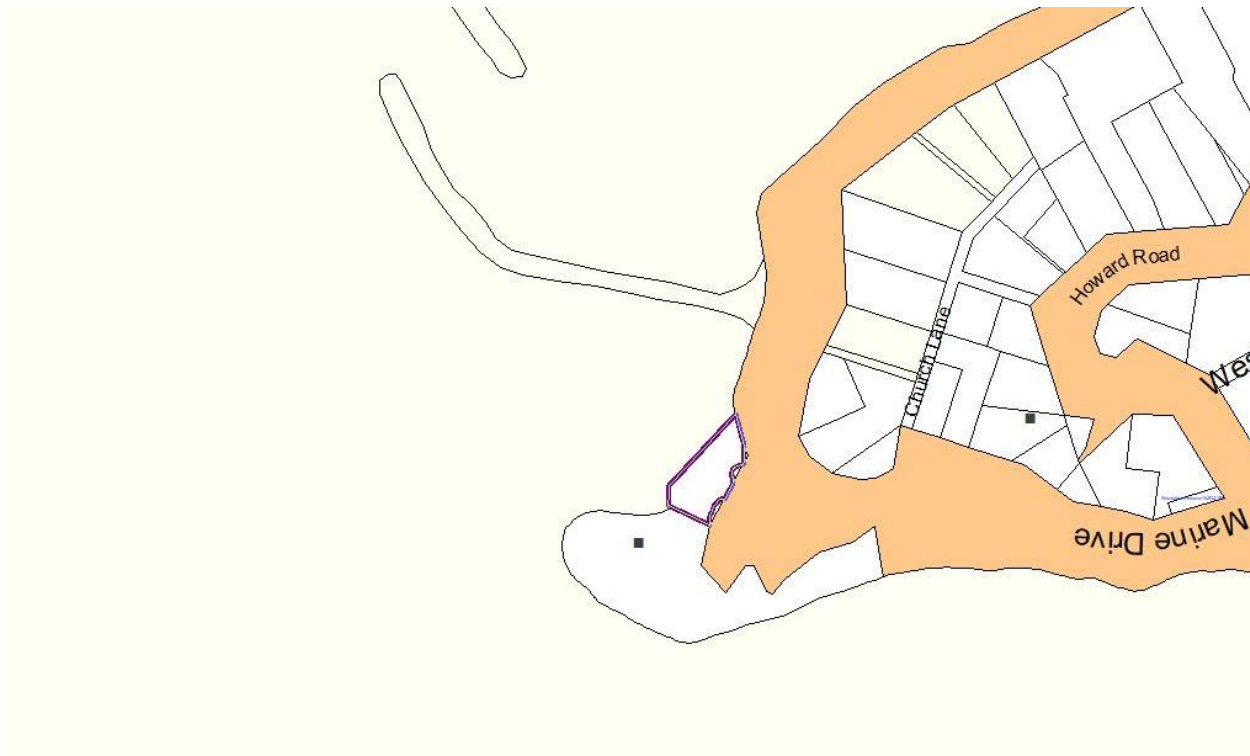


Figure 5: Map of the property site from which the wharf extends from.

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-80 Naenae Hotel (1927)*

1 Everest Avenue, Naenae



Figure 1: Naenae Hotel.

### 1. Historical Summary<sup>1</sup>

Ernst Plischke emigrated from Austria to New Zealand in 1939 and initially worked in the newly created Department of Housing Construction designing multi-unit housing. In 1942 he was transferred to the office of the Assistant Director of Housing and Town Planning where Plischke became head of the community planning section. His first project was to design Naenae, a new town within the municipality of Lower Hutt, a city 20 km to the north of the capital, Wellington.

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<sup>1</sup> "Translating The New Old-World Into The New New-World – Reassessing Ernst Plischke's Plan For Naenae, Lower Hutt, New Zealand." Bowman, Ian.



Between 1942 and 1943 he developed its plan based on the garden city concept, using the American model of Lake Forest.

To build the town, a large area of former farmland was taken over by the Department of Housing Construction for state housing and commercial areas. 10,000 people were to be accommodated in 2,500 new houses. Playing fields, subsidiary shopping centres and a 'neighbourhood centre' containing shops, local and central government offices, bus and train services, and community amenities were also planned.

A 1945 newspaper article described in detail the features of Plischke's plan. Three pedestrian-only courts were proposed, two contiguous and one at right angles, mimicking St Mark's Square. One of the courtyards was to be a play area for children with surrounding shops with offices above. The largest square was to be grassed centred around a sunken pool. Buildings surrounding this square were to house a hall, library, reading rooms, committee rooms, civic offices, government offices, Post Office, Police, health and dental clinics, and banks. Either side of the centre were to be two 850 seat theatres. The buildings were to generally be two storied with cantilevered verandahs. A fire station was to be included within the group of buildings as were an hotel, gymnasium, and swimming pool. A pedestrian overbridge gave access to the centre from the railway station opposite the main entrance leading to one of four car parks, while a subway from the station lead to a bus depot. Other car parks were proposed outside the main courtyards.

Plischke went on to design other suburban centres in Lower Hutt and elsewhere in New Zealand centres before resigning in 1947 and beginning his private architectural practice. He returned to Austria in 1963.

Gordon Wilson changed Plischke's plan from a mix of irregular, mainly enclosed spaces into a plan of quadrants. The southern two quadrants of the site have continuous buildings around the perimeter with service parking in the centre, the north-eastern quadrant has continuous buildings around the perimeter with service parking in the centre, and the north west quadrant is largely open. Hillary Court, the central mall, divides the north and south quadrants, replacing Plischke's two contiguous courts.

Opposite the entry to the mall are the swimming pool and community hall and on the south-east corner of the site is the hotel. Rather than car parking areas being defined by the projecting forms of the buildings, they surround the centre and comprise most of the north-east quadrant. No overbridge to the railway station was constructed but the subway to it was. The bus stop still exists as in Plischke's plan and the clock tower of the post office is the central tower focus of the commercial zone. Planting proposed in Plischke's plan is now mature.

Plischke's overall plan for the residential, industrial and sub-commercial areas were implemented largely unchanged.

The hotel has changed hands a number of times since its original construction and has undergone much modification, though the basic form of the building is still evident.



Figure 2: Naenae Hotel, undated.  
Source: ATL, ID: 1-2-209765-F



Figure 3: Naenae Hotel and Bottle Store, 1959.  
Source: ATL, ID: EP-1956-1842-F



Figure 4: Naenae Hotel, undated.  
Source: Unknown

Figure 5: Naenae Hotel, undated.  
Source: Unknown

## 2. Physical Description

### 2.1 Setting - Site Description

The hotel building is located in the southern corner of the Naenae Civic Precinct, at the corner of Everest Avenue and Vogel Street. The surrounding area is a mix of commercial and industrial buildings and areas.

### 2.2 Building or Structures

The building is approximately 40 metres long, and 24 metres wide with a distinctive curved façade which addresses the street corner. The building is two storeys tall and designed in the Modernist style, with a flat roofline, horizontal banding between the windows to the western side of the building, and utilitarian windows inserted into both facades. A canopy extends over the entrance which is located on the southwestern side of the building. A rooftop balcony has also been created over the corner of the building where it faces the street.

### 2.3 Existing Listing/Scheduling Status

The building is not currently scheduled with HCC, nor is it listed with HNZPT.

## 3. Evaluation<sup>2</sup>

3.1 Historic Values	Moderate
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with patterns of civic development in the Naenae area in the 1940's and the 1950's to support the new housing suburbs being created.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected to any particular historic events.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be connected to any particular individuals or groups of significance to the district, region, or nation.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high social significance for its importance to the community over the past 70 years, evidenced by the organisation of recent 'reunion' events by those who used to frequent the place in its earlier years. The place contributes to our understanding of social habits during the mid-20 <sup>th</sup> century.

<sup>2</sup> Criteria taken from GWRC RPS.

<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<p><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> It is unknown if the site has archaeological significance. There is no recorded archaeological site on the property according to ArchSite.</p>
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The building exhibits moderate architectural significance for its modernist style – a popular design for many Lower Hutt buildings of the time period – though it has undergone much modification, somewhat obscuring its original design elements.</p>
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<p><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The surroundings of the site, being the Naenae Civic Precinct, have high value as the place was designed as a whole, including other building built in the area at the same time such as the Naenae Olympic Pool (now demolished) and the Naenae Post Office.</p>
<b>ix) Technological</b> - 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place demonstrates traditional construction methods and use of materials for the time period.</p>
<b>v) Integrity</b> - 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place has undergone a high degree of modification over time, but still retains its original form.</p>
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> As the place was constructed in the mid-20<sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.</p>
<b>vii) Group or Townscape</b> - 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The place has group value for its association with other Modernist style civic Naenae buildings. It is a prominent feature of the streetscape and is highly recognisable, making it a local landmark.</p>

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The place has high sentimental value as a place that successive generations of locals visited and still hold in high regard, evidenced by the organisation of recent 'reunion' events by those who used to frequent the place in its earlier years.</p>

<b>ii) Recognition</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high recognition value as it is a prominent feature of the streetscape and is highly recognisable, making it a local landmark.
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### 3.4 Tangata Whenua Values<sup>3</sup>

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed
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### 3.5 Rarity

**Moderate**

<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> There are a number of other civic modernist buildings in the Naenae area.
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### 3.6 Representativeness

**Moderate**

<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The building is a good representative of its time and design typology, however modifications to the building have somewhat obscured its original design, reducing its representative value.
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## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-80
<b>Legal Description</b>	Section 562 Hutt District
<b>Parcel ID</b>	4061835
<b>Thematic Reference</b>	Social/Modern Movement
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property boundaries
<b>Primary Feature of Listing:</b>	1950's Hotel Building
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



**Report Dated:** November 2023

**Issue Status:** For Public Engagement

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-81 Sacred Heart School Hall*

33 Britannia Street, Petone



Figure 1: The Sacred Heart School Hall.

### 1. Historical Summary<sup>1</sup>

In 1895 a five-roomed house on an acre of land in Britannia St was purchased for the Sacred Heart Church and in 1898 the Lower Hutt Parish Priest, Fr John Lane, constructed a church on the site at a cost of £900. Archbishop Redwood blessed and officially opened the church on 21 May 1899, also opening the school in 1904. The later purchase of two nearby houses allowed the addition of a convent for the Sisters of Our Lady of the Missions. A second church dedicated to the Sacred Heart was opened on the Feast of Christ the King,

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<sup>1</sup> [https://mercyschools.org.nz/featured\\_item/sacred-heart-school-petone/](https://mercyschools.org.nz/featured_item/sacred-heart-school-petone/)

October 1934. The school was declared structurally unsafe and rebuilt in 1988. The church was also declared unsafe in 1984. The second church was demolished in 1993. The third church designed by Nick Bevin used the footprint of the previous church and was completed in 1997, opening again on the Feast of Christ the King.<sup>2</sup>

No specific information has been sourced on the exact origins of the building which is referred to as the 'Sacred Heart School Hall', but it was potentially constructed as part of either the original 1899 church project, or the 1904 school project.

## 2. Physical Description

### 2.1 Setting - Site Description

The School Hall sits at the southern end of the Sacred Heart School site on the western side of Britannia Street. It sits facing the street, immediately bordered by a playground to the north and a block of flats to the south. The Sacred Heart Church for which the school is named sits to the north of the school site at 41 Britannia Street. Only the façade of the 1933 Sacred Heart Church façade remains to the north of the school.

### 2.2 Building or Structures

The building is a timber framed structure with a gabled roof, approximately 25 metres long by 12 metres wide. The street facing elevation has a smaller entrance which features its own gabled central entrance with a hipped roof over two windows to either side. A rose window sits at the apex of the main building behind, with a finial and ornamental brackets supporting it. The main body of the building features seven tall lancet windows to each side (north and south facing elevations) and the roof is clad in corrugated steel. A small lean-to has been constructed at the back of the church (the western end) which may or may not have been original.

### 2.3 Existing Listing/Scheduling Status

The place is not listed with HNZPT, nor is it currently scheduled within HCC's District Plan.

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<sup>2</sup> <http://holyspirit.nz/index.php/sacret-heart-petone/>

### 3. Evaluation<sup>3</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with early religious and educational practices in Petone.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place is thought to be connected to the Sisters of Mercy – a prominent religious group active in the late 19 <sup>th</sup> and early-mid 20 <sup>th</sup> century in New Zealand.
<b>iv) Social</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate social value for the generations of children who would have attended the school.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance: High</b> <b>Explanation:</b> The site is likely to possess archaeological value as it was known to have been occupied prior to 1900. There is no recorded site on ArchSite on the subject property.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The building has moderate value for its late 19 <sup>th</sup> – early 20 <sup>th</sup> century architectural details.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: High</b> <b>Explanation:</b> The surroundings of the hall have high significance to the place as the entire site, and its northern neighbour, were used for educational and religious purposes for more than a century.
<b>ix) Technological</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The building demonstrates traditional technological methods and use of materials for its time period.
	<b>Level of Significance: High</b>

<sup>3</sup> Criteria taken from GWRC RPS.



<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Explanation:</b> The building appears to be relatively unmodified, though without original plans this is difficult to confirm.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> As the building cannot be accurately dated, its age value is unknown.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building has group value with the Sacred Heart Church Façade to the north, and it highly visible and recognisable from the streetscape, giving it landmark status to the local community.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high sentimental value for its spiritual connections and associations.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building likely has moderate recognition value as it known by the local community and contributes to a sense of shared history and identity in the area.

<b>3.4 Tangata Whenua Values<sup>4</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building has moderate rarity value as a timber framed late 19 <sup>th</sup> – early 20 <sup>th</sup> century school hall.

<b>3.6 Representativeness</b>	<b>High</b>
	<b>Level of Significance:</b> High

<sup>4</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

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

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-81
<b>Legal Description</b>	Lot 1 DP 51283
<b>Parcel ID</b>	3763670
<b>Thematic Reference</b>	Education/Religion
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Building footprint
<b>Primary Feature of Listing:</b>	Timber framed church building
<b>Non-Contributing Fabric/Exclusions:</b>	Other buildings on school site
<b>Other Notes:</b>	None

### 4.2 Site Extent

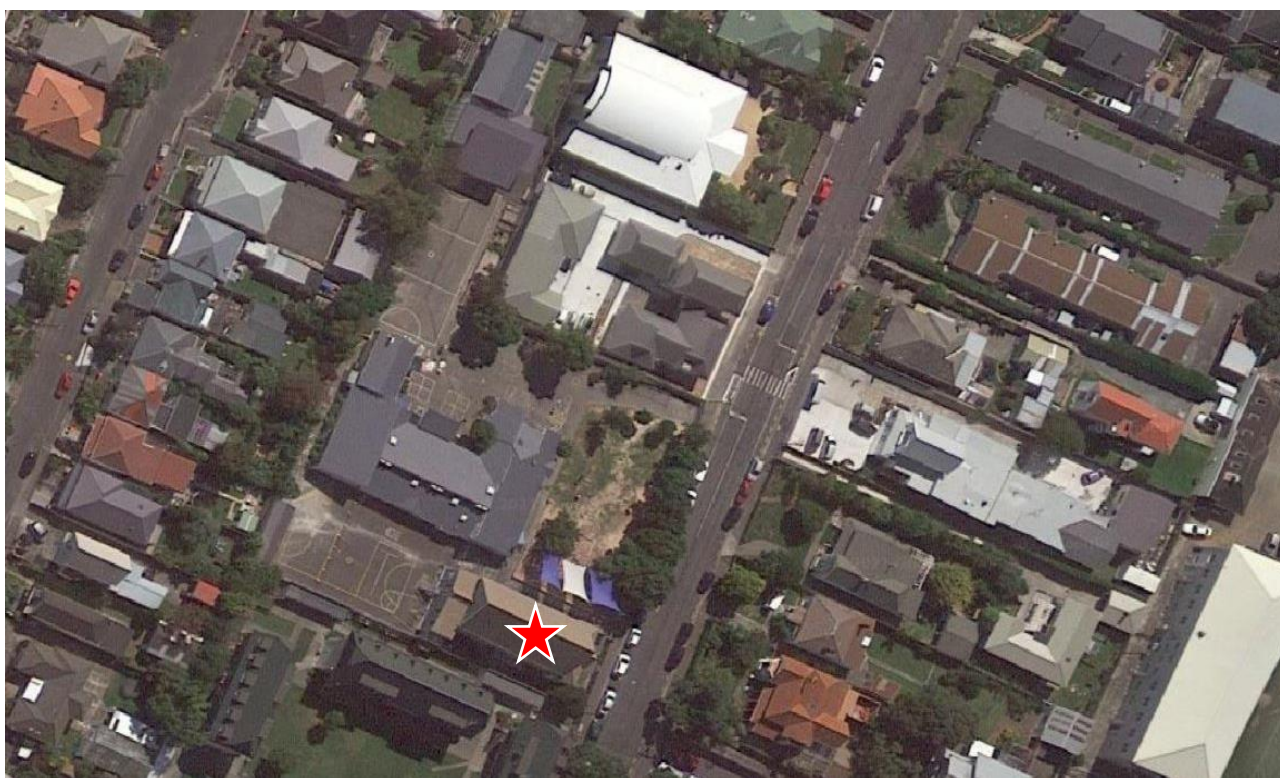


Figure 2: Aerial of the site with heritage buildings indicated.

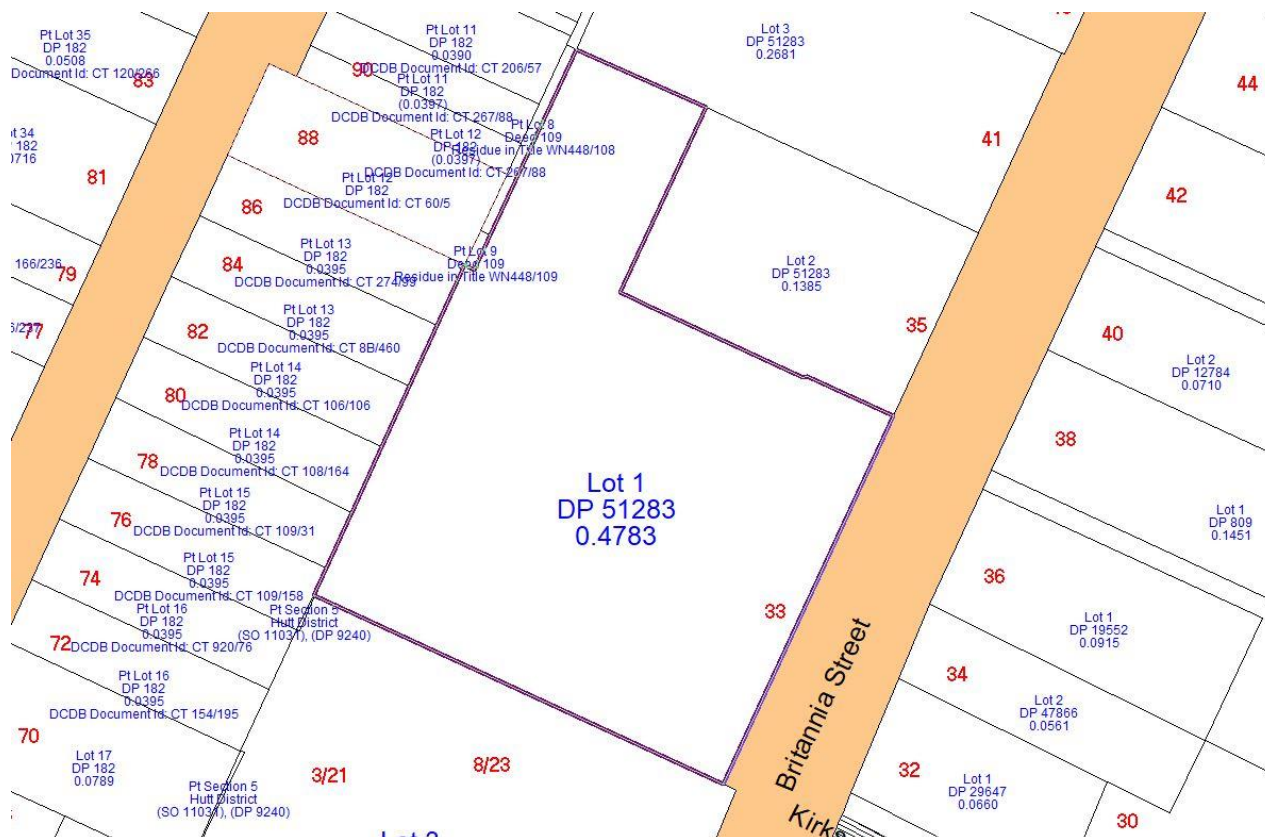


Figure 3: Map of the entire property site.

**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.



# Hutt City Council Heritage Inventory Assessment Form



## *H2-82 Lower Hutt Hospital*

638 High Street, Boulcott



Figure 1: Lower Hutt Hospital, Clocktower Building.

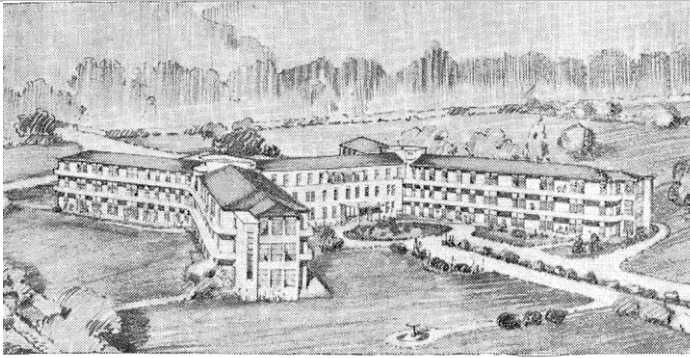
### 1. Historical Summary<sup>1</sup>

In 1937, a massive national housing scheme is launched, causing the population of the Hutt Valley to skyrocket. A year later in 1938, the Social Security Act gives all New Zealanders the right to free hospital healthcare, putting extra pressure on the Hospital Board to build another hospital to cope with demand. In 1939, the Wellington Hospital Board purchases the existing site on High Street. The population of Lower Hutt by this time had reached 20,000 and the need for a hospital was dire. Two emergency blocks were erected on site to treat wounded servicemen during WWII, but it wasn't until 1945 that the main hospital building (now known as the Clocktower Building) was officially completed, designed in the modernist style that was sweeping the region at the time.

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<sup>1</sup> <http://www.huttvalleydhb.org.nz/media-and-latest-news/latest-news/2019-05-13-hutt-hospital-celebrates-75-years-in-the-community/>





LOWER HUTT'S NEW HOSPITAL.  
The Hospital and the Nurses' Home adjoining are at present under construction.  
—The Architect's drawing, reproduced by Courtesy Wellington Hospital Board

Figure 2: The architects drawing of the proposed scheme in the early 1940's while the buildings were still under construction.  
Source: ATL



Figure 3: Hutt Hospital, undated.  
Source: Unknown



Figure 4: Queen Elizabeth II visits the hospital, 1953.



Figure 5: The same distinctive curved balconies are present as when QEII visited in 1953.



Figure 6: The main entrance below the clocktower, 1958.



Figure 7: The main entrance below the clocktower today.

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located at 638 High Street, Boulcott at the southern edge of the road and is part of a much larger medical complex. The surrounding area is residential in nature to the north of High Street, but commercial and medical to the south of High Street. The building is set back from the road, with a large carpark and vegetation between the hospital and High Street.

### 2.2 Building or Structures

The building is generally 'U' shaped, with the wings reaching towards High Street and the centre of the building located further back from the road. The building is symmetrical in nature, with a central clocktower which also serves as the main entrance. Three storeys high, the central section of the building has a protruding façade with inset windows, while the flanking sections have balconies to each floor, with inset windows to the main facades behind. The rear elevations of the building, facing outwards from the 'U' shape, continue these balconies, with the edges of both the main building and the balconies curving elegantly at each corner. The roof is a simple hipped form clad in coloursteel, and the facades feature monolithic cladding. The building was designed in the Modernist style, along with a number of other high profile civic buildings in Lower Hutt such as the Fire Station, the Post Office, the Bus Terminal, and the Council Administration Centre and Town Hall.

### 2.3 Existing Listing/Scheduling Status

The building is not currently scheduled with HCC, nor is it listed with HNZPT.

### 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>High</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance: High</b> <b>Explanation:</b> The building is associated with the 1940's boom of both residential and civic buildings built in Lower Hutt as the population rose rapidly.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance: High</b> <b>Explanation:</b> Queen Elizabeth II toured Lower Hutt in 1953, including a tour of the Hutt Hospital (see Figure 4) and the site also provided emergency treatment wards for injured servicemen during WWII, just before the main Clocktower Building was completed.
<b>iii) People</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to be associated with any particular individuals or organisations of note.
<b>iv) Social</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high social significance as it provides insight into our understanding of civic needs and lifestyles from the mid-20 <sup>th</sup> century.
<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance: Unknown</b> <b>Explanation:</b> The archaeological value of the site is unknown. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high architectural value for its Modernist style, featuring functionalist design approaches with clean lines and unadorned facades.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: None</b> <b>Explanation:</b> The surroundings of the place have no known significance to the place.
<b>ix) Technological</b> - the place provides evidence of the history of technological development; and/or demonstrates innovation or important	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The building demonstrates traditional construction methods and use of materials for the time period.

<sup>2</sup> Criteria taken from GWRC RPS.



methods of construction or design; and/or contains unusual construction materials.	
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: High</b> <b>Explanation:</b> The building has undergone some modification over time, but still retains the vast majority of its original external features.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: None</b> <b>Explanation:</b> As the place was built in the mid-20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has no known group value, but is a recognisable feature of the streetscape and will have landmark status to the locals in the area.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high sentimental value to the local community who have been treated at the hospital and to the staff which have worked at the place for almost 80 years.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high recognition value as it is well-known in the local community and contributes to a sense of shared history and identity in the Lower Hutt area.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



<b>3.5 Rarity</b>	<b>Moderate</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> Modernist designed civic buildings are not uncommon in the Lower Hutt area.

<b>3.6 Representativeness</b>	
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good representative of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-82
<b>Legal Description</b>	Pt Section 35 Hutt District, Lot 3 and Lot 4 DP 11717, Lot 1 DP 53389
<b>Parcel ID</b>	7561409, 3942303, 4013120, 3785795
<b>Thematic Reference</b>	Modern Movement/Health
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Building footprint
<b>Primary Feature of Listing:</b>	1945 Building
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

## 4.2 Site Extent



Figure 8: Aerial of the site with heritage buildings indicated.

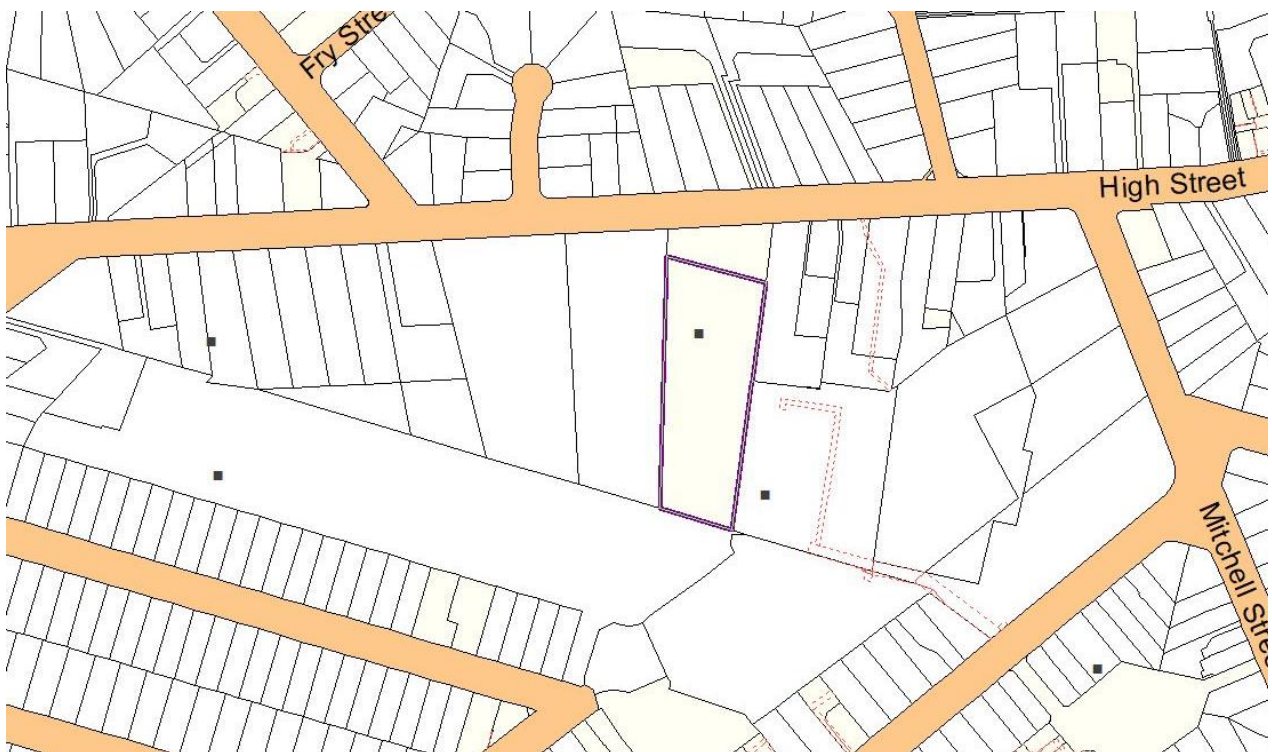


Figure 9: Map of one section of the property site.

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

**Please Note:**

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- 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.



# Hutt City Council Heritage Inventory Assessment Form



## *H2-83 McGaffin House*

*282 Grounsell Crescent, Belmont*



*Figure 1: The 'Coach House', also known as McGaffin House.*

### 1. Historical Summary

There is very little available history on the Coach House, also known as McGaffin House, located at 282 Grounsell Crescent, Belmont. Old newspaper clippings referred to the place as "a house that coaches would pull into for rest and shelter", though the property owner in his correspondence to the authors of this assessment believes that he has evidence to the contrary. The rail line ran where State Highway 3 now sits, until it was discontinued and removed in the 1950's/1960's. The house was owned by an A. R. McGaffin from the 1950's to the 1980's, who also owned many of the other properties which sit on the narrow strip of land between State Highway 2 and Grounsell Crescent. McGaffin lived in the house, and made his living from a Petrol Station which was just a few doors down. There is also record of a stables existing on site during some point during McGaffin's residence. Bad flooding hit the area in the 1970's and the building was repiled. The house underwent restoration work in the 1980's following a fire, and it was at this time that



original gates and fencing were removed. McGaffin subdivided the property in in the 1980's and 282A Grounsell Crescent was sold off, despite being part of the original property.



Figure 2: Coach House as viewed from the Hutt Valley Road, 1970's.  
Source: Unknown



Figure 3: Coach House as viewed from the Hutt Valley Road, 1980's.  
Source: Unknown



Figure 4: The north facing elevation.



Figure 5: The north facing elevation.



Figure 6: The east facing elevation, with gabled bays and a verandah.



Figure 7: The east facing elevation, with gabled bays and a verandah.



Figure 8: The verandah to the east elevation.

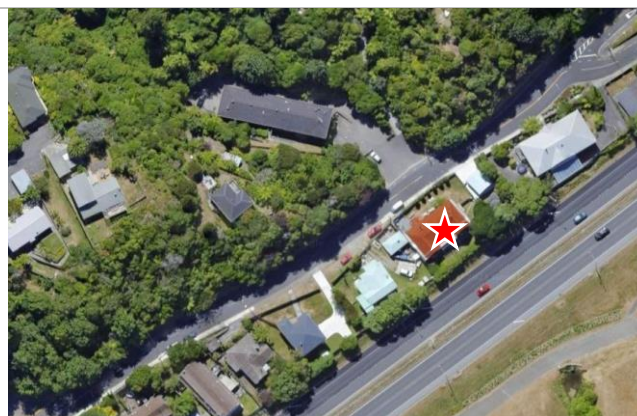


Figure 9: Aerial showing McGaffin House between Grounsell Crescent (west) and State Highway 2 (east).

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located at 282 Grounsell Crescent at the foot of the Belmont Hills, and sits immediately at the western side of State Highway 2 – the gabled bays are visible from the motorway. The surrounding area is residential in nature.

### 2.2 Building or Structures<sup>1</sup>

The building occupies approximately 170sqm on a 737 sqm section of land. It is constructed is of Totara shiplapped weatherboards, with Rimu window and door frames and Matai floorboards. The building is rectangular in form, with a two gabled bays facing east towards State Highway 2, and a plainer elevation facing west to Grounsell crescent, and a small gabled lean-to (which may be original) intended as an entrance porch for visitors. The door jambs, lintels above and below windows were made by immigrant craftsmen. Many of the original features are intact, including the abundance of native wood, the 12-foot 3-inch stud and a hallway that's 1.6 meters wide and 12 meters long. The original brick fireplace exists in the centre of the building where the kitchen, lounge, and dining areas are, however almost all else of the original interior linings and fixtures have since been removed. A small lean-to is located to the northern elevation which may or may not be original. The roof has recently been reclad with coloursteel, and is supported by original decorative eaves brackets around its entire perimeter.

### 2.3 Existing Listing/Scheduling Status

The building is not currently scheduled with HCC, nor is it listed with HNZPT.

## 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The building is associated with late 19 <sup>th</sup> and/or early 20 <sup>th</sup> century settler residential construction spreading throughout the Hutt Valley.

<sup>1</sup> <https://raywhite.co.nz/wellington/lower-hutt/belmont/LWH26054/>

<sup>2</sup> Criteria taken from GWRC RPS.



<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any particular historic events.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to be associated with any particular individuals or organisations of note.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high social significance as it provides insight into our understanding of residential culture and lifestyles from the late 19 <sup>th</sup> and/or early 20 <sup>th</sup> centuries.

<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> High <b>Explanation:</b> The site likely has high archaeological significance as it is thought to have been constructed prior to 1900 (though there is no evidence of this). There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates standard 19th century design features for its typology, including simple timber framed construction with gable forms, and a verandah with decorative fretwork and eaves brackets.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> None <b>Explanation:</b> The surroundings of the place have no known significance.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building demonstrates traditional construction methods and use of materials for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The building has undergone extensive interior modification, but still retains the vast majority of its original external features.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> High <b>Explanation:</b> As a (suspected) pre-1900 residence, the place has high age value in the context of human occupation of the Wellington region.

<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has no known group value, but is an important feature of the streetscape and will have landmark status to the locals in the area.
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<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate sentimental value to the local community as a local icon which has stood on the property for more than a century.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high recognition value as it is somewhat well-known in the local community and contributes to a sense of shared history and identity in the Belmont area.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> Pre-1900 dwellings are not uncommon in the Wellington region.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is a good representative of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-83
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<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



<b>Legal Description</b>	<i>Lot 3 DP 306084</i>
<b>Parcel ID</b>	<i>6543789</i>
<b>Thematic Reference</b>	<i>Early Settlement</i>
<b>Overall Heritage Significance</b>	<i>High</i>
<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>Property Boundaries</i>
<b>Primary Feature of Listing:</b>	<i>Coach House</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>N/A</i>

**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-84 Te Puni Urupa Memorial*

6 Te Puni Street, Petone



Figure 1: The Te Puni Urupa Memorial.

### 1. Historical Summary<sup>1</sup>

This memorial stands in the Te Puni Street urupā – burial ground – in Petone, a seaside suburb of Lower Hutt City whose correct Māori name (Pito-one) means ‘end of the sand beach’. It commemorates the prominent Te Ātiawa leader Honiana Te Puni’s ‘unbroken friendship’ with Pākehā.

Te Puni belonged to the Ngāti Te Whiti and Ngāti Tawhirikura hapū of Te Ātiawa. He and his younger cousin Te Wharepouri were among the first to welcome the New Zealand Company ship Tory when it arrived in what would become Port Nicholson (Wellington Harbour) on 20 September 1839.

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<sup>1</sup> <https://nzhistory.govt.nz/media/photo/honiana-te-puni-nz-wars-memorial>

The first New Zealand Company settler ship, *Aurora*, arrived at Petone on 22 January 1840. This marked the founding of the settlement that would become Wellington. Te Puni became a firm friend of the new arrivals. His people built houses for the settlers and supplied food in exchange for European clothing and other goods. Later, he provided military advice and assistance. Not all Māori were happy with the influx of Europeans to the Wellington region. By 1845 tensions were mounting as Ngāti Toa chief Te Rangihaeata supported local hapu such as Ngāti Rangatahi which opposed European settlement in the Hutt Valley.

On 16 May 1846, Tōpine Te Mamaku of Ngāti Hāua-te-rangi – Ngāti Rangatahi's Whanganui allies – led a raid on the British military stockade at Boulcott's Farm, 5 km up the Hutt River from Petone. Six British soldiers were killed, and another soldier and a farm worker were mortally wounded. Two weeks earlier, Te Puni had warned of an impending attack. His offer to assist Major Mathew Richmond if he was supplied with arms and ammunition had been rejected. After Boulcott's Farm, however, Te Puni was issued with 100 muskets. He built a stockade between Fort Richmond (Lower Hutt) and Boulcott's Farm, and strengthened his own pā at Petone.

Skirmishes took place between Te Puni's men and Ngāti Hāua-te-rangi on 2 June. Although Te Puni did not wish to initiate an attack, he was prepared to assist the Europeans. Te Puni's son later crossed the Hutt River, occupied a position that had been held by Ngāti Rangatahi, and forced them to retreat without battle.

In July Te Puni's forces escorted militia and armed police across the western Hutt hills to Pāuatahanui. This action helped to prevent further occupation of the Hutt by Te Rangihaeata and his allies.

Te Puni died on 5 December 1870 and was buried in the family cemetery, the urupā at Petone, on the 9<sup>th</sup> of December. The funeral was 'as great a one as the city could give'. Government offices, banks and commercial houses were closed for the day, and 'everybody of any consequence, who could possibly make the trip, went out to Petone by sea or road'.

Pallbearers included Native Minister Donald McLean and William Fitzherbert, the local Member of the House of Representatives. The Bishop of Wellington, Octavius Hadfield, read the funeral service and three volleys were fired over Te Puni's grave by members of the Hutt Volunteers.

This memorial was erected in 1872. The Ōamaru stone was carved by a Mr Membray from a design by Colonial Architect William Clayton.

In December 1907, Te Puni's monument was described as the 'saddest feature' of the 'forlorn' urupā at Petone. Within the burial ground, many graves had no markers and long grass covered the area. The memorial itself leant sadly awry, its base tilted. Some rings had been broken from the stone at the top, the entire structure was covered in moss, and the fence railings were rusted. It is unclear what action was taken, when, and by whom. However, a photograph taken by an Evening Post staffer on 23 January 1940 shows Te Puni's memorial in better times. A large group surrounds the gravesite shortly after Deputy Prime Minister Walter Nash laid a wreath in memory of the chief to mark Wellington's centennial. The urupā in which Te Puni's memorial stands remains in use, although it is now within an industrial area.

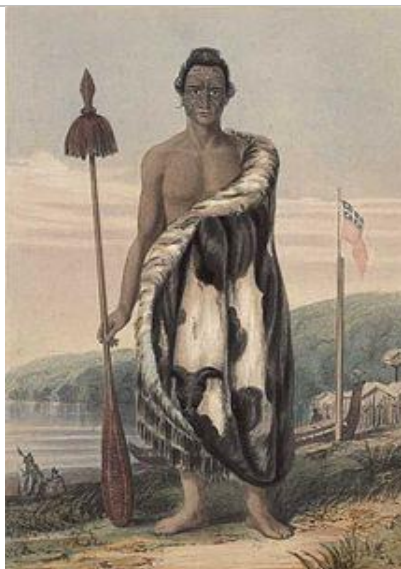


Figure 2: Drawing of Honiana Te Puni, undated.



Figure 3: The boundary wall of the Urupa to the street.





Figure 4: Deputy Prime Minister Walter Nash lays a wreath in front of a crowd at the Te Puni Memorial to celebrate Wellington's centenary in 1940.

Source: Evening Post, 23 January, 1940



Figure 5: The Memorial.



Figure 6: The Honiana Te Puni Memorial amongst others in the Urupa.

## 2. Physical Description

### 2.1 Setting - Site Description



The memorial is located in an Urupa at 6 Te Puni Street, Petone, which is surrounded by industrial buildings.

## 2.2 Building or Structures

The memorial is a simple symmetrical structure, with a tiered base, a central section containing a marble plaque on each face, and an inverted pyramid capstone atop the central section.

## 2.3 Existing Listing/Scheduling Status

The memorial is not currently scheduled with HCC, nor is it listed with HNZPT.

## 3. Evaluation<sup>2</sup>

3.1 Historic Values	Exceptional
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The Te Puni Memorial is associated with the theme of Māori/Pākehā conflict during the mid-1800's.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance: None</b> <b>Explanation:</b> The Te Puni Memorial itself is not associated with any particular events in history, though Honiana Te Puni was one of the main figures who took centre-stage in a number of historic events, mostly battles during the Land Wars.
<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>	<b>Level of Significance: Exceptional</b> <b>Explanation:</b> The Te Puni Memorial is associated with Honiana Te Puni, a prominent Māori Rangatira who was a Te Ati Awa leader, one of the chief signatories of the Treaty of Waitangi, and a government member. He played a significant role in the Wellington region in the early to mid-19th century.
<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>	<b>Level of Significance: Exceptional</b> <b>Explanation:</b> The place has exceptional social significance as it provides insight into early Māori-Pākehā relationships in the mid-1800's.
3.2 Physical Values	High
<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>	<b>Level of Significance: Exceptional</b> <b>Explanation:</b> The site has exceptional archaeological significance as a pre-1900 Urupa, and it is therefore afforded protection under the HNZPT Act 2014. There is a recorded archaeological site on the property according to ArchSite (R27/268).
<i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The memorial utilises standard 19th century design features for a memorial with little embellishment.

<sup>2</sup> Criteria taken from GWRC RPS.

<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The surroundings of the Te Puni memorial are of exceptional significance, being an Urupa.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The Te Puni Memorial has no known technological value.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The Te Puni Memorial has high integrity value as it has remained virtually unchanged since the 1870's..
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> As mid-1800 memorial, the place has exceptional age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The Te Puni Memorial is one of many individual graves within the wider Urupa. The place may have landmark status for some locals.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high sentimental value for commemorative reasons.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value as it is well-known in the local community and contributes to a sense of shared history and identity in the Petone area.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
	<b>Level of Significance:</b> Not Assessed

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Explanation:</b> Not Assessed
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<b>3.5 Rarity</b>	<b>Exceptional</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The Te Puni Memorial is a rare example of a pre-1900 memorial for a prominent Māori leader.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good representative of 19 <sup>th</sup> century memorial markers.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-84
<b>Legal Description</b>	Pt Section 3X Hutt District
<b>Parcel ID</b>	3900618
<b>Thematic Reference</b>	Memorials
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Urupa and extent of place
<b>Primary Feature of Listing:</b>	Te Puni Monument
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	<b>It is outside the scope of our assessment to consider the heritage values of cemeteries or Urupa grounds. 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.</b>

# 4.2 Site Extent



Figure 7: Aerial of the site, with the Te Puni Memorial indicated by a star and the urupa indicated with a dashed red outline.

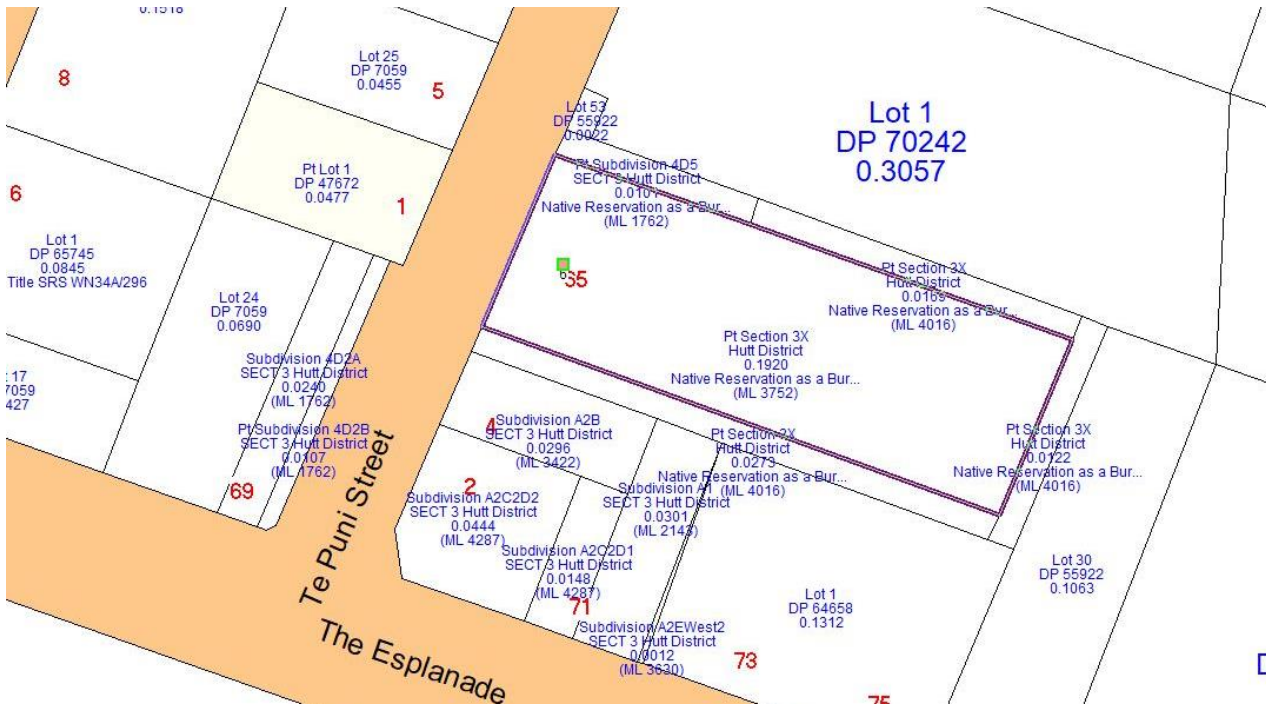


Figure 8: Map of the entire property site.



**Report Dated:** November 2023

**Issue Status:** For Public Engagement

**Please Note:**

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- 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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-85 All Saints Church (1897)*

6 Norfolk Street, Boulcott



Figure 1: All Saints Church at 6 Norfolk Street, Boulcott.

### 1. Historical Summary<sup>1</sup>

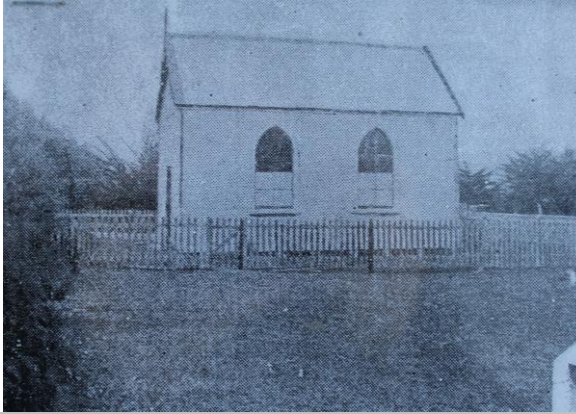
In 1894, residents of Belmont were requesting local church services and so a regular service was held in Mr. Judd's barn. By 1895, the need for a permanent, dedicated church was evident and so 11 and ¼ perches of land were given by Mr. J. Kilminster for a church. The following year (1896) a church measuring 28 feet by 18 feet was built at a cost of 103 pounds, 17 shillings and 8 pence. The construction was undertaken by four volunteers. The completed church – named All Saints Church - was dedicated on Easter Sunday, 1897, by Reverend M. Gray.

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<sup>1</sup> All Saints Church and <https://www.stjames.net.nz/about/history/all-saints-copy>

The church soon opened a Sunday School, with a roll of 30 students and six teachers. The parishioners and Sunday school attendees recall the rail line which ran behind the church regularly caused sermons and hymns to pause until the train had passed. By 1920, sermons were being delivered by Methodist, Anglican, and Presbyterian preachers.

In 1942, St James' bought the building for £75 and completed the extension to the church the following year. When the Western Hutt Road (now State Highway 2) was constructed, the MoW required the land at the rear of the site and the removal of a lean-to vestry. They bought the property with the agreement that if it was still considered viable then the church could continue to use it. St James' re-purchased the church from the MoW after the road construction was complete.



*Figure 2: Early image of All Saints Church prior to modification.*  
Source: All Saints Church



*Figure 3: Location of the church.*  
Source: Google Maps



*Figure 4: Lychgate to the street.*



*Figure 5: The modern addition at the front of the church.*





Figure 6: Original windows to the sides of the church.



Figure 7: The rear of the church with the inscription of the church's name and year of establishment.

## 2. Physical Description

### 2.1 Setting - Site Description

The church is located on the western side of Norfolk Street, and is bordered on the western side by State Highway 2. The church is entirely surrounded by residential properties.

### 2.2 Building or Structures

The church is a modest timber framed structure which is typical for early church construction. The original church, located toward the back of the site, is a simple gabled form with a gable roof, and two arched windows to either side. A modern addition has been constructed to the front of the church which is inkeeping with the same style of the original church, but has modern windows and a modern entrance. The addition is lower than the original building in height which aids in differentiating between the two structures visually. A small porch entrance (also a later addition) is located at the northern side of the church, and a lychgate provides access to the church from the street. A white picket fence separates the property from the street edge.

### 2.3 Existing Listing/Scheduling Status

The church is not currently scheduled with HCC, nor is it listed with HNZPT.

## 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The church is associated with the increasing demand for local church services in the late 1800's.</p>

<sup>2</sup> Criteria taken from GWRC RPS.



<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The All Saints Church is not known to be associated with any particular historic events.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The All Saints Church is be associated with the Anglican Church.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high social significance as it provides insight into our understanding of the culture and lifestyles from the late 1800's.

<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> High <b>Explanation:</b> The site has high archaeological significance as is known to have been occupied prior to 1900, and it is therefore afforded protection under the HNZPT Act 2014. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The church demonstrates standard 19th century design features for its typology, including simple timber framed construction with a gable form, and timber framed lancet windows. Despite some later additions, the original architectural features of the church are still visible.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> High <b>Explanation:</b> The surroundings of the church have high significance.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The church demonstrates traditional construction methods and use of materials for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The church has undergone some modification in the form of later additions (1943) but still retains some of its original features.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> High <b>Explanation:</b> As pre-1900 church, the place has high age value in the context of human occupation of the Wellington region.

<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The church has no known group value, but is an important feature of the streetscape and will have landmark status to the locals in the area.
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<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high sentimental value to the local community as the church has stood and served the community for more than 120 years.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high recognition value as it is well-known in the local community and contributes to a sense of shared history and identity in the Belmont area.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance: High</b> <b>Explanation:</b> The church is a rare example of a pre-1900 church.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is a good representative of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-85
<b>Legal Description</b>	Lot 79 DP 19728

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>Parcel ID</b>	3762144
<b>Thematic Reference</b>	Religion
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property boundaries
<b>Primary Feature of Listing:</b>	1897 church
<b>Non-Contributing Fabric/Exclusions:</b>	Although the modern addition to the front of the church is not original, it was built in 1943 and therefore has heritage significance in and of itself.
<b>Other Notes:</b>	N/A

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-86 Boulcott Farm Memorial*

*Corner of Military Road and High Street, Boulcott*



*Figure 1: The Boulcott Farm Memorial.*

### 1. Historical Summary<sup>1</sup>

The Boulcott Farm Memorial commemorates eight British soldiers of the 58th and 99th regiments who were killed in action or died of wounds received during a Ngāti Hāua-te-rangi raid on the military post at Boulcott's Farm on 16 May 1846. It also records the names of two colonial troops who were accidentally killed around this time.

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<sup>1</sup> <https://nzhistory.govt.nz/media/photo/boulcotts-farm-nz-wars-memorial>; and  
<https://nzhistory.govt.nz/page/eight-killed-attack-boulcott-farm>



Disagreements over the validity of land purchases by the New Zealand Company led to a series of skirmishes between Māori and government troops in the Wellington region in 1846. The prominent Ngāti Toa chief Te Rangihaeata backed local Māori who opposed European settlement in Hutt Valley. However, it was Te Mamaku of Ngāti Haua-te-rangi of Whanganui who led the attack on the British outpost at Boulcott Farm (now within the suburb of Epuni). He had come to Hutt Valley with 200 fighters to support both Te Rangihaeata and kin in the area. The taua crossed the Heretaunga (Hutt) River at dawn and surprised the garrison. Six soldiers were killed, and two more Europeans were mortally wounded in the attack, a demoralising blow to the settler community. Little is known about Māori casualties, which are not recorded on the memorial.

When an armed patrol was ambushed near Taitā a month later, one soldier was mortally wounded. In July Governor George Grey responded by arresting Ngāti Toa's paramount chief, Te Rauparaha. Te Rangihaeata withdrew from Battle Hill above the Horokiri Valley in mid-August, effectively ending Ngāti Toa resistance in the Wellington region.

Nearly 80 years later, Lower Hutt Mayor W.T. Strand generated a flurry of activity that led to the creation of this memorial. Local people apparently subscribed £60 for the purchase of just over 25sqm of land on the corner of Main Road (now High Street) and Old Camp (now Military) Road. It was recommended that a new memorial in the form of a rough granite block be erected on the site of Boulcott's Farm. The project to erect the new memorial became a partnership between the War Graves Division, the Early Settlers' and Historical Association, and the Lower Hutt Borough Council. On 22 April 1924, a committee was set up to oversee the process.

The granite for the Boulcott's Farm memorial came from William Cottle's farm in nearby Belmont. H. Glover of Wellington submitted the lowest tender for inscribing and erecting the stone, and apparently went on to complete the work.

The memorial eventually cost just over £100. Some £65 was provided by Internal Affairs, while the Hutt Borough Council and the Early Settlers' and Historical Association contributed £25 and £10 respectively.

Despite the inscription, the memorial does not stand on the site of the Boulcott's Farm stockade. It also commemorates two Pākehā soldiers who were killed elsewhere in the Hutt Valley. In recent years, these and other inaccuracies of the memorial have become more widely understood, and it is acknowledged that much of the history underpinning the memorial is unknown or disputed – particularly the story of Private William Allen (depicted in Figure 3). Rather than remove the memorial, there is an opportunity to add to it to correct errors, add context, and acknowledge both the Māori who were involved and their descendants.



Figure 2: Painting of Boulcott Stockade in 1846.  
Source: ATL, ID: B-081-002

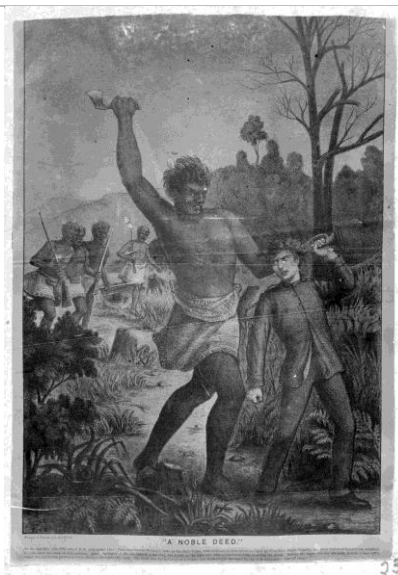


Figure 3: Lithograph of the conflict at Boulcotts Farm, 1846.  
Source: ATL: 1-2-082430-F



Figure 4: The memorial pictured in 1920.  
Source: ATL, ID: 1-4-002736



Figure 5: The mayoress of Lower Hutt, Mrs Andrews, places a wreath on the memorial on the 87<sup>th</sup> anniversary of the battle, 1933.  
Source: Evening Post, 16 May, 1933

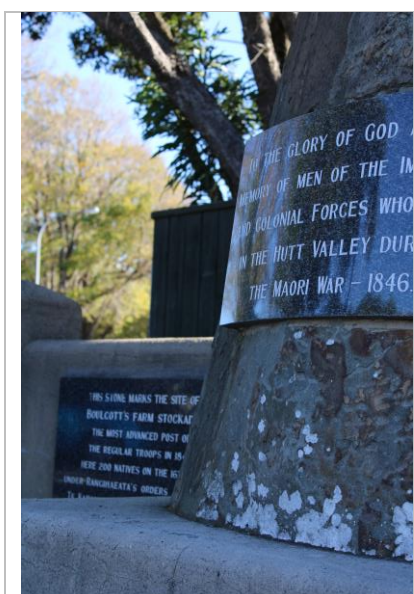


Figure 6: The plaques on the memorial.



Figure 7: One of the side wings of the plaque.

## 2. Physical Description

### 2.1 Setting - Site Description

The memorial is located on its own individual property site at the northwestern corner of the intersection of Military Road and High Street in Boulcott. The surrounding area is primarily residential, and the road is one of the main thoroughfares through Lower Hutt.

### 2.2 Building or Structures

The memorial comprises a large granite boulder sourced from the Hutt River, located atop a tiered concrete plinth with a concrete wall behind. The boulder features a plaque which reads: "To the glory of God and in / Memory of men of the Imperial / and Colonial Forces who fell / in the Hutt Valley during / the Maori War – 1846." The two secondary plaques to either side describe a brief history of the battle and the names of those who fell.



## 2.3 Existing Listing/Scheduling Status

The memorial is not currently scheduled with HCC, nor is it listed with HNZPT.

## 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>High</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> High <b>Explanation:</b> The memorial is associated with early Māori-Pākehā conflict and the NZ Land Wars of the mid-late 1800's.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The memorial is associated with early Māori-Pākehā conflict and the NZ Land Wars of the mid-late 1800's.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The memorial is associated with Te Mamaku of Ngāti Haua-te-rangi of Whanganui and the 58th and 98th regiments of the British infantry.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high social significance as it provides insight into early 20 <sup>th</sup> century understanding of 19 <sup>th</sup> century conflicts between Māori and Pākehā. Although the description of the conflict contained on the memorial represents the Pākehā version of events and does not recognise Māori, the memorial presents an opportunity to increase public understanding of an important battle that forms part of the history of European settlement in Lower Hutt.
<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site the memorial sits on has archaeological significance as it is not the actual site of the Boulcott Farm conflict. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The memorial utilises standard utilitarian design features for an early 20th century memorial.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> None <b>Explanation:</b> The surroundings of the memorial have no known significance to the memorial itself. The site on which the memorial sits is not the site of the Boulcott Farm conflict.

<sup>2</sup> Criteria taken from GWRC RPS.

<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The memorial demonstrates traditional construction methods and use of materials for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The memorial appears to be unchanged since its construction in the 1920's.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As the memorial was built in the early 20 <sup>th</sup> century, it demonstrates moderate age value.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The memorial has some group value as one of a number of memorials in the region. It is a prominent feature of the landscape and has landmark value as a local icon.

<b>3.3 Social Values</b>	<b>Exceptional</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The memorial has exceptional sentimental value as a commemorative marker associated with the Battle at Boulcott's Farm, although it is also controversial. It represents the Pākehā version of events and acknowledges their casualties, but does not provide a full description of the complex historical context that surrounded the battle or acknowledge Māori casualties.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value as it is well-known in the local community and contributes to a sense of shared history and identity in the Boulcott area. Improved interpretation on the memorial site would help to enhance public understanding and make corrections where the memorial is inaccurate, or the historical context is disputed.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
	<b>Level of Significance:</b> Not Assessed

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them. In this particular case, complexities regarding the role of the memorial, its inaccuracies, and the absence of Māori representation is acknowledged and requires particularly close consideration by Tangata Whenua.



<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Explanation:</b> Not Assessed
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<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> High <b>Explanation:</b> The memorial is a rare example of a monument which marks the Land Wars fought in the Hutt Valley.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The memorial is unusual in that it was erected nearly 80 years after the event that it recognises. However, there was widespread erection of memorials across the country in the 1920s, following the First World War.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-86
<b>Legal Description</b>	Pt Section 38 Hutt District
<b>Parcel ID</b>	3787643
<b>Thematic Reference</b>	Memorial
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property boundaries
<b>Primary Feature of Listing:</b>	Memorial/Military
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

# Hutt City Council Heritage Inventory Assessment Form



## *H2-87 Lower Hutt War Memorial (1923)*

*Lower Hutt Civic Centre, Lower Hutt*

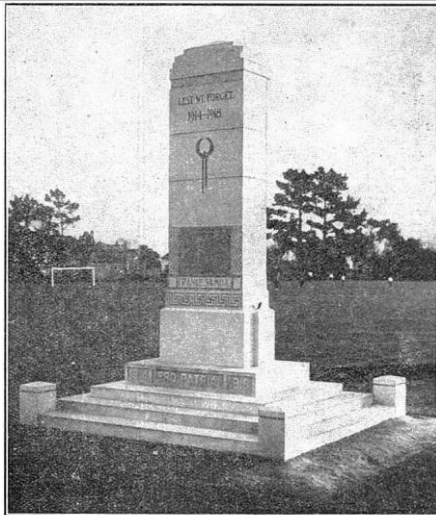


*Figure 1: The Lower Hutt War Memorial outside the War Memorial Library.*

### 1. Historical Summary

The Memorial was originally unveiled in 1923, and relocated in 2002 outside the Lower Hutt War memorial Library to create a connection between the cenotaph and the building as symbolic structures. In 2015 the memorial was shifted slightly as part of a project to upgrade the Riddiford Gardens as a downtown centrepiece. One of the region's largest cranes was brought in to shift the cenotaph a little to the north, and

re-orient it to face east into a wider expanse of lawn. The memorial plays to host to the annual Anzac Day celebrations and services and is a prominent feature of the popular civic area.



LOWER HUTT'S WAR MEMORIAL,  
—Courtesy Tanner Bros.

*Figure 2: The Memorial, undated.  
Source: Lower Hutt Archives*



*Figure 3: The Memorial on Anzac Day.  
Source: Eventfinda*



*Figure 4: The centre plaque of the memorial.*



*Figure 5: The memorial being resited in 2015.  
Source: Kelly Crandle*

## 2. Physical Description

### 2.1 Setting - Site Description

The memorial, also known as the 'Lower Hutt Cenotaph', is located on the paved area to the north of the Lower Hutt War Memorial Library on Queens Drive and faces the large grassed area which sits in front of both the Library and Little Theatre buildings.

### 2.2 Building or Structures

The memorial comprises a large rectangular granite block set atop a tiered plinth at the base of the structure. The large base block features a Greek Meander pattern immediately above it, and above that are engraved the names of some of the locations in which fighting was observed. Above this is another plaque with the names of some of the men who fell and then eventually – at the apex of the memorial, the words "LEST WE FORGET 1914-1918".

### 2.3 Existing Listing/Scheduling Status



The memorial is not currently scheduled with HCC, nor is it listed with HNZPT.

### 3. Evaluation<sup>1</sup>

3.1 Historic Values	High
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> High <b>Explanation:</b> The memorial is associated with the theme of honouring the fallen soldiers of WWI and WWII.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The memorial is associated with WWI and WWII, two of history's most well-known events internationally.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The memorial is associated with those who served in the New Zealand Army during WWI and WWII.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high social significance as it provides insight into our understanding of commemoration for those fallen in combat.
3.2 Physical Values	High
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site the memorial sits on has archaeological significance. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The memorial utilises standard utilitarian design features for an early 20th century memorial.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> High <b>Explanation:</b> The surroundings of the memorial, the War Memorial Library and surrounding lawns, have high significance to the understanding of the place and its development.
<b>ix) Technological</b> - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design;	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The memorial demonstrates traditional construction methods and use of materials for the time period.

<sup>1</sup> Criteria taken from GWRC RPS.



and/or contains unusual construction materials.	
<b>vi) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The memorial appears to be unchanged since its construction in the 1920's.
<b>vii) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As the memorial was built in the early 20 <sup>th</sup> century, it demonstrates moderate age value.
<b>viii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The memorial has group value with the adjacent War Memorial Library, and is a prominent feature of the landscape with landmark value as a local icon.

<b>3.3 Social Values</b>	<b>Exceptional</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The memorial has exceptional sentimental value as a commemorative marker for those who died in the World Wars and is the location for annual Anzac Day commemorative services.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value as it is well-known in the local community and contributes to a sense of shared history and identity in the area.

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The memorial is one of a number of large-scale cenotaphs in the Wellington region.

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The memorial is a good representative of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-87
<b>Legal Description</b>	Pt Lot 52 DP 89
<b>Parcel ID</b>	3998728
<b>Thematic Reference</b>	Memorial/Military
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	See Section 4.2 Below
<b>Primary Feature of Listing:</b>	1923 Memorial
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

### 4.2 Site Extent

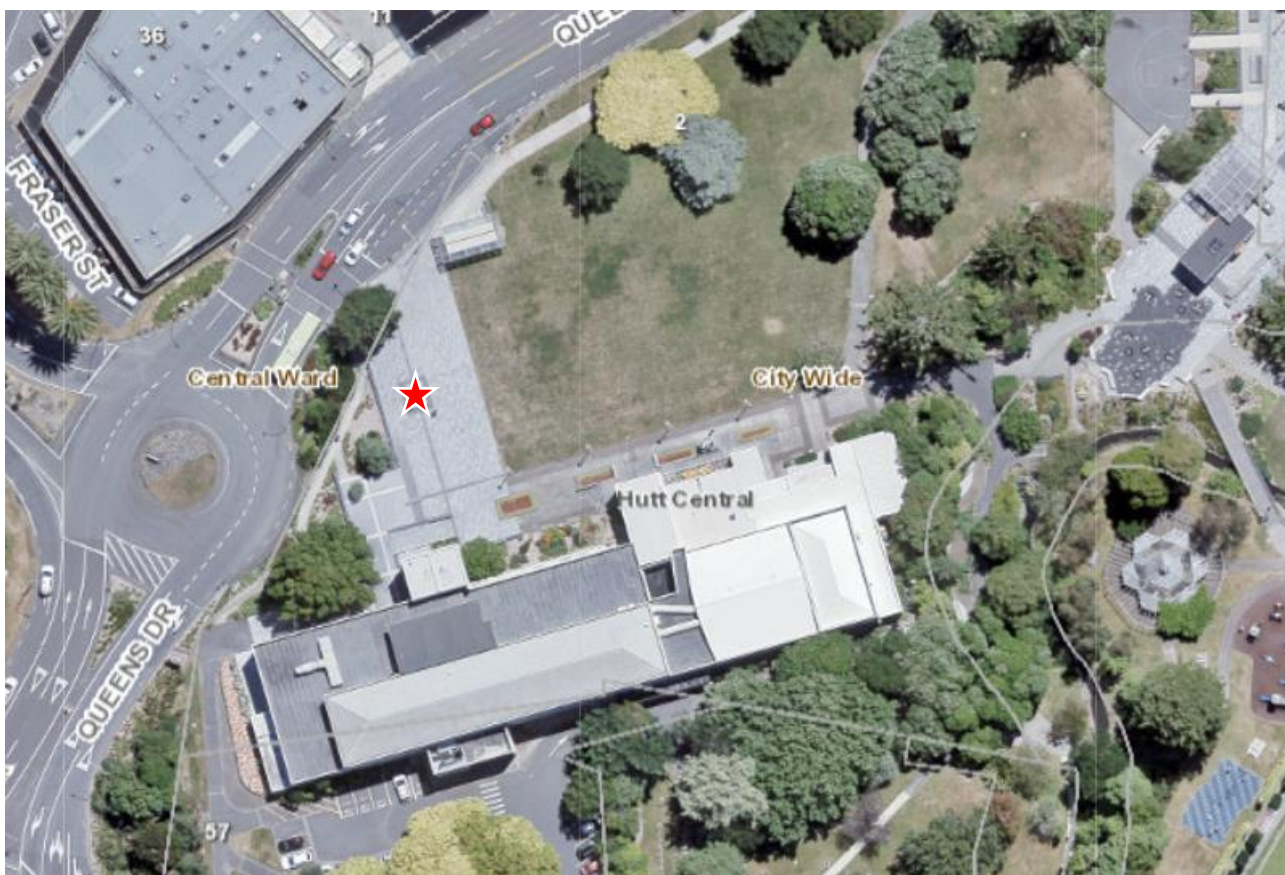


Figure 6: Aerial of the site with the memorial indicated.

**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-88 1090 Coast Road*

*1090 Coast Road, Wainuiomata*



*Figure 1: 1090 Coast Road Homestead, c.1920.*

### 1. Historical Summary

Little information is available regarding the history of the building at 1090 Coast Road. It is evident in early 20<sup>th</sup> century historic photographs of the area, and is assumed to have been constructed at a similar time to other notable places along the same stretch of road.





Figure 2: The exterior of the building.



Figure 3: The west elevation of the building which has been extensively modified.



Figure 4: The exterior of the building.



Figure 5: Aerial of the property.  
Source: Google Maps

## 2. Physical Description

### 2.1 Setting - Site Description

The homestead sits directly on the roadside, partially shielded by some vegetation. The building sits on a large section which slopes gradually away from the road to the west and is demarcated by a tall treeline at the northern and southern borders.

### 2.2 Building or Structures

The building is a one storey structure with a hipped roof and gables projecting from some of the elevations. The exterior walls are solid concrete with an applied stucco render to the exterior, the original timber frame sash windows are still in place, and the roof is clad with corrugated steel. The exterior of the building is relatively intact, however significant modification has been undertaken to the western elevation which is mostly hidden from the roadside. The verandah to the north elevation has been rebuilt to match the original. An original garage is also located to the south of the homestead building, though this has also undergone some modification.

### 2.3 Existing Listing/Scheduling Status

The building at 1090 Coast Road is not currently scheduled with HCC, nor is it listed with HNZPT. The place was nominated for inclusion in the HCC District Plan by the Wainuiomata Historic Places Society.

### 3. Evaluation<sup>1</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance: High</b> <b>Explanation:</b> The building is part of a theme of early residential development in the Wainuiomata Valley during the late 19 <sup>th</sup> and early 20 <sup>th</sup> Century.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance: None</b> <b>Explanation:</b> The building is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The building is connected to a number of well-known individuals and families in the Wainuiomata area.
<b>iv) Social</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has some social value for its ongoing connection to entire generations of well-known local families.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance: Unknown</b> <b>Explanation:</b> It is not known exactly when the property was built, and its archaeological significance is unknown. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: High</b> <b>Explanation:</b> The building demonstrates traditional design features for a homestead built in the early 20 <sup>th</sup> century.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: Unknown</b> <b>Explanation:</b> The significance of the surroundings of the building are unknown. The property encompasses a large area of bushland and has likely not been subdivided.
<b>ix) Technological</b> - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design;	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The building demonstrates traditional technological construction methods and uses standard materials for the time period.

<sup>1</sup> Criteria taken from GWRC RPS.

and/or contains unusual construction materials.	
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The building appears relatively intact from its original construction, though some modification is evident, particularly to the western elevation.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As an early 20 <sup>th</sup> century homestead, the building demonstrates moderate significance for its age.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The building has high group value for its connection to other early homesteads in the area, such as Fairview (421 Coast Road), and St Albans (1357 Coast Road).

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The building has no known sentimental value to any particular cultural groups of communities.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building has moderate recognition value as the place is well-known in the local community and contributes to a sense of shared history and identity in the Wainuiomata area.

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building has high moderate value as an intact early 20 <sup>th</sup> century homestead.

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The building has high representative value as a good example of an early 20 <sup>th</sup> century homestead.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-88
<b>Legal Description</b>	Lot 1 DP 79881
<b>Parcel ID</b>	4040623
<b>Thematic Reference</b>	Early Settlement
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	See Section 4.2 below
<b>Primary Feature of Listing:</b>	Early 20 <sup>th</sup> C. dwelling
<b>Non-Contributing Fabric/Exclusions:</b>	Later additions and alterations
<b>Other Notes:</b>	None

### 4.2 Site Extent



Figure 6: Aerial of the entire property site, with the subject building indicated by a red star.





Figure 7: Map of the entire property site.

**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.
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# Hutt City Council Heritage Inventory Assessment Form



## *H2-89 Orongorongo River Bridge (1914)*

*Baring Head, Orongorongo River*



*Figure 1: Orongorongo River Bridge.*

### 1. Historical Summary<sup>1</sup>

Daniel Riddiford came to Wellington as the New Zealand Company's emigration agent in 1840 and about 1846 occupied Orongorongo Station. After his death in 1875, the station was taken over by his eldest son Edward (later known as 'King Riddiford') until his death in 1911, succeeded by his son Eric Riddiford for

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<sup>1</sup> Orongorongo Station, Wainuiomata Historical Museum Newsletter – November 1977



whom the bridge was constructed in 1914. The station was managed by four generations of the Riddiford Family for the best part of 145 years. Although there have been larger stations and greater personal fortunes in New Zealand's pastoral history, the Riddiford properties represented for the period a most significant aggregation of stock and land.<sup>2</sup>



Figure 2: Stables at Orongorongo Station, undated.  
Source: Wainuiomata Museum Archives



Figure 3: Orongorongo Station, 1960's.  
Source: Wainuiomata Museum Archives



Figure 4: The substructure of the bridge.



Figure 5: The deck of the bridge.



Figure 6: The foundation plaque of the bridge.

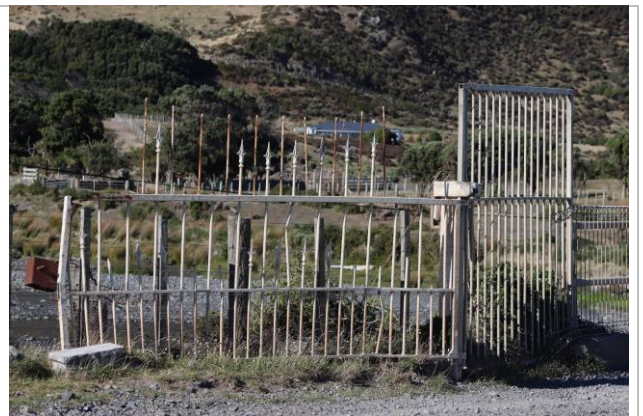


Figure 7: Gates to the western end of the bridge.

<sup>2</sup> 'RIDDIFORD, Daniel', from *An Encyclopaedia of New Zealand*, edited by A. H. McIntock, originally published in 1966.



Figure 8: Road leading from the eastern end of the bridge towards the old Orongorongo Station.



Figure 9: Aerial of the structure.  
Source: HCC Maps

## 2. Physical Description

### 2.1 Setting - Site Description

The bridge crosses the Orongorongo River where it meets the South Coast, approximately 3 kilometres southeast from the Baring Head station and at the termination of Coast Road.

### 2.2 Building or Structures

The bridge is approximately 60 metres along, and was constructed from concrete in 1914 for Eric Riddiford in order to provide better access to the Orongorongo Station (Riddiford Homestead?). The bridge is single lane with a small concrete lip to each edge, upon which a metal balustrade sits with wire fencing. There are concrete abutments to either end, the northeast abutments features the foundation stone. The bridge has four concrete piers which sit embedded into the riverbank below. A set of iron gates sit at the western end of the bridge.

### 2.3 Existing Listing/Scheduling Status

The bridge is not currently scheduled with HCC, nor is it listed with HNZPT. The place was nominated for inclusion in the HCC District Plan by the Wainuiomata Historic Places Society.

## 3. Evaluation<sup>3</sup>

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The structure is part of a theme of early residential development in the Wainuiomata Valley during the late 19 <sup>th</sup> and early 20 <sup>th</sup> century.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance: None</b> <b>Explanation:</b> The structure is not known to be connected with any particular historic event in history.

<sup>3</sup> Criteria taken from GWRC RPS.



<b>iii) People</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The structure is connected to the highly influential Riddiford family, who owned the station for the best part of 145 years and were well known in the community.
<b>iv) Social</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has some social value for its ongoing connection to entire generations of well-known local families.

<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance: Unknown</b> <b>Explanation:</b> It is not known if the site has archaeological significance. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The structure demonstrates traditional design features for a bridge built in the early 20 <sup>th</sup> century with typical utilitarian design features.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: High</b> <b>Explanation:</b> The surroundings to the bridge include the well-known Orongorongo Station grounds. Although destroyed by fire, the site is still known to have been occupied since the 1880's and holds high historical significance.
<b>ix) Technological</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The structure demonstrates traditional technological construction methods and uses standard materials for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: High</b> <b>Explanation:</b> The structure appears to have had little modification, though no evidence of plans, specifications, or images from its early years are available for comparison.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> As an early 20 <sup>th</sup> century structure, the bridge demonstrates moderate significance for its age.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The bridge has high group value for its connection to the site of the Orongorongo Station.

<b>3.3 Social Values</b>	<b>Moderate</b>
<i>i) <b>Sentiment</b> - 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.</i>	<b>Level of Significance:</b> None <b>Explanation:</b> The bridge has no known sentimental value to any particular cultural groups of communities.
<i>ii) <b>Recognition</b> - 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.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The bridge has moderate recognition value as the place is well-known in the local community and contributes to a sense of shared history and identity in the area.

<b>3.4 Tangata Whenua Values<sup>4</sup></b>	
<i>i) <b>Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The bridge has moderate value as an intact early 20 <sup>th</sup> century structure.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The bridge has high representative value as a good example of an early 20 <sup>th</sup> century utilitarian transport structure.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-89
<b>Legal Description</b>	Pt Orongorongo B4
<b>Parcel ID</b>	3817199
<b>Thematic Reference</b>	Transport/Industrialism
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'

<sup>4</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>Extent of Place/Listing</b>	See Section 4.2 Below
<b>Primary Feature of Listing:</b>	Bridge
<b>Non-Contributing Fabric/Exclusions:</b>	None
<b>Other Notes:</b>	None

## 4.2 Site Extent



Figure 10: Aerial of the site with the bridge indicated.

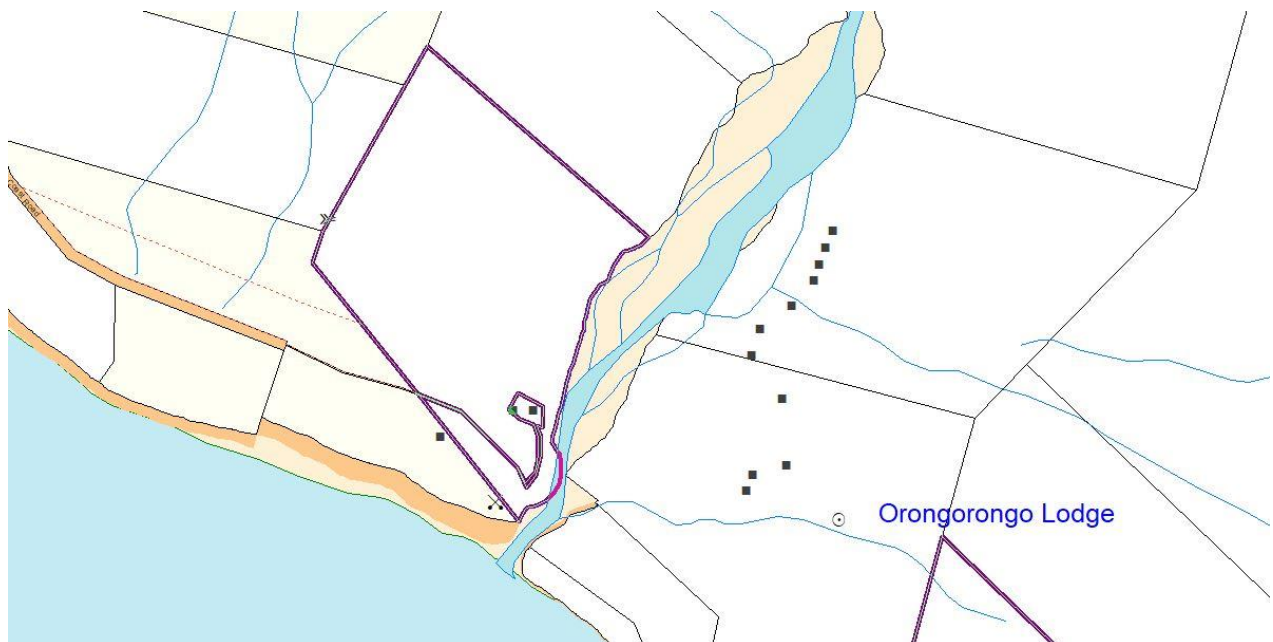


Figure 11: Map of the entire property site.

**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.



# Hutt City Council Heritage Inventory Assessment Form



## *H2-90 Pumphouse*

*Coast Road, Baring Head, Wainuiomata River*



*Figure 1: Wainuiomata River Pumphouse.*

### 1. Historical Summary<sup>1</sup>

The Fortress Observation Post was built in 1935 as remote observation post of the Palmer Head 6.2 inch battery. One of two observation posts for the battery it was originally composed of an observation post and a separate barracks, both reinforced concrete. Constructed in 1935, the buildings were largely unused before the beginning of World War II. Then, in a flurry of activity, in 1940 another building (purpose unknown, but possibly a mess) was built alongside the barracks, which was converted into a wireless room. A larger timber barracks, with room for 10 men, was built a little further north down the slope.

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<sup>1</sup> HNZPT Research Report – Heritage Features at Baring Head, 2011



Water was pumped up from the Wainuiomata River for the complex, and as part of this, a water tank was built just above the wireless room. The observation post was in use until about 1944 and housed a depression range finder (DRF) on a concrete plinth. It was later used as an observation post for Wrights Hill Battery (a 9.2 inch counter bombardment battery). In it was put on a 'care and maintenance' basis in 1944 as the war turned in the allies' favour. The observation post was dismantled, and the equipment returned to Trentham on 15 May 1945.

The pumphouse was built in 1940 to feed water from the Wainuiomata River to the Fortress Observation Post military buildings above and on the other side of the hill. From the river the water was pumped to the top of the trig where it was stored in a tank. From there it was distributed to the observation post buildings and down to the lighthouse station complex and naval signal station. Following the end of the war, water continued to be pumped to Baring Head from the stream. When it was ceased to function is not known but the pumphouse remains in situ as do many of the galvanised pipes that carried the water and the water tank.

The Friends of Baring Head Conservation Trust have recently restored the pumphouse as part of a wider project to restore historic buildings in the Baring Head area.



*Figure 2: The pumphouse prior to refurbishment, 2011.  
Source: GWRC, 2011*



*Figure 3: Inside the pumphouse.*



*Figure 4: The restored pumphouse.*



*Figure 5: The pumphouse with signage along a walking track in East Harbour Regional Park.*



*Figure 6: Pipes used to transfer water from the pumphouse at the bottom of the hill to the WWII bunkers at the top of the hill.*



*Figure 7: The water tank at the top of the hill which supplied the WWII bunkers.*



*Figure 8: Extant pipes used to transfer water from the pumphouse at the bottom of the hill to the WWII bunkers at the top of the hill.*



*Figure 9: The WWII bunkers.*

## 2. Physical Description

### 2.1 Setting - Site Description

The Pumphouse sits on the western side of the Wainuiomata River, visible from Coast Road – approximately 1 kilometre northeast from the Baring Head Station and about 750 metres south of the entrance to East Harbour Regional Park (the access point to Baring Head Station). The structure is located approximately 250 metres away from Coast Road at its closest point. The GPS coordinates of the site are -41.400706, 174.880018. It is the only visible structure on the eastern side of the hills.

### 2.2 Building or Structures

The building is a small square structure, with a concrete base supporting a timber frame above it, with a simple gable roofline clad in corrugated steel. The structure has small timber framed windows and exposed rafters.

### 2.3 Existing Listing/Scheduling Status

The building is not currently scheduled with HCC, nor is it listed with HNZPT. The place was nominated for inclusion in the HCC District Plan by the Wainuiomata Historic Places Society.



### 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance: High</b> <b>Explanation:</b> The structure is part of the WWII Fortress Observation Post complex, located on the hill adjacent to Baring Head established in the 1930's-1940's.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance: None</b> <b>Explanation:</b> The structure is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The structure is likely associated with the Ministry of Works.
<b>iv) Social</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place contributes to our understanding of the culture and life of the South Coast area of the Lower Hutt District.
<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance: Unknown</b> <b>Explanation:</b> It is not known if the site has archaeological significance. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The structure demonstrates traditional utilitarian design features for a military/utility building built in the mid-20 <sup>th</sup> century.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: High</b> <b>Explanation:</b> The structure's surroundings, mostly the Wainuiomata River, have high significance to understanding the heritage significance of the building.
<b>ix) Technological</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The structure demonstrates traditional technological construction methods and uses standard materials for the time period.

<sup>2</sup> Criteria taken from GWRC RPS.



<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The structure appears to have had little modern modification, though no evidence of plans, specifications, or images from its early years are available for comparison. It has recently been restored.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As a mid-20 <sup>th</sup> century structure, the pumphouse demonstrates no significance for its age.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The structure is part of the WWII Fortress Observation Post complex, located on the hill adjacent to Baring Head established in the 1930's-1940's.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The building has no known sentimental value to any particular cultural groups of communities.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The structure has moderate recognition value as a local landmark.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The structure has moderate rarity value as an intact mid- 20 <sup>th</sup> century utilitarian structure built to supply a military outpost.

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.6 Representativeness</b>	<b>Moderate</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The structure has moderate representative value as a good example of a mid- 20 <sup>th</sup> century utilitarian structure built to supply a military outpost.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-90
<b>Legal Description</b>	Lot 4 Deposited Plan 59276
<b>Parcel ID</b>	3817186
<b>Thematic Reference</b>	Industrialism/Sea & River
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	See Section 4.2 Below
<b>Primary Feature of Listing:</b>	Pumphouse
<b>Non-Contributing Fabric/Exclusions:</b>	None
<b>Other Notes:</b>	None

### 4.2 Site Extent

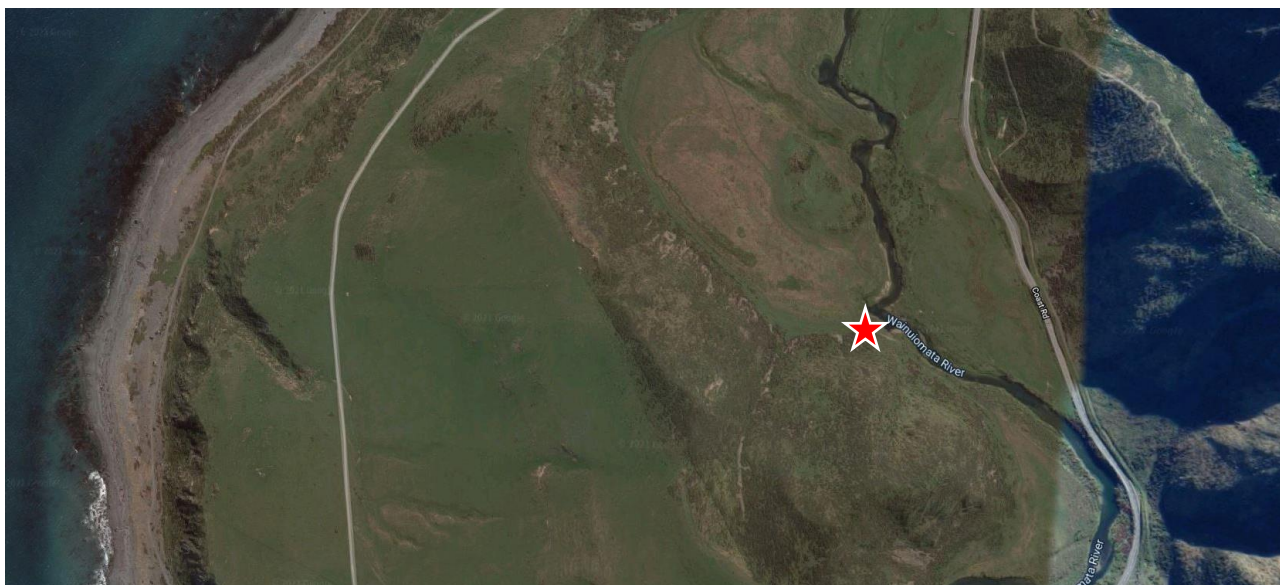


Figure 10: Aerial of the site with the pumphouse indicated.

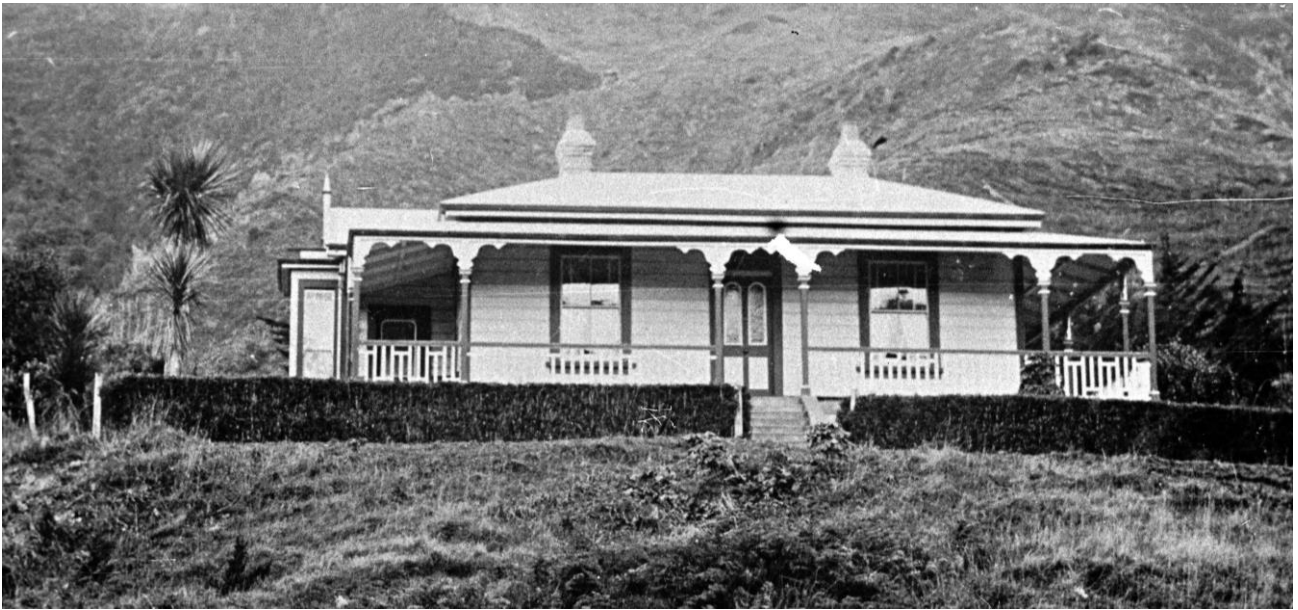
<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.</li> <li>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.</li> </ul>

# Hutt City Council Heritage Inventory Assessment Form



## *H2-91 Fairview Homestead (1893)*

*421 Coast Road, Wainuiomata*



*Figure 1: Fairview Homestead, 1909.*

### 1. Historical Summary

The Fairview Homestead was built by Joseph Enock Jackson around 1893. Jackson lived there with his wife, Harriet Prouse, and their three children, however the family had relocated to Petone by 1903. They were replaced by Annie Prouse and her husband William Burdan, and their collection of children. The property was then held by Norm Cobb up until his death.





Figure 2: Glimpses of the property viewed through the trees from the roadside.



Figure 3: Aerial of the property.  
Source: Google Maps

## 2. Physical Description

### 2.1 Setting - Site Description

The homestead sits on the hillside, overlooking the Wainuiomata Valley and facing west. It is almost entirely hidden from the roadside by a line of trees, with glimpses of the property visible through the gaps in vegetation. From these small glimpses, it appears the original homestead is largely intact and little modification has taken place. Access is via a gravel driveway leading up the hillside from Coast Road. There appear to be a collection of other, later, buildings on the site.

### 2.2 Building or Structures

The building is a simple rectangular structure with a hipped roof clad with corrugated steel and two chimneys, with a wrap-around verandah to the front half of the symmetrically designed building. Ornamental fretwork is visible to the verandah, with timber framed windows and a central door.

### 2.3 Existing Listing/Scheduling Status

The Fairview Homestead is not currently scheduled with HCC, nor is it listed with HNZPT. The place was nominated for inclusion in the HCC District Plan by the Wainuiomata Historic Places Society.

## 3. Evaluation<sup>1</sup>

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p><b>Level of Significance: High</b></p> <p><b>Explanation:</b> The Fairview Homestead is part of a theme of early residential development in the Wainuiomata Valley during the late 19<sup>th</sup> and early 20<sup>th</sup> century.</p>
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<p><b>Level of Significance: None</b></p> <p><b>Explanation:</b> The Fairview Homestead is not known to be connected with any particular historic event in history.</p>

<sup>1</sup> Criteria taken from GWRC RPS.



<b>iii) People</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The Fairview Homestead is connected to a number of well-known individuals and families in the Wainuiomata area, such as the Prouse family, the Burdan family, and the Jackson family.
<b>iv) Social</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has some social value for its ongoing connection to entire generations of well-known local families.

<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance: High</b> <b>Explanation:</b> As the place was known to have been built prior to 1900, it is automatically afforded protection under the HNZPT Act 2014 and has high archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: High</b> <b>Explanation:</b> The Fairview Homestead demonstrates traditional design features for a homestead built in the late 19 <sup>th</sup> and early 20 <sup>th</sup> century, such as a timber framed simplistic building form, with a hipped roof and brick chimneys, and a wrap-around verandah with ornate detailing.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: Unknown</b> <b>Explanation:</b> The significance of the surroundings of the Fairview Homestead are unknown. The property encompasses a large area of bushland and has likely not suffered from subdivision.
<b>ix) Technological</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The Fairview Homestead demonstrates traditional technological construction methods and uses standard materials for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: Exceptional</b> <b>Explanation:</b> The Fairview Homestead appears almost entirely unchanged from its construction, though the visibility of the property from the road makes this somewhat unclear.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: High</b> <b>Explanation:</b> As a pre-1900 homestead, the Fairview Homestead demonstrates high age value in the context of human occupation in the Wellington region.
<b>vii) Group or Townscape</b> - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of	<b>Level of Significance: High</b> <b>Explanation:</b> The Fairview Homestead has high group value for its connection to other early homesteads in the area, such as St Albans (1357 Coast Road), and 1090 Coast Road.

a wider townscape or landscape setting, and/or it is a landmark.	
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<b>3.3 Social Values</b>	<b>High</b>
<i>i) <b>Sentiment</b> - 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.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The Fairview Homestead has high sentimental value to the generations of families who have lived there since its construction.
<i>ii) <b>Recognition</b> - 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.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The Fairview Homestead has high recognition value as the place is well-known in the local community and contributes to a sense of shared history and identity in the Wainuiomata area.

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<i>i) <b>Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>High</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The Fairview Homestead has high rarity value as an intact pre-1900 homestead.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The Fairview Homestead has high representative value as a good example of an early pre-1900 homestead.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-91
<b>Legal Description</b>	3982616
<b>Parcel ID</b>	Lot 2 DP 83703
<b>Thematic Reference</b>	Early Settlement
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	See Section 4.2 Below
<b>Primary Feature of Listing:</b>	1893 Dwelling
<b>Non-Contributing Fabric/Exclusions:</b>	Other Structures on Site
<b>Other Notes:</b>	None

## 4.2 Site Extent



Figure 4: Aerial of the site with the dwelling indicated.

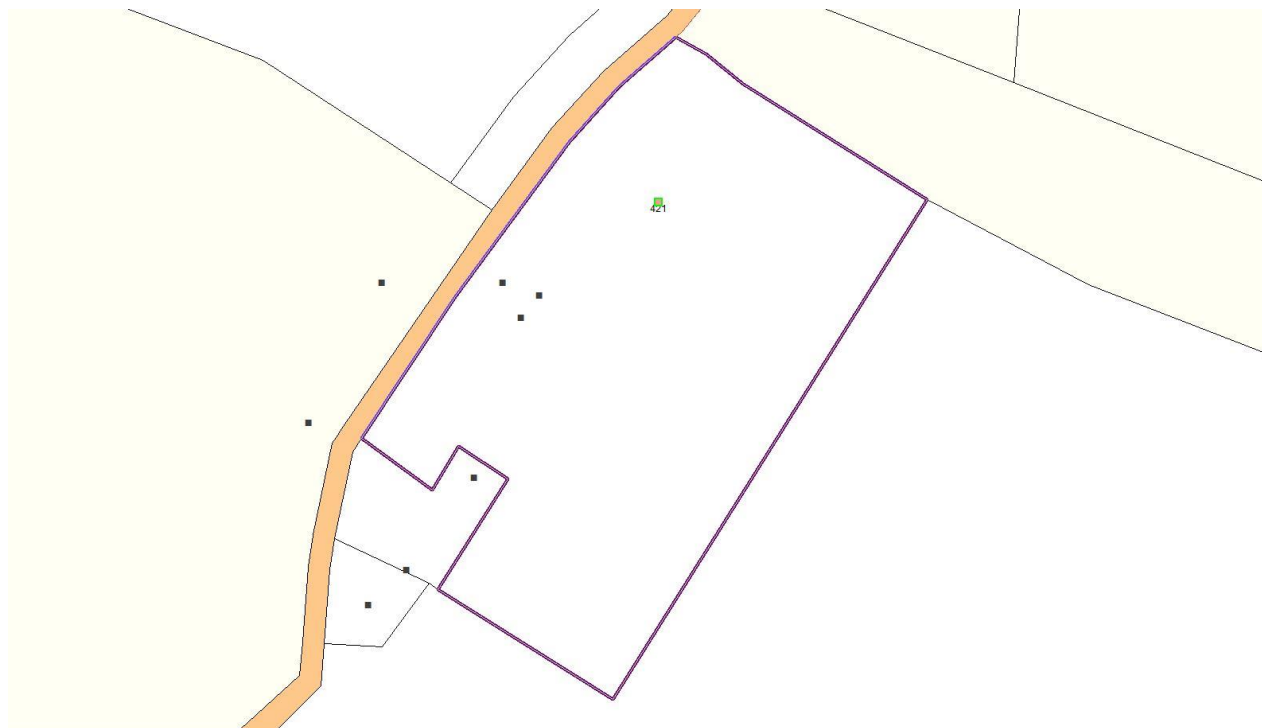


Figure 5: Map of the entire property site.

**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.



# Hutt City Council Heritage Inventory Assessment Form



## *H2-92 St Albans Homestead*

*1357 Coast Road, Wainuiomata*



*Figure 1: St Albans Homestead, 1357 Coast Road, Wainuiomata.*

### 1. Historical Summary

The St Albans Homestead, also known as the Burdan Homestead, was built in 1926 for Maurice James Burdan (1883-1961).<sup>1</sup> The Burdan brothers owned the land all the way over to Eastbourne, including Rimutaka Park which they gifted to the Government.<sup>2</sup> There is a similar property in Burdan's Gate which is owned by the other Burdan brother. Eric Burdan inherited the property after his father passed in 1961.

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<sup>1</sup> Old Wellington Region Blog

<sup>2</sup> Old Wellington Region Blog



*Figure 2: St Albans Homestead (undated), 1357 Coast Road, Wainuiomata.  
Source: HCC Archives*



*Figure 3: Constructing St Albans, c.1920's.  
Source: Old Wellington Region Blog*



*Figure 4: St Albans, c.1920's.  
Source: Old Wellington Region Blog*

## 2. Physical Description

### 2.1 Setting - Site Description

The property sits on the eastern side of Coast Road, partially screened from the road by vegetation, and sits above the level of the road. The site seems to have a large amount of land attributed to it – as most other properties along Coast Road appear to have. The wrought iron gates to the entrance of the property feature a plaque which reads 'St Albans'.



## 2.2 Building or Structures

The building is a one storey double bay bungalow, with a central entrance located under a gable. The two curved bay windows to either side feature brick supports underneath timber framed windows. The roof is clad in corrugated steel and features two symmetrically placed brick chimneys which are still evident, but have been lowered. The visible northern elevation of the buildings appears to feature two gables with an intervening verandah in the centre. The gables feature timber bellcast sections immediately below them, with the underlying structure surfaced in stucco.

## 2.3 Existing Listing/Scheduling Status

The building is not currently scheduled with HCC, nor is it listed with HNZPT. The place was nominated for inclusion in the HCC District Plan by the Wainuiomata Historic Places Society.

## 3. Evaluation<sup>3</sup>

3.1 Historic Values	High
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> High <b>Explanation:</b> St Albans is part of a theme of early residential development in the Wainuiomata Valley during the late 19 <sup>th</sup> and early 20 <sup>th</sup> centuries.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The building is not known to be connected with any particular historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> St Albans is connected to a number of well-known individuals and families in the Wainuiomata area, such as the Prouse family, and the Burdan family.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has some social value for its ongoing connection to entire generations of well-known local families.

3.2 Physical Values	High
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is not known if the site has archaeological significance. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation,	<b>Level of Significance:</b> High <b>Explanation:</b> St Alban's demonstrates traditional design features for a homestead built in the early 20 <sup>th</sup> century, such as using a combination of timber and brick construction in a symmetrical

<sup>3</sup> Criteria taken from GWRC RPS.

period, craftsmanship or other architectural values.	form, with use of verandahs and gabled roof forms with brick chimneys.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<p><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> The significance of the surroundings of St Albans are unknown. The property encompasses a large area of bushland and has likely suffered from minimal subdivision.</p>
<b>ix) Technological</b> - 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The building demonstrates traditional technological construction methods and uses standard materials for the time period.</p>
<b>v) Integrity</b> - 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The structure appears to have had little modern modification, though no evidence of plans, specifications, or images from its early years are available for comparison.</p>
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> As an early-20<sup>th</sup> century building, St Albans demonstrates moderate significance for its age.</p>
<b>vii) Group or Townscape</b> - 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> St Albans has high group value for its connection to other early homesteads in the area, such as Fairview (421 Coast Road), and 1090 Coast Road.</p>

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> The sentimental value of St Albans is unknown.</p>
<b>ii) Recognition</b> - 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> St Albans has high recognition value as the place is well-known in the local community and contributes to a sense of shared history and identity in the Wainuiomata area.</p>



<b>3.4 Tangata Whenua Values<sup>4</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> St Albans has moderate rarity value as an intact early 20 <sup>th</sup> century homestead.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> St Albans is a good example of an early 20 <sup>th</sup> century homestead.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-92
<b>Legal Description</b>	Lot 1 DP 30084
<b>Parcel ID</b>	3899430
<b>Thematic Reference</b>	Early Settlement
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	See Section 4.2 Below
<b>Primary Feature of Listing:</b>	1926 Dwelling
<b>Non-Contributing Fabric/Exclusions:</b>	Other Buildings on Site
<b>Other Notes:</b>	None

<sup>4</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4.2 Site Extent



Figure 5: Aerial of the site with the dwelling indicated.

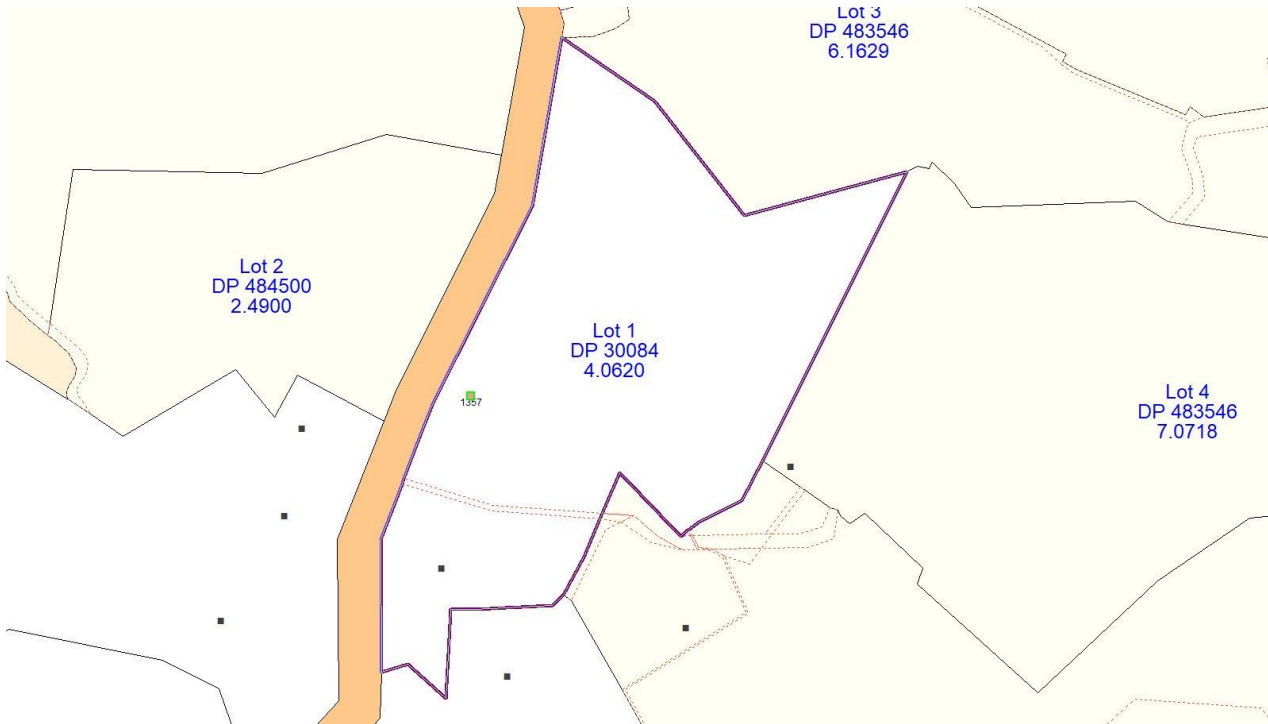


Figure 6: Map of the entire property site.

**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.

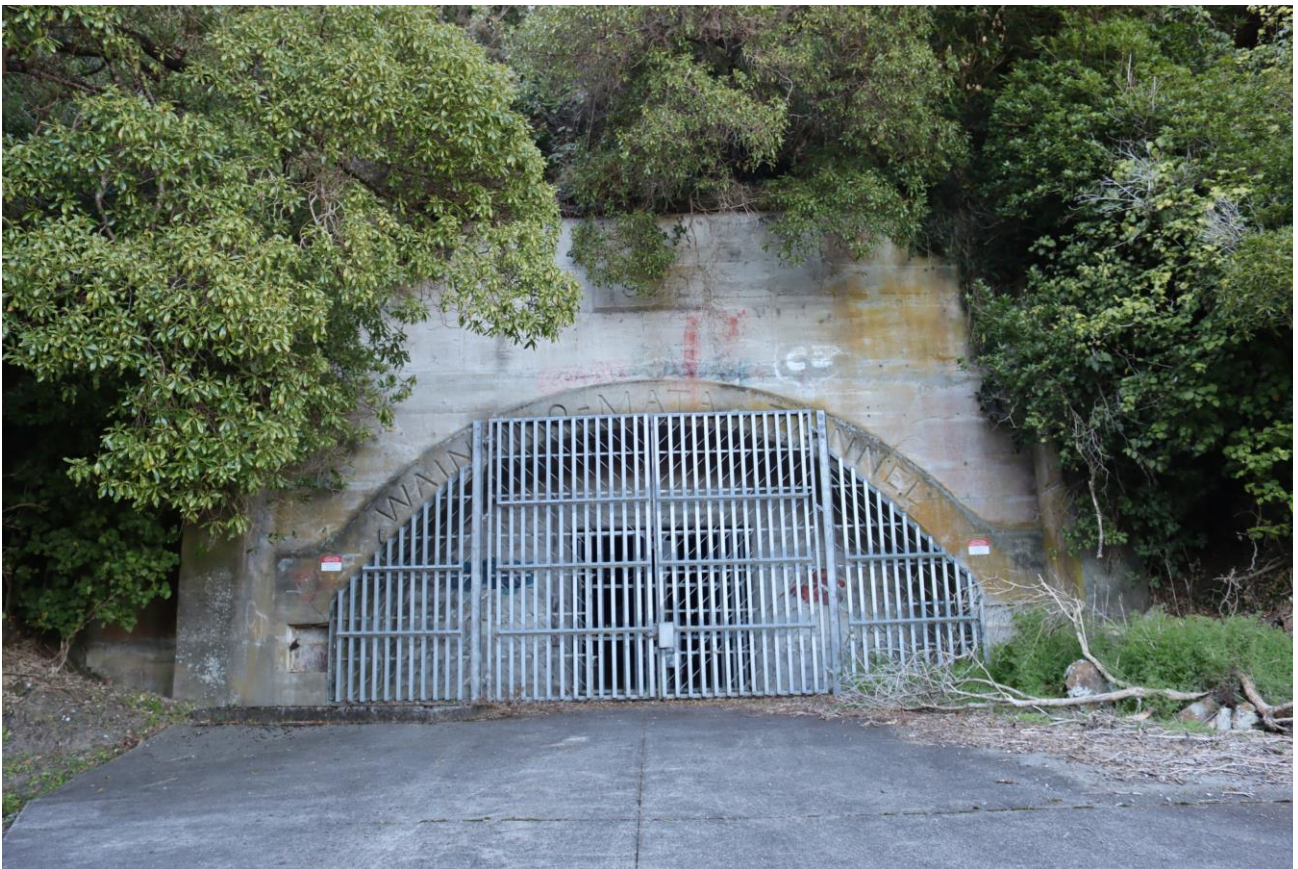


# Hutt City Council Heritage Inventory Assessment Form



## *H2-93 Wainuiomata Tunnel Portal*

*Tunnel Grove, Gracefield*



*Figure 1: The Gracefield side of the Wainuiomata Tunnel Portal, built in 1932.*

### 1. Historical Summary<sup>1</sup>

The Wainuiomata Development Company was formed in the late 1920s with the intention of building a town on recently purchased farmland in Wainuiomata. One of the company's first projects was to make travel between Wainuiomata and the Hutt Valley easier by building a road tunnel through the Waiwhetu hill.

In January 1932, the Wainuiomata Development Company began constructing the Wainuiomata Tunnel with work starting at the Gracefield end of the tunnel. Unlike the standard practice for tunnel construction in which

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<sup>1</sup> *Wainuiomata Tunnel History brochure, Greater Wellington Regional Council*



at least two faces are advanced simultaneously (either end of the tunnel), it was decided in the case of the Wainuiomata Tunnel that work would only take place from the western end on the Gracefield side. This was done for drainage; on such a steep grade it was easier to work uphill and let the water that flowed into the tunnel drain out naturally rather than have to pump it out (as would be the case if they had worked downhill from the Wainuiomata end). Unfortunately the tunnel only got as far as 330m into the hill (approximately 40% of the total proposed length) before work was stopped due to a lack of finance (the Depression made it hard to secure sufficient funds).

However, all was not lost for the unfinished tunnel – it was used to store explosives during World War II.

Various attempts were made in the 1950s and 1960s to resurrect the road tunnel, but these came to nothing as the tunnel didn't meet modern traffic requirements.

In 1975, the Wellington Regional Water Board bought the partially completed tunnel with the intention of finishing it and using the tunnel to pipe water from Wainuiomata to Wellington. Codelfa Construction NZ Ltd was contracted to finish the tunnel at a cost of approximately \$650,000. They broke through to Waiu Street (Wainuiomata) in September 1980 – seven months after they started and only 50mm off-course.

The last 540m of the 870m tunnel was completed at a much smaller diameter (2.4m wide) than the original section (approximately 7.85m wide). The tunnel rises approximately 70m from the Gracefield end to the Wainuiomata end of the tunnel.

A 1,100mm steel water pipe has been laid through the tunnel – it typically carries around 20 million litres of water a day for consumption in Wellington. Water from Wainuiomata usually contributes around 15% of the annual water supply for Wellington, Porirua, Upper Hutt and Lower Hutt.

Since the tunnel was completed, telecommunications cables and a Hutt City Council sewer pipe have also been laid through it.

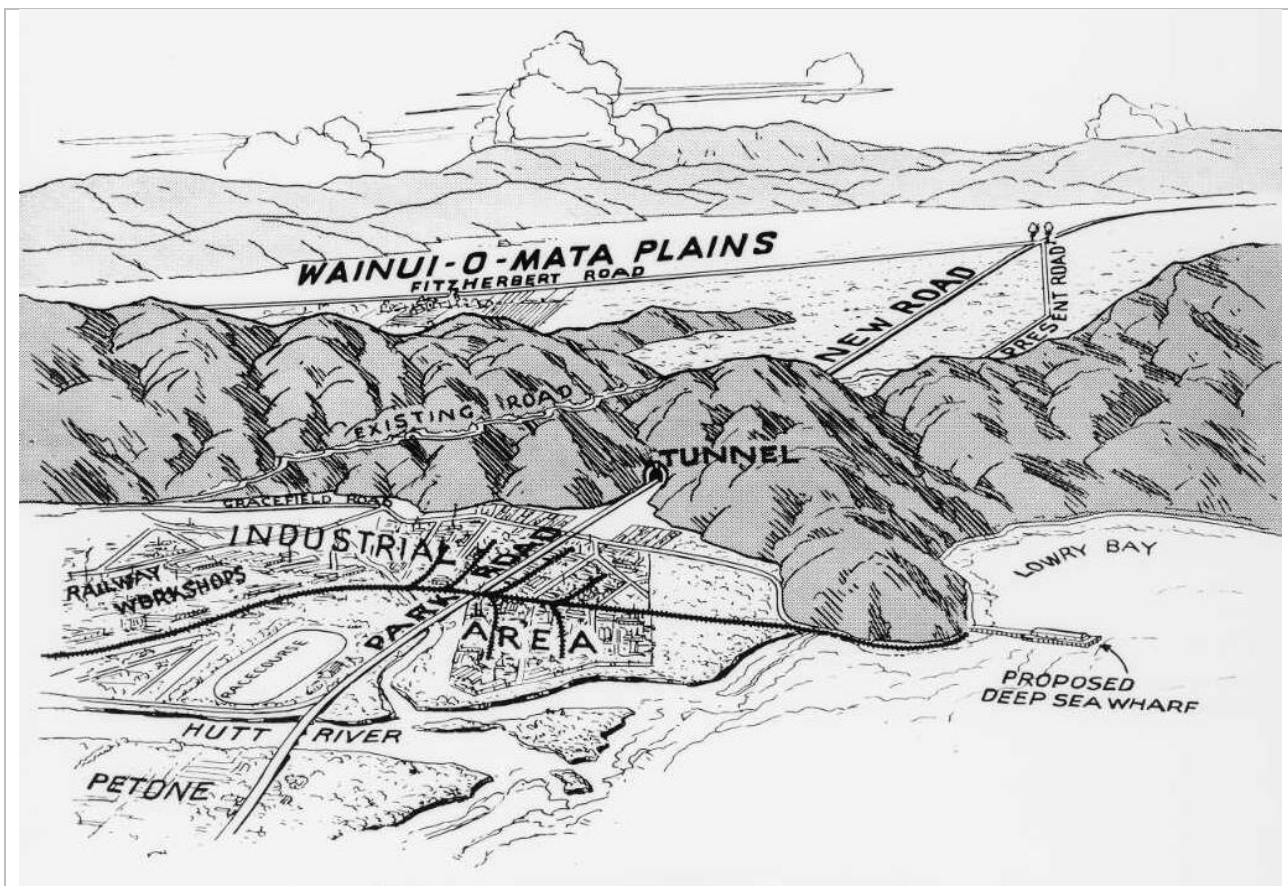


Figure 2: Plan for the new tunnel advertised in local newspapers, c.1930.





Figure 3: Tunnel portal under construction, 1932.



Figure 4: A group of men walk out of the portal, 1951.



Figure 5: Lettering to the arch above the tunnel portal.



Figure 6: The top of the tunnel portal.



Figure 7: Waiu Park, Wainuiomata – the site of the buried second portal.



Figure 8: The cutting which leads to the buried portal, buried sometime after 2008.

## 2. Physical Description

### 2.1 Setting - Site Description

The tunnel portal is one of two – the other being buried underground in Waiu Park in Wainuiomata (Figure 7 and Figure 8). The remaining portal sits at the far eastern end of Tunnel Grove in Gracefield, at the end of a

concrete road which slopes gently upwards into the hillside (Figure 5 and **Error! Reference source not found.**). The portal is set into the hillside, with vegetation spilling out above it and to both sides.

## 2.2 Building or Structures

The tunnel portal is approximately 10 metres wide by 8 metres high, built from concrete with an archway featuring the name of the tunnel engraved into it. The date of the tunnels completion, '1932', sits centred above the archway. Steel bars currently prevent access to the interior of the tunnel.

## 2.3 Existing Listing/Scheduling Status

The tunnel portal is not currently scheduled with HCC, nor is it listed with HNZPT. The place was nominated for inclusion in the HCC District Plan by the Wainuiomata Historic Places Society.

## 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<i><b>i) Themes</b> - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The tunnel portal is associated with the development of the Wainuiomata Valley, and urban development into the flanking areas of the main Hutt Valley.
<i><b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The tunnel portal is indirectly associated with WWII, as it was used to store explosives.
<i><b>iii) People</b> - 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>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The tunnel portal is associated with the Wainuiomata Development Company, and later the Wellington Regional Water Board.
<i><b>iv) Social</b> - 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>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has some social value for its significance to those who live in the Wainuiomata Valley and championed the reopening of the tunnel to achieve better connections to the Hutt Valley.
<b>3.2 Physical Values</b>	<b>High</b>
<i><b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.</i>	<b>Level of Significance: Unknown</b> <b>Explanation:</b> There is no recorded archaeological site on the property according to ArchSite. As the portal wasn't built and the tunnel excavated until the 1930's the site does not have automatic protection under the HNZPT Act 2014.
<i><b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation,</i>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The tunnel demonstrates typical utilitarian design features for 20 <sup>th</sup> century transport infrastructure.

<sup>2</sup> Criteria taken from GWRC RPS.

period, craftsmanship or other architectural values.	
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: High</b> <b>Explanation:</b> The setting of the tunnel portal is significant in the wider understanding of the tunnel scheme.
<b>ix) Technological</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The tunnel portal, and the extant tunnel, has high technological value, especially considering that tunnel was built using an unusual method of one-way excavation.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: High</b> <b>Explanation:</b> The tunnel portal is almost entirely intact, disregarding the steel bars attached over the portal entrance to prevent entry.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate age value due to its construction in the 1930's.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The remaining tunnel portal has no known group or townscape value, other than with the other corresponding tunnel portal on the Wainuiomata side which has now been buried.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The tunnel portal has no known sentimental value or associations with any particular groups or communities.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The tunnel portal has moderate recognition value as the place is well-known in the local community and contributes to a sense of shared history and identity in the Wainuiomata area.



<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed
<b>3.5 Rarity</b>	<b>High</b>
<i>i) Rarity - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The tunnel portal has high rarity value as a large-scale completed infrastructure project which has never been integrated into the transport network.
<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The tunnel portal has high representative value as a good example of an early 20 <sup>th</sup> century utilitarian transport structures.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-93
<b>Legal Description</b>	Pt Lot 9 DP 37
<b>Parcel ID</b>	3985718
<b>Thematic Reference</b>	Transport/Industrialism
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	See Section 4.2 Below
<b>Primary Feature of Listing:</b>	1932 Tunnel Portal
<b>Non-Contributing Fabric/Exclusions:</b>	None
<b>Other Notes:</b>	None

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

# 4.2 Site Extent



Figure 9: Aerial of the site with the tunnel portal indicated.

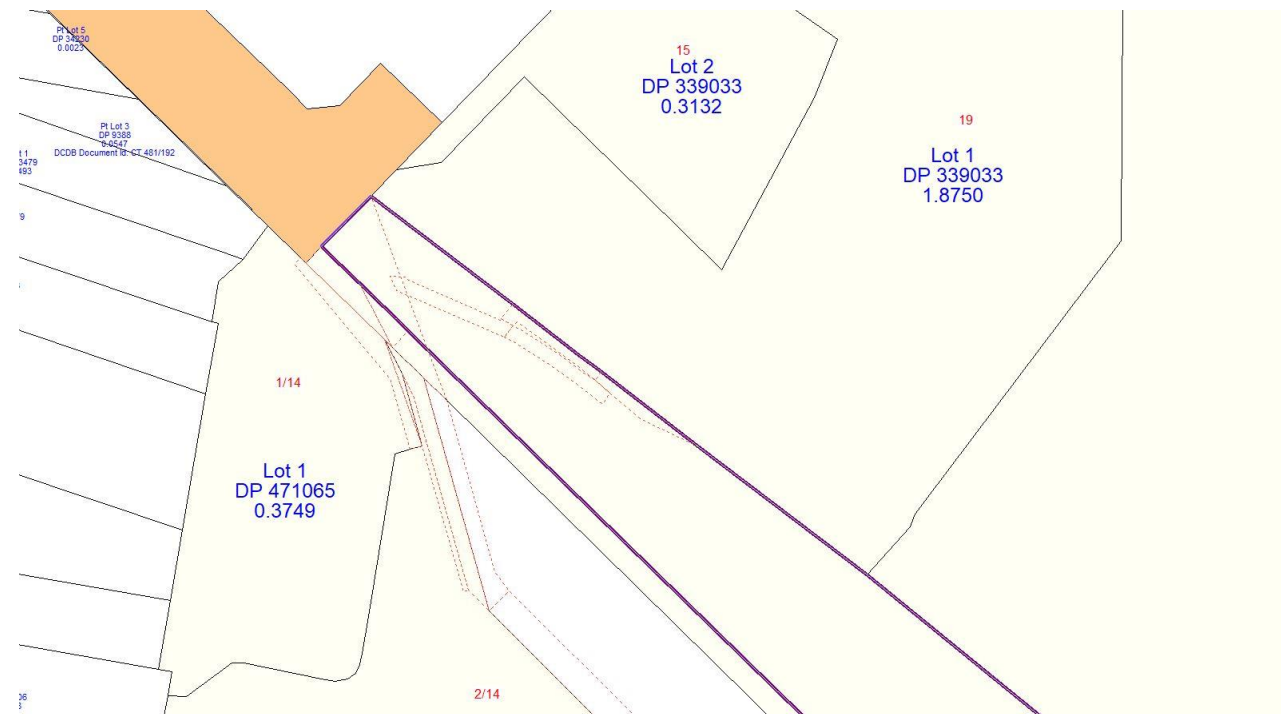


Figure 10: Map of the entire property site.

**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-94 Avalon Hall (1922)*

14 Mabey Road, Avalon



Figure 1: Avalon Hall, previously known as the Taita Public Hall.

### 1. Historical Summary<sup>1</sup>

The rural families of Taita wanted a place where they could gather, and so local Richard Bartosh called an informal meeting on June 7, 1922 to discuss the possibility of constructing a town hall for their use. By the time an interim committee met two days later, some £500 had been pledged by local families. Eventually, more than 160 local Hutt residents and organisations funded nearly £700 of the £1000 needed for the construction of the new public hall.

The  $\frac{1}{4}$  acre of land on which the hall stands was presented by Job Charles Mabey and Frederick Westbury. The land was valued at £100, and Mabey agreed to donate half and accept £50 from Westbury for the remainder. Both gentlemen were subsequently elected as inaugural trustees.

Job Charles Mabey, for whom Mabey Road is named, was born in Taita in 1858 in a shingle roof and pitsawn timber cottage. Frederick Westbury was an English born market gardener who had resided in Taita

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<sup>1</sup> <https://www.stuff.co.nz/dominion-post/capital-life/94457107/lower-hutts-only-public-hall-prepares-to-celebrate-turning-100>  
<https://www.stuff.co.nz/dominion-post/news/hutt-valley/80638819/avalon-public-hall-refurbished-as-centennial-year-looms?rm=m>



from about 1900. Following an immigration influx in the 1920's and 1930's, these fields became market gardens.

Construction of the Taita Hall began in earnest and the hall was completed in just four months, using mainly heart rimu obtained from Goldfinch & Co. at Ohakune. Doors, windows, and sashes were salvaged from Trentham Military Camp. Builder Frederick Kitchener oversaw the project and plenty of residents from the district pitched in with saws and hammers.

The Taita Public Hall was formally opened on Saturday 14<sup>th</sup> October 1922 by the Rt. Honourable W. F. Massey, Prime Minister at the time. For the next century, the hall would host regular dances, meetings, balls, galas, and would serve as the heart of the community. During WWII the hall was used as a safe storage facility for what was termed "certain irreplaceable machinery" and items from the Reserve Bank in central Wellington. Downtown Wellington was at that time considered too tempting a target.

In 1948 the Lower Hutt City Council introduced a rating scheme to fund the building of community halls in the district. There was an outcry from the Taita community who had built and funded their own facility, which resulted in that area then being excluded from the scheme.

In June of 1954 the chair of the committee asked members to give some thought to whether the name of the Taita Hall should be changed in the near future as the opening of the new Taita Community Centre Hall resulted in confusion. As a result, in September of the same year the name of the Hall was formally changed to the Avalon Public Hall.

The golden wedding celebrations of Walter and Lottie Nash took place at the Avalon Hall in 1956, the year he marked his 25th year as an MP. Among the numerous users have been the Avalon Country Women's Institute, the A & P Association, Avalon Tennis Club and the Taita Rugby Club. It's thought to be the only public hall in the Hutt Valley not connected with a church, school or the council.

The land has never changed hands since the Hall was constructed in 1922 and is owned by the Avalon Public Hall Society. Prior to that, the land, which was part of Hutt Section 55, was owned by farmer Job Charles Mabey who had purchased the land from his father, Job Mabey, in 1884.



*Figure 2: Aerial view showing Taita Hall (later renamed Avalon Hall), with Job Charles Mabey's house in the bottom left corner of the image, and surrounding market gardens, 1942.*

*Source: Supplied by Avalon Hall*



Figure 3: Aerial of Mabey Road, with the Taita Public Hall in the centre of the image (NB: note that the supper room at the north end has not yet been constructed). Job Charles Mabey's home is at the top of the image.  
Source: Retrolens, 1939.



Figure 4: Prime Minister Walter Nash celebrates his 50<sup>th</sup> wedding anniversary and 25 years as an MP at the Taita Public Hall, 1956.  
Source: ATL, ID: EP/1956/1547-F



Figure 5: Children use the Taita Public Hall for activities, 1956.  
Source: ATL, ID: EP/1956/1129-F





Figure 6: The interior of the hall.



Figure 7: The stage area.



Figure 8: The supper room at the northern end of the building.



Figure 9: The grassed area and supper room addition at the northern end of the property.

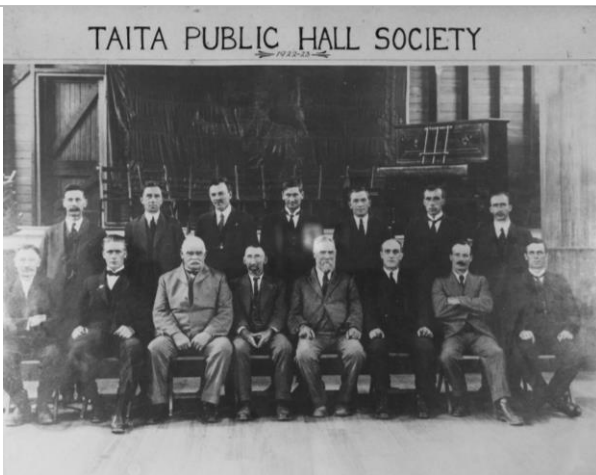


Figure 10: The Taita Public Hall Society members of 1922-1923 with Westbury and Mabey in the centre of the front row.

Source: Supplied by Avalon Hall

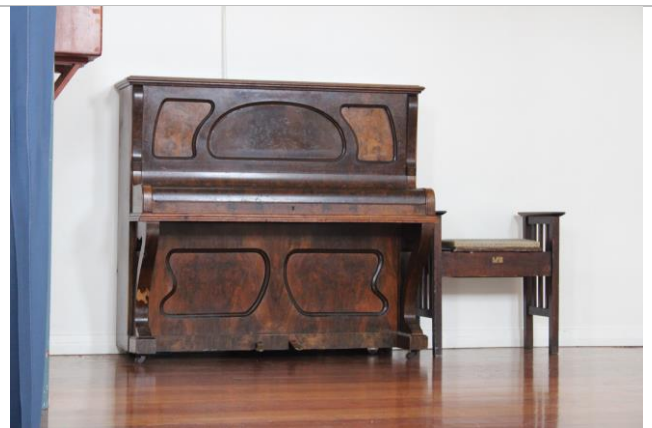


Figure 11: Current vintage piano and stool on the stage.



## 2. Physical Description

### 2.1 Setting - Site Description

The Avalon Hall is located on the northern side of Mabey Road, in Avalon. It is surrounded by residential buildings. A series of carparks sit to the front of the building on the road.

### 2.2 Building or Structures

The hall itself is a single storey, but double-height gabled structure with clerestory windows which were salvaged from Trentham Military Camp. Two smaller 'lean-to' wings flank the central hall which serve as an office space for a childcare organisation, bathrooms, kitchen, and storage spaces. A smaller enclosed entrance porch with its own gabled roof sits at the centre of the street facing elevation which leads directly into the hall. The stage sits at the north end of the building, behind which is a supper room with a small community library. A grassed lawn area sits at the far end of the property. The structure has timber framed windows, is clad in timber weatherboard, and has a corrugated steel roof which was replaced in 2020.

### 2.3 Existing Listing/Scheduling Status

The hall is not currently scheduled with HCC, nor is it listed with HNZPT. The place was nominated for inclusion in the current Heritage Inventory review by Historic Places Wellington.

## 3. Evaluation<sup>2</sup>

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The Avalon Hall is associated with the theme of community which was growing rapidly in rural regions across the country as residential activity began to ramp up and residents began wanting public spaces to hold local events and activities.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance:</b> None <b>Explanation:</b> The Avalon Hall is not known to be associated with any historically important events in particular.
<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>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The Avalon Hall has historic association with Prime Ministers Massey and Nash.
<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>	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The Avalon Hall has continuously played host to the Taita and Avalon communities for almost a century.

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<sup>2</sup> Criteria taken from GWRC RPS.

<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site has archaeological significance. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The hall utilises standard early 20 <sup>th</sup> century design features and materials for a public hall.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> None <b>Explanation:</b> The surroundings of the hall have no known significance.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The Avalon Hall utilises traditional technological construction methods and standard materials for the time period in which it was built.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The hall has high integrity value as it remains virtually unchanged from its 1920's construction, however some modern elements have been introduced to make the place fit for purpose in modern times.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As an early 1920's structure, the place has moderate age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The Avalon Hall is one of a number of historic community halls in the Lower Hutt area, though is likely to be the only one fully funded and built by the local community.

<b>3.3 Social Values</b>	<b>Exceptional</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The place has exceptional sentimental value to the families of the community which the hall has continuously served for almost a century.
<b>ii) Recognition</b> - the place is held in high public esteem for its historic heritage values, or its contribution to	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The place has exceptional recognition value as it is recognised as an icon in the local community and contributes to a

<i>the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i>	<i>sense of shared history and identity in the Avalon area. Should the hall be demolished, it would cause a significant sense of loss to the community.</i>
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### 3.4 Tangata Whenua Values<sup>3</sup>

<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed
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<b>3.5 Rarity</b>	<b>High</b>
<i>i) Rarity - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The Avalon Hall has high rarity value as it is very likely to be the only community hall in Lower Hutt which was entirely funded and built by the local community.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good representative of 1920's public halls.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-94
<b>Legal Description</b>	Lot 1 DP 5919
<b>Parcel ID</b>	3803467
<b>Thematic Reference</b>	Social
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Places'
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Primary Feature of Listing:</b>	1922 Hall
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



**Report Dated:** November 2023

**Issue Status:** For Public Engagement

**Please Note:**

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-95 Structon (RSA) Building (1951)*

55-59 Dudley Street, Lower Hutt



Figure 1: 55-59 Dudley Street.

### 1. Historical Summary

Dudley Street is the largest and most intact grouping of 1950's buildings in the Hutt Valley. It leads into Andrew's Avenue, which includes other 1950's buildings, and the 1942 Post Office. The precinct includes shops, offices, warehouses and the RSA building. Most of the buildings were designed by Frederick Ost, a Viennese émigré architect, and are two storeyed, of concrete, and have large windows with simple continuous concrete frame. The RSA building, which is three stories, is more complex with chamfered south east corner and contrasting horizontal and vertical bands of glazing in the Functionalist tradition and was built by Structon Group Architects.

Structon Group designed a number of other prominent Modernist buildings in the Lower Hutt Area during the 1950's, such as the CML Building (20 Laings Road, 1957), and St James Church (Queens Drive, 1953), and most notably the Hutt Civic Centre Precinct (Laings Road, 1956-1959).

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located in the middle of a block of other similar size 1950's structures which sit on the western side of Dudley Street which runs on a northeast-southwest axis. The area is in the Lower Hutt CBD and the surrounding buildings are all of commercial nature.

### 2.2 Building or Structures

The Structon Building, also known as the RSA Building, is a three storey structure with a chamfered south east corner and contrasting horizontal and vertical bands of glazing designed in the Functionalist style. The building has a flat roof which extends out over the edge of the building, and the windows wrap around the chamfered southeastern edge. The bottom floor is occupied by tenancies and extensive signage and modifications have somewhat obscured the original building, but the top two storeys remain relatively unmodified.

### 2.3 Existing Listing/Scheduling Status

The building is not currently scheduled with HCC, nor is it listed with HNZPT.

## 3. Evaluation<sup>1</sup>

3.1 Historic Values	Moderate
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place is associated with the pattern of building development in the 1950's which occurred throughout the Lower Hutt area, particularly within the civic and commercial precincts.</p>
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> The place is not known to be connected to any particular 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The place is associated with Structon Group Architects, a well-known practice which produced a number of other notable buildings in the area including St James Church, the CML Building, and the Lower Hutt Civic Precinct buildings.</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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The place has moderate social significance for its use as an RSA building.</p>

<sup>1</sup> Criteria taken from GWRC RPS.



<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site has archaeological significance. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building exhibits moderate architectural significance for its modernist and functionalist style – a popular design for many Lower Hutt buildings of the time period.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> None <b>Explanation:</b> The surroundings of the site have no known value to the place.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates traditional construction methods and use of materials for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has undergone a high degree of modification over time, but still retains its original form and distinctive upper stories.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the place was constructed in the mid-20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has some group value for its association with other buildings designed by Structon Group Architects – such as St James Church, the CML Building, and the Lower Hutt Civic Precinct buildings.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate sentimental value for its use as an RSA building.
<b>ii) Recognition</b> - the place is held in high public esteem for its historic heritage values, or its contribution to	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate recognition value for its association with Structon Group Architects.

<i>the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i>	
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### 3.4 Tangata Whenua Values<sup>2</sup>

<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed
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<b>3.5 Rarity</b>	<b>Moderate</b>
<i>i) Rarity - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> Modernist buildings in the Lower Hutt Commercial Area are not uncommon.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The building is a good representative of its time and design typology.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-95
<b>Legal Description</b>	Lot 2 DP 14792
<b>Parcel ID</b>	4065303
<b>Thematic Reference</b>	Modern Movement/Commercial
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	See Section 4.2 Below
<b>Primary Feature of Listing:</b>	1951 Building
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

# 4.2 Site Extent



Figure 2: Aerial of the site with the building indicated.



Figure 3: Map of the entire property site.



**Report Dated:** November 2023

**Issue Status:** For Public Engagement

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-96 Petone Grounds and Grandstand*

*Udy Street, Petone*



*Figure 1: Petone Grounds and Grandstand.*

### 1. Historical Summary<sup>1</sup>

Petone has always been sports-minded, and the need of a recreation area was felt in the early nineties; but the small community was not in a position to shoulder the expense. The demand grew, however, and in

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<sup>1</sup> *Petone's First 100 Years*, L. T. Watkins, 1940, p71

October 1897, as the result of the work of a special committee of the Borough Council, a report was adopted, which agreed to accept the offer of the Wellington Gas Company to lease the whole of its Petone land to the Council for ten years at a rental equal to 3 per cent. of £3,500, which amount was fixed as the purchase price, should the Council at any time during the ten years exercise its right to purchase. The following year a lease was arranged from Mr. W. B. Buick for the lease of a further strip of land to the east of the Gas Company's property, this area being that running back in a northerly direction from the north end of the Technical College class-rooms. It was on this strip that the caretaker's brick cottage was afterwards built.

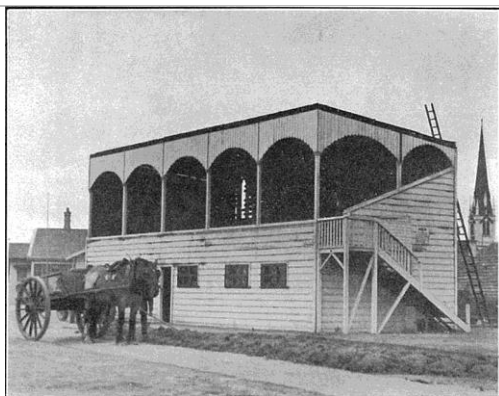
In July 1898, a right-of-way was arranged into the recreation ground from Britannia Street, and in August 1898, arrangements were made to give the Wellington Trotting Club certain rights, including the holding of meetings on the recreation ground for the sum of £300 per annum. Among the conditions was one, that the Trotting Club had to erect a grandstand to the value of £200, which was to become the property of the Council. This work was carried out in 1899, when the recently removed stand was erected. A portion of the land was used as the site for the gasworks, and a large portion north-east of the gasworks, through to Wakefield Street, was leased as a farm.

In 1907 the Council exercised its right of purchase of both the area leased from the Gas Company and that belonging to Mr. W. B. Buick. Still later the land on which the Technical College (class-room portion) now stands was acquired and handed over to the Board of Managers for technical school purposes.

The whole deal was a great financial success, as during the period of the ten years' lease the value of the land had increased at a rapid rate. The ground has proved to be one of the most popular sports grounds in the Dominion, and many a historic Rugby battle has been staged on the oval.

Early in its history as a recreation area, cycle racing was at the height of its popularity, and to cater for this sport the Council built up a banked cycle-track, one of very few in the Dominion. The track was exceedingly popular and cycle meetings drew contestants from all parts of the Dominion. Incidentally, the raised track is greatly appreciated by Rugby spectators, its sealed surface providing a dry vantage ground from which to view the game. The area not required for sports is excellently laid out in shrubs and flowers.

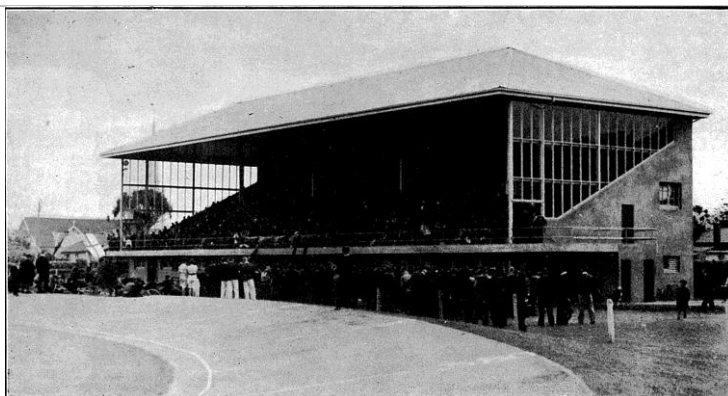
This first grandstand was destroyed by fire and replaced by the current grandstand in the same year.



PETONE'S FIRST GRANDSTAND, PARTLY DESTROYED BY FIRE IN 1939.

*Figure 2: The first Petone Grandstand, destroyed by fire in 1939.*

*Source: Petone – First 100 Years*



JUBILEE CELEBRATIONS, PETONE'S UP-TO-DATE GRANDSTAND, Opened November 25, 1939.

*Figure 3: The current Petone Grandstand, built in 1939 after the first was destroyed by fire.*

*Source: Petone – First 100 Years*

## 2. Physical Description

### 2.1 Setting - Site Description

The Petone Recreation Grounds sit in the centre of Petone, bordered by Udy Street to the north, Britannia Street to the west, Kirks Avenue to the south, and Kensington Avenue to the east. The grounds are approximately 200 meters wide, and 300 metres long. On the eastern and western sides the grounds sit adjacent to residential and commercial buildings.

### 2.2 Building or Structures



The grandstand building sits on the western border of the grounds and consists of a simple covered set of bleachers with a hipped roof above it. The grandstand is approximately 45 metres long and 15 metres wide. The grandstand was built in 1939 and replaced an earlier timber grandstand which was destroyed by fire.

## 2.3 Existing Listing/Scheduling Status

Neither the grounds, nor the grandstand, are currently scheduled with HCC, nor are they listed with HNZPT. The place was nominated for inclusion in the HCC District Plan by the Petone Historical Society.

## 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>High</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> High <b>Explanation:</b> The Petone Recreation Grounds and Grandstand are associated with Petone's strong sporting history.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The Petone Recreation Grounds and Grandstand not known to be connected to any particular event in history.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The Petone Recreation Grounds and Grandstand are connected to the well-known Wellington Gas Company and the local Borough Council.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high social value for its ongoing connection to generations of residents and athletes.
<b>3.2 Physical Values</b>	<b>Exceptional</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> High <b>Explanation:</b> As the place was known to have been occupied prior to 1900, it is automatically afforded protection under the HNZPT Act 2014 and has high archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The Grandstand structure exhibits traditional architectural design and use of materials for a mid-19 <sup>th</sup> century structure of its typology.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The surroundings of the place – being the Recreation grounds themselves – are of exceptional importance.

<sup>2</sup> Criteria taken from GWRC RPS.

character, history and/or development.	The grounds were gazetted in 1897 and have not been modified or encroached upon since.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The Petone Recreation Grounds and Grandstand demonstrate traditional technological construction methods and use standard materials for the time period in which they were built.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The Recreation Grounds remain almost entirely intact from when they were gazetted in 1897, however the grandstand replaced an earlier timber iteration which was destroyed by fire in 1939.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> High <b>Explanation:</b> As a place which was gazetted prior to 1900, the grounds demonstrate high significance for their age in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The Petone Recreation Grounds and Grandstand have no known group value, but are recognised as a local landmark and contribute to the heritage values of the wider Petone townscape.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The Petone Recreation Grounds and Grandstand have high sentimental value to the generations of Petone-dwelling families who have used and visited the park since it was created in 1897.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The Petone Recreation Grounds and Grandstand have high recognition value as the place is well-known in the local community and contribute to a sense of shared history and identity in the Petone area.

### 3.4 Tangata Whenua Values<sup>3</sup>

	<b>Level of Significance:</b> Not Assessed
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<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Explanation:</b> Not Assessed
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<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> High <b>Explanation:</b> The Petone Recreation Grounds and Grandstand have high rarity value as a largely unmodified pre-1900 recreational reserve.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The Petone Recreation Grounds and Grandstand have high representative value as a pre-1900 recreational reserve, with a mid-19 <sup>th</sup> century grandstand building which is also representatively of its typology and time period.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-96
<b>Legal Description</b>	Pt Lot 4 DP 1968
<b>Parcel ID</b>	3788233
<b>Thematic Reference</b>	Social
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Places'
<b>Extent of Place/Listing</b>	See Section 4.2 Below
<b>Primary Feature of Listing:</b>	Grounds and grandstand building
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None



## 4.2 Site Extent



Figure 4: Aerial of the site with the grandstand indicated by a red star, and the extents of the grounds indicated by a red dashed line.

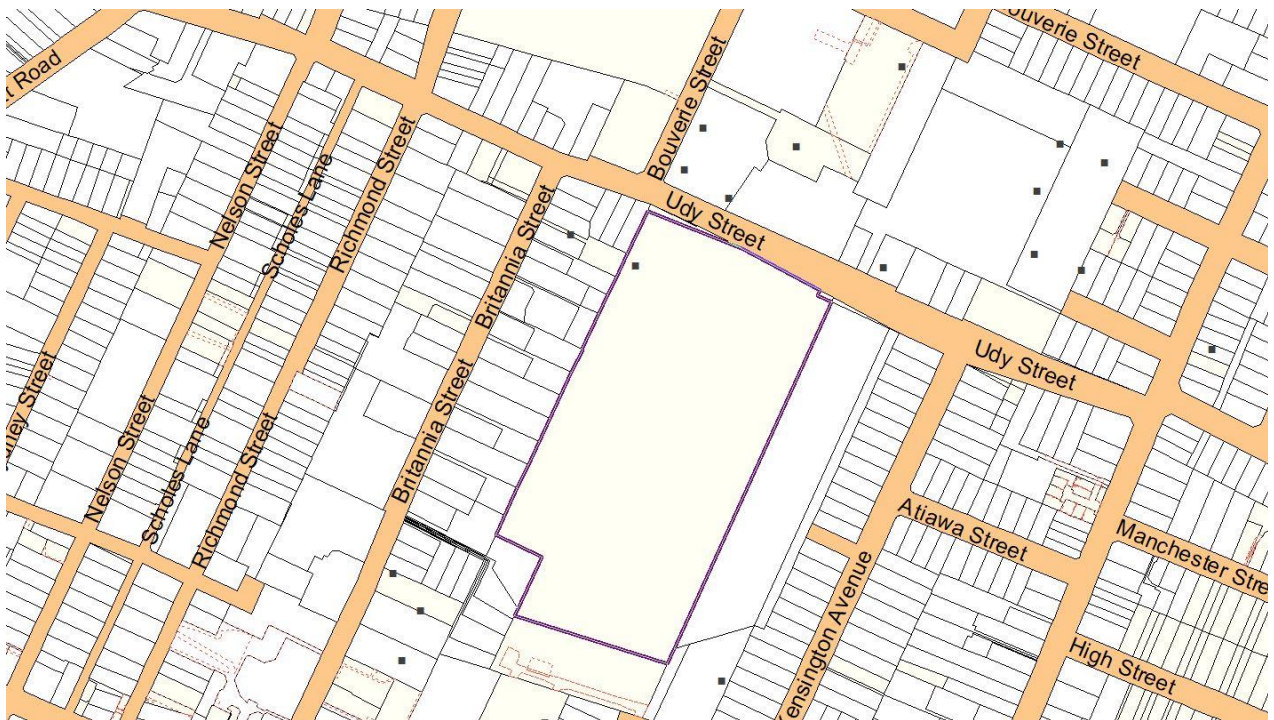


Figure 5: Map of the entire property site.

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

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# Hutt City Council Heritage Inventory Assessment Form



## *Roy Nelson Home & Reserve*

15-17 Aurora Street, Petone



Figure 1: Roy Nelson Home.

### 1. Historical Summary<sup>1</sup>

Roy Nelson, full name Royal (Maire) Cullen Nelson, was born in Aurora Street, Petone. He grew up in a family of fourteen. He and his brother, Harold, loved the outdoors, especially activities such as fishing, hunting, and tramping. He joined the Te Puni Scout Troop in 1912 but unfortunately the group was closed soon afterwards. Nelson became the only 'Lone Scout' in the Wellington Area and was then sent to WWI to serve as a medical orderly. Upon his return, he and two others formed the St Augustine's Scout Troop. Around this time the family home (17 Aurora Street) was decided to be too crowded with its fourteen

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<sup>1</sup> Petone's First 100 Years, L. T. Watkins, 1940, p71

inhabitants and so a second house was built on the neighbouring section which is now the Reserve – this house was moved to Brookfield after Roy Nelson passed away in 1988.

Nelson and his Scout Troop has a strong connection to Wainuiomata – often making the trek over the Wainuiomata Hill to Brookfield and making sure prominent resident Mary Crowther had an adequate supply of firewood. The friendship stuck up between Mary Crowther, Roy Nelson, and Scout Group resulting in Crowther bequeathing her entire property to the Scouts – now known, and still operating as, The Brookfield Outdoor Education Centre at 562 Moores Valley Road in Wainuiomata.



Figure 2: Roy Nelson, undated.  
Source: <https://brookfield.scouts.nz/history>



Figure 3: The Brookfield Scouts group trekking to Wainuiomata, undated.  
Source: <https://brookfield.scouts.nz/history>



Figure 4: 15-17 Aurora Street in 1954, with two houses on the site.  
Source: Retrolens



## 2. Physical Description

### 2.1 Setting - Site Description

The Roy Nelson House and the adjacent reserve sit on the western side of Aurora Street. The reserve is located at 15 Aurora Street, which used to be occupied by a house which was built by Roy Nelson but was removed after his death in 1988, and 17 Aurora Street contains the Nelson family home with Roy grew up in. Both properties are currently zoned as recreation zones under the HCC District Plan. Both properties feature a continuous fence to the front of both sections, with no dividing fence between 15 and 17. Large trees are planted immediately behind the fence.

### 2.2 Building or Structures

The building at 17 Aurora Street is a simple timber framed single storey structure with a central doorway and two rectangular timber framed windows to either side. The building has a hipped roof clad in corrugated steel. The building appears almost entirely unmodified since its construction, but a lean-to may have been added to the rear of the property at some time. Both properties have Certificates of Titles dating prior to 1900 and are shown on survey plans as early as 1887.

### 2.3 Existing Listing/Scheduling Status

Neither the house, nor the reserve, are currently scheduled with HCC, nor are they listed with HNZPT. The place was nominated for inclusion in the HCC District Plan by the Petone Historical Society.

## 3. Evaluation<sup>2</sup>

<b>3.1 Historic Values</b>	<b>High</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance: High</b> <b>Explanation:</b> 15 and 17 Aurora Street are associated with early residential development of Petone.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance: None</b> <b>Explanation:</b> 15 and 17 Aurora Street are not known to be connected to any particular event in history.
<b>iii) People</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> 15 and 17 Aurora Street are connected to Roy Nelson, a well-known local personality and the founder of various scouting groups.
<b>iv) Social</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high social value for its ongoing connection to generations of local residents and those involved in the scouting community.

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<sup>2</sup> Criteria taken from GWRC RPS.

<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance: High</b> <b>Explanation:</b> As the place was known to have been occupied prior to 1900, it is automatically afforded protection under the HNZPT Act 2014 and has high archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: High</b> <b>Explanation:</b> The remaining building exhibits traditional architectural design and use of materials for a late-19 <sup>th</sup> century structure of its typology which is virtually unmodified.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: Exceptional</b> <b>Explanation:</b> The surroundings of the place – being the combined two sites of 15 and 17 Aurora Street, combine to create an appreciation and understanding of the character and history of the place.
<b>ix) Technological</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> 17 Aurora Street demonstrates traditional technological construction methods and uses standard materials for the time period in which it was built.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: Exceptional</b> <b>Explanation:</b> The remaining building at 17 Aurora Street has exceptional integrity and appears to be unmodified since its late 1800's construction. The Reserve was created in 1988 when the house at 15 Aurora Street was moved to the Brookfield Education Centre following Roy Nelsons death.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: Exceptional</b> <b>Explanation:</b> As the place was known to have been occupied prior to 1900, it demonstrates exceptional significance for its age in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> Together, the Reserve and the Nelson house at 17 Nelson Street have high group value, and are recognised as a local landmark and contribute to the heritage values of the wider Petone townscape.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high sentimental value to the generations of locals who recognise the place and for those involved in the scouting community.

<b>ii) Recognition</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high recognition value as it is well-known in the local community and contributes to a sense of shared history and identity in the Petone area.
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### 3.4 Tangata Whenua Values<sup>3</sup>

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed
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<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high rarity value as a pre-1900 residential dwelling converted to a public reserve and pseudo-memorial.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance: High</b> <b>Explanation:</b> The remaining building at 17 Aurora Street has high representative value as a pre-1900 residential dwelling.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-97
<b>Legal Description</b>	Lot 60 DP 393 (15) and Lot 62 DP 393
<b>Parcel ID</b>	3845080 (15), and 3845059 (17)
<b>Thematic Reference</b>	Early Settlement/Social
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property Boundaries of both 15 and 17 Aurora Street
<b>Primary Feature of Listing:</b>	Pre-1900 Nelson Home and reserve
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

**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.
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# Hutt City Council Heritage Inventory Assessment Form



## *H2-98 Soldiers Memorial*

*Memorial Park, Bracken Street, Petone*



*Figure 1: The Soldiers Memorial, Petone.*

### 1. Historical Summary<sup>1</sup>

In 1919 a public meeting was held to discuss proposals for a memorial to the Petone soldiers who lost their lives in the Great War. The scheme had considerable support from the locals and a special committee was formed to go ahead with designing and constructing the memorial, though an exact date for its opening is

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<sup>1</sup> <https://huttcitylibraries.co.nz/2017/05/18/petone-world-war-i-memorial/>



elusive, but assumed to have been between 1920-1924. The Memorial, unusually, was built to commemorate the countries in which New Zealand fought during both World Wars (WWII details were added afterwards) as well as commemorating the individual soldiers who died during the conflict. Unlike many other war memorials in New Zealand, the ranks of those who died are listed beside their names. The foundation stone was laid by J. W. McEwan – Mayor of Petone at the time. The memorial was originally constructed at the Buick Street entrance to the Petone Recreation Ground and was moved to Memorial Park in 1966. Its position in the Petone Recreation Grounds were chosen as it meant that the soldier on top of the memorial was looking out towards the harbour where the soldiers had left from. The memorial itself was made from Coromandel Granite, though the sculpture of the soldier came from Italy. The memorial was funded through public donations, a variety of public events such as performances and choirs, and (unsuccessful) attempts were also made to secure a subsidy from the government.

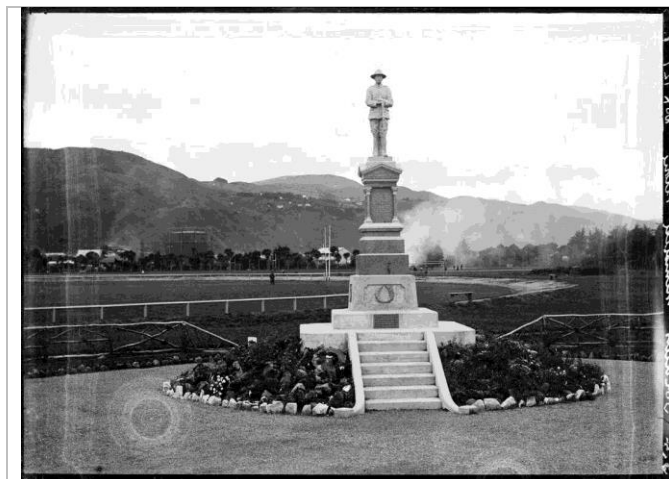


Figure 2: The Soldiers Memorial in the Petone Recreation Grounds prior to being moved to Memorial Park, 1924.  
Source: ATL, ID: 1-2-048302-G



Figure 3: Location of the memorial within Memorial Park.  
Source: Google Maps



Figure 4: The Soldiers Memorial in full.  
Source: NZ History

Figure 5: Plaques on the Soldiers Memorial, including both individual names and the countries where New Zealand fought.  
Source: NZ History

## 2. Physical Description

### 2.1 Setting - Site Description

The memorial is located in Memorial Park, Bracken Street, Petone against a backdrop of natural vegetation.

### 2.2 Building or Structures

The memorial is a tiered structure, consisting of a series of concrete plinths at its base, slowly narrowing as the structure gets taller until it culminates in a pedimented, four sided rectangular plinth with supporting classical columns and a figure of a soldier standing atop it. Most sides of the structure are covered with plaques either recalling the names and ranks of soldiers that died during WWI and WWII, or the places that New Zealand fought in during both conflicts.

### 2.3 Existing Listing/Scheduling Status

The memorial is not currently scheduled with HCC, nor is it listed with HNZPT. The place was nominated for inclusion in the HCC District Plan by the Petone Historical Society.

## 3. Evaluation<sup>2</sup>

3.1 Historic Values	Exceptional
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<p><b>Level of Significance:</b> Exceptional</p> <p><b>Explanation:</b> The Soldiers Memorial is associated with the theme of memorialisation following conflict – towns and cities across New Zealand from the 1920's-1950's constructed many memorials, monuments, and buildings to commemorate those fallen during both wars.</p>
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<p><b>Level of Significance:</b> Exceptional</p> <p><b>Explanation:</b> The Soldiers Memorial is associated with both WWI and WWII – events which are of international importance historically.</p>
<b>iii) People</b> - 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.	<p><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The Soldiers Memorial is associated with groups related to military service during WWI and WWII.</p>
<b>iv) Social</b> - the place is associated with everyday experiences from the past and contributes to our	<p><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The place is associated with our understanding of the local, regional, and national psyche following the loss of New Zealanders following international conflict.</p>

<sup>2</sup> Criteria taken from GWRC RPS.

understanding of the culture and life of the district, region or nation.	
<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<p><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> It is unknown if the site has archaeological significance. There is no recorded archaeological site on the property according to ArchSite.</p>
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The memorial utilises standard early 20<sup>th</sup> century design features for a war memorial, with simple geometric forms supplemented by sculpture of a soldier and classical details to the base elements below it.</p>
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The surroundings of the memorial, being Memorial Park, are of moderate significance as they were named in honour of those who fell during WWI. However, it should be noted that the monument was moved from its original location in the Petone Recreation Grounds in 1966.</p>
<b>ix) Technological</b> - 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The Soldiers Memorial utilises traditional technological construction methods and standard materials for the time period in which it was built. The monument (with the exception of the statue) was built from Coromandel Granite, used for many monuments and buildings, including Parliament House, Auckland Chief Post Office, Auckland War Memorial Museum, Auckland Ferry Terminal and Auckland Railway Station.</p>
<b>v) Integrity</b> - 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The Memorial has high integrity value as it remains virtually unchanged from its 1920's construction, however it was removed from its original location in the Petone Recreation grounds. The later additions of WWII names and locations have heritage value in and of themselves.</p>
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> As an early 1920's structure nearing a century of age, the place has moderate age value.</p>
<b>vii) Group or Townscape</b> - 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The Soldiers Memorial has high group value as one of a number of memorials commemorating the World Wars in Petone.</p>
<b>3.3 Social Values</b>	<b>Exceptional</b>
<b>i) Sentiment</b> - the place has strong or special associations with a particular cultural group or community for spiritual, political,	<p><b>Level of Significance:</b> Exceptional</p> <p><b>Explanation:</b> The place has exceptional sentimental value to the families of those who served in both World Wars.</p>



social, religious, ethnic, national, symbolic or commemorative reasons.	
<b>ii) Recognition</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high recognition value as it is well-known in the local community and contributes to a sense of shared history and identity in the Petone area.

### 3.4 Tangata Whenua Values<sup>3</sup>

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed
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### 3.5 Rarity

**High**

<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance: High</b> <b>Explanation:</b> The Soldiers memorial has high rarity value as a highly unusual example where the places of conflict and the rank of the individual soldiers have been included on the memorial.
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### 3.6 Representativeness

**High**

<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is a good representative of 1920's war memorials which featured more artistic elements than those of WWII which were more strictly utilitarian.
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## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-98
<b>Legal Description</b>	Section 1 SO 328257
<b>Parcel ID</b>	6663501
<b>Thematic Reference</b>	Memorial/Military
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	See Section 4.2 Below
<b>Primary Feature of Listing:</b>	Soldiers War Memorial
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

## 4.2 Site Extent



Figure 6: Aerial of the site with the memorial indicated.



Figure 7: Map of the entire property site.

**Report Dated:** November 2023

**Issue Status:** For Public Engagement

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-99 Tom House (1948)*

*713 High Street, Hutt Central*



*Figure 1: Tom House.*

### 1. Historical Summary

The Tom house is on the corner of High Street and Military Road. It was designed in 1948 by Charles Fearnley and is the first of the Modern Movement Bay Area style houses in Wellington. The Bay Area style had a significant influence on domestic architecture in the 1950s. The estimated cost of the house as shown on the building permit was £2,190.

### 2. Physical Description

#### 2.1 Setting - Site Description

The house is located on the corner of High Street and Military Road with a street address of 713 High Street, Boulcott.



## 2.2 Building or Structures

The single storeyed house has an L shape plan of two intersecting rectangular forms, reflected in the two different roof heights and pitches. The kitchen, dining room, living room and laundry are in a longer wing, with two bedrooms, a bathroom and a garage within the 'foot' of the L. The living room wing has a higher, largely flat roof with clerestory windows giving light into the dining room, while the bedroom wing has a low-pitched hip roof. The living area has extensive areas of folding glass doors, while other openings are bands of windows of grouped casements. The garage has a flat roof that is lower than the bedroom wing.

The house is constructed of timber frame with timber weatherboards. The rectangular, overlapping forms, use of timber, contrasting solid and void, bands of windows, extensive use of French doors, and wide overhanging eaves all follow the Bay Area style.

Fearnley's architecture has been acknowledged by the Wellington Architecture Centre's submission to the Wellington City Council Built Heritage Policy (2005) where the Centre recommended including the best work of, among others, Frederick Ost, Ernst Plischke, Charles Fearnley, Structon Group Architects and William Toomath. The 2021 proposed Wellington City District Plan includes many examples of buildings designed by these architects.

## 2.3 Existing Listing/Scheduling Status

The place is not listed with HNZPT, nor is it currently scheduled within HCC's District Plan.

## 3. Evaluation<sup>1</sup>

3.1 Historic Values	Moderate
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The house is associated with the considerable expansion of population in Lower Hutt immediately after the war, and the requirement for new housing. The house is also associated with the Modern Movement architectural style.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to relate to any historic event.
<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>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place is associated with Charles Fearnley, a significant architect of the 1940s to 1970s, who promoted the Bay Area Modern Movement architectural style in his residential and public building designs.
<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>	<b>Level of Significance: None</b> <b>Explanation:</b> The place has no known social values.

<sup>1</sup> Criteria taken from GWRC RPS.

<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<p><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.</p>
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<p><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The house has high architectural value as a key residential representative of the Bay Area version of the Modern Movement style in Lower Hutt, as it clearly follows the design characteristics of the style. The building is part of a group of similar styled buildings and was selected as one of the 20 best such buildings in central Lower Hutt. These have been publicised in Ian Bowman's 1950s buildings - Lower Hutt City's post-war Modern Movement buildings.</p>
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The surroundings of the house have moderate significance to the place.</p>
<b>ix) Technological</b> - 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><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The house utilised standard technology, construction materials and methodologies for the time period.</p>
<b>v) Integrity</b> - 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The house appears to be unchanged, and therefore has high integrity value.</p>
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<p><b>Level of Significance:</b> None</p> <p><b>Explanation:</b> As the building was constructed in the mid-20<sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.</p>
<b>vii) Group or Townscape</b> - 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><b>Level of Significance:</b> High</p> <p><b>Explanation:</b> The house is one of a group of significant Modern Movement style houses, and commercial and industrial buildings, in Lower Hutt.</p>

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> Apart from an interest in the architecture of Charles Fearnley by the Wellington Architecture Centre and the likely interest of previous and current owners, it is not known whether there is a sentimental value attached to the house.</p>

<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The house has some recognition value by those interested in the Modern Movement architecture of Lower Hutt.
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### 3.4 Tangata Whenua Values<sup>2</sup>

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed
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### 3.5 Rarity

**Moderate**

<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building has rarity value as an early design in the Modern Movement style by a well-known architect of the period.
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### 3.6 Representativeness

**High**

<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good example of its typology.
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## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-99
<b>Legal Description</b>	Lot 5 DP 13005
<b>Parcel ID</b>	3914725
<b>Thematic Reference</b>	Modern Movement
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Primary Feature of Listing:</b>	1948 House
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



**Report Dated:** November 2023

**Issue Status:** For Public Engagement

**Please Note:**

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# Hutt City Council Heritage Inventory Assessment Form



## *H2-100 Ngan House (1960)*

*27 Raukawa Street, Stokes Valley*



*Figure 1: Ngan House.*

### 1. Historical Summary

Guy Ngan was born in Wellington in 1926 to Chinese parents. He spent most of his early childhood in China, returning to New Zealand for study. In 1951 he continued his study at Goldsmith's School of Art, London University, and later the same year he was admitted to the Royal College of Art, London. On graduation in 1954 he was given the Royal College Continuation Scholarship. Soon afterwards the British Council awarded him with a scholarship to the British School in Rome.

On his return to New Zealand in 1956 he worked at the Architectural Division of the Ministry of Works as a public art consultant. From 1960 to 1970 he worked for Stephenson and Turner Architects. Guy Ngan has had a long term involvement with the New Zealand Academy of Fine Arts, including ten years (1976-1986) as director.

Ngan pioneered a dynamic vision for a new kind of public building in New Zealand. In an *Evening Post* interview of 1952, he argued the importance of integrating artworks within the fabric of architecture: 'The visual sense of decoration has been lost in buildings, but it is coming back in modern architecture. Up to now, sculpture and carving have usually been put in buildings as an after-thought, but they should have a unity with the building and be part of the whole artistic structure'.

Public and commercial buildings and the importance of integrating art as part of their architecture grew from the late 1950s to the 1980s. Ngan's larger scale public works collectively act as markers by which we can navigate this particular period of urban growth.

In 1973 he did a large-scale mural, now housed at the Auckland Art Gallery Toi o Tāmaki, for Auckland's Newton Post Office. This mural was part of an exhibition on Guy Ngan, *Journey: Aluminium Panel, Tiki Hands and Anchor Stones*, in 2006 at the City Gallery Wellington.

The city of Wellington has some large sculptures by Guy Ngan which include a sculpture on the facade of the Reserve Bank building on The Terrace, a concrete relief on the National Archives building (ex-Government Print building) in Thorndon and a concrete sculpture in the centre of the Stokes Valley roundabout. He also designed a mural for Naenae Post Office as well as the design for the New Zealand Historic Places Trust markers.

Ngan has lived in his self-designed and built house in Stokes Valley for over 50 years.

## 2. Physical Description

### 2.1 Setting - Site Description

The house is located on Raukawa Street, Stokes Valley with steeply sloping, bush clad hills behind and beyond to the east.

### 2.2 Building or Structures

The house was designed and built by Guy Ngan and drawings lodged with Hutt City Council Archives are dated December 1960. Drawings for additions for a rumpus room with loft above and a 'pavilion and garden storage' building are dated 1972. Further additions to the pavilion and an extension to the carport and a new conservatory are dated 1988.

The original house plan is shown as rectangular with a central open courtyard added to an existing rectangular planned building. The existing building houses the kitchen, dining room, family room, bathroom and utility room. The addition has a garage and storage and dining room with an entry near the existing building parallel to the road frontage. Forming the rear of the courtyard are three bedrooms with a bathroom on an upper level with the corridor and stairs parallel with the existing building forming the fourth side of the courtyard.

The house is constructed with timber framed and concrete block walls, concrete floors, and a timber framed roof with a bituminous membrane. The exterior of the house is clad with board and batten, asbestos sheeting and render. There is extensive glazing and the loft above the rumpus room is described as having translucent PVC roofing.

The building is designed in an organic/eclectic style, which follows the contours of the site and the principles of owner-built houses popular at the time in the United States.

### 2.3 Existing Listing/Scheduling Status

The place is not listed with HNZPT, nor is it currently scheduled within HCC's District Plan.

### 3. Evaluation<sup>1</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance: High</b> <b>Explanation:</b> The house is associated with the theme of owner-built homes, popular in the US in the 1960s and later in New Zealand with publications such as <i>The First Whole Earth Catalogue</i> , published by Alistair Taylor in 1972, which was so popular it ran to three additions. It also represents the home of an artist who explored the field of architectural design and construction, using his artistic expertise and talents.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to relate to any historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The house is associated with New Zealand artist, Guy Ngan, who designed and built the house himself.
<b>iv) Social</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The place has no known social values.
<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance: Unknown</b> <b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: High</b> <b>Explanation:</b> The design is unique and follows a genre of owner-built homes popular in the United States in the 1960s and later in New Zealand using timber and concrete. Ngan's association with building is considerable since he has had works of art included in many public buildings throughout New Zealand but especially in his home province of Wellington.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The low, single storey house, is designed to nestle into the base of the bush clad hills to the west.

<sup>1</sup> Criteria taken from GWRC RPS.



<b>ix) Technological</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> Although the house utilised standard technology, construction materials and methodologies for the time period, its construction gains significance as it is owner-built.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: High</b> <b>Explanation:</b> The house has undergone modifications in 1972 and 1988. However, as these were also carried out by the owner, these would be considered as of equal significance as the original design and it therefore has high levels of integrity.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: None</b> <b>Explanation:</b> As the building was constructed in the mid-20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The house has been deliberately designed to be integral with the bush setting, meaning it is not easily visible from the street. It has no known group value.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The site and house are likely to retain social values for the owners.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The house is known within architectural and historical art circles in Wellington.

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.5 Rarity</b>	<b>Moderate</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The building has rarity value as the house of Guy Ngan, a significant modern New Zealand artist who designed and built the house for himself.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) <b>Representativeness</b> - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is a good example of its typology.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-100
<b>Legal Description</b>	Lot 27 Deed 597
<b>Parcel ID</b>	3994576
<b>Thematic Reference</b>	Later Residential
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Primary Feature of Listing:</b>	1960 House
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

# Hutt City Council Heritage Inventory Assessment Form



## *H2-101 St. David's Church (1967)*

*3-5 Seddon Street, Naenae*



*Figure 1: St. David's Church.*

### 1. Historical Summary

The first St David's Church was an army hut erected in Waddington Drive (opposite Naenae park), with the first service being held on Christmas Day 1946. The first minister was L.M. King in 1947. The vicarage was in a rented house at 25 Shearer Crescent until a new vicarage was built at 32 Gibson Crescent in 1951. The army hut was moved in November 1948 to the newly found Seddon Street site, where services continued. Plans were made immediately to build a church. The new wooden church was dedicated on 26 February 1950 and the army hut remained as the church hall.

Proposals to build a new church were considered in 1962. Plans and estimated costs were solicited from Wellington Architects, Messrs Toomath and Wilson. Mr. Wilson handled the project. In late 1963 he met on

site with the vicar, then R. B. Sommerville, and the vestry. During the term of Reverend C. Haskell, the plans were approved and a local building contractor, Mr. W. Ramsey, was appointed.

In 1967 the army hut hall was practically demolished, leaving only the kitchen, and the wooden church was moved to become the new hall to make way for the new brick church. The foundation stone was laid on 5 March 1967, and the church was dedicated on 12 August 1967 by the bishop of Wellington, the Right Reverend H. W. Baines. The church was estimated at a cost of £19,650.

According to an article in the *Hutt News* in 1972, "This was the foundation stone of more than just another church. It was a whole new concept of worship in a building that looked as unlike a traditional church as any building could. Essentially it was planned around the act of worship as something involving the whole people, and the design placed the congregation in a light and airy atmosphere with the Lord's Table set well forward so that the priest faced his people'.

## 2. Physical Description

### 2.1 Setting - Site Description

The house is located on Seddon Street, Naenae.

### 2.2 Building or Structures

The church has a simple square plan with entry, toilets and vestry in an attached elongated rectangular plan. The wall to the vestry wing extends as a boundary fence as well as an entry to the buildings. The wall has few openings, which accentuates the entrance.

The vestry wing is a low, flat roofed structure, above which the pyramidal form of the church is highly visible. The two forms contrast dramatically, and the building's location on a major corner in Naenae ensures that it is a local landmark.

The main exterior material is brick.

The style is an adaptation of the International Modern Movement style in its use of simple, geometrical forms.

Toomath's architecture has been acknowledged by the Wellington Architecture Centre's submission to the Wellington City Council Built Heritage Policy (2005) where the Centre recommended including the best work of, among others, Frederick Ost, Ernst Plischke, Charles Fearnley, Structon Group Architects and William Toomath. The 2021 proposed Wellington City District Plan includes many examples of buildings designed by these architects.

### 2.3 Existing Listing/Scheduling Status

The place is not listed with HNZPT, nor is it currently scheduled within HCC's District Plan.

## 3. Evaluation<sup>1</sup>

<b>3.1 Historic Values</b>	<b>Moderate</b>
<i><b>i) Themes</b> - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance: High</b> <b>Explanation:</b> The church is associated with the Modern Movement architectural style. This is a rare, early example of the style used for a religious building.

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<sup>1</sup> Criteria taken from GWRC RPS.



<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> None <b>Explanation:</b> The place is not known to relate to any historic event in history.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The church is associated with the architect, Derek Wilson who, with partner, Bill Toomath, was one of the most influential and successful New Zealand architectural practices in the 1950s to 1980s.
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has social values as a place of worship for Anglicans in Naenae.

<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The church is a good representative design of the later period of the International Modern Movement style, a style which is particularly associated with Lower Hutt because of its considerable expansion in the post war years. The church is a local landmark because of its form and corner location.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The expansive, flat site in the residential area of Naenae and its close proximity to the Resene Modern Movement factory and other significant Lower Hutt Modern Movement contribute to the surroundings having moderate significance to the place.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The church utilised standard technology, construction materials and methodologies for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> From the exterior, it appears that the church is largely unchanged from its construction.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the building was constructed in the mid-20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.

<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The house is one of a group of regionally and nationally significant Modern Movement styles houses, and commercial and industrial buildings in Lower Hutt. It is also in close proximity to other significant Modern Movement buildings in Naenae.
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<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The site and church are likely to retain religious and social values for congregants.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The church has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>2</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The building has rarity value as an early church design in the Modern Movement style by two highly regarded architects of the mid to late 20 <sup>th</sup> century in the Wellington region.

<b>3.6 Representativeness</b>	<b>High</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance: High</b> <b>Explanation:</b> The place is a good example of its typology.

<sup>2</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-101</i>
<b>Legal Description</b>	<i>Lot 1 DP 14236</i>
<b>Parcel ID</b>	<i>3820914</i>
<b>Thematic Reference</b>	<i>Religious/Modern Movement</i>
<b>Overall Heritage Significance</b>	<i>Moderate</i>
<b>Importance Level</b>	<i>Local</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>See Section 4.2 Below</i>
<b>Primary Feature of Listing:</b>	<i>1967 Church</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>None</i>

### 4.2 Site Extent



Figure 2: Aerial showing of the site with St. David's Church indicated.





Figure 3: Map showing St. David's Church on a large property, Lot 1 DP14236.

**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.



# Hutt City Council Heritage Inventory Assessment Form



## *H2-102 7 Gill Road (1939)*

*7 Gill Road, Lowry Bay*



*Figure 1: 7 Gill Road.  
Source: Tommy's Real Estate*

# 1. Historical Summary<sup>1</sup>

In 1858 Lowry Bay was sold to George Hart, who later bought up much of the land in the Eastern Bays.. In 1866 the Crown purchased Lowry Bay as a country residence for the Governor and the first school opens at Pencarrow Head.

Around this time the first subdivisions were created, and later sections subdivided. In the 1890s Lowry Bay became popular with Wellingtonians who built holiday homes.

The dwelling was designed by well-known architect Bernard Johns and built by Hurn and Gold builders in 1939.

Bernard Johns, and his brother Henry Johns, were well known Wellington architects who worked briefly together as father and son. Henry Johns was born in Wellington and trained as a joiner. He moved to Wanganui and worked as a builder / architect from c.1895. In 1905 they returned to Wellington where Henry joined architect John Maisey in practice as Maisey & Johns. The practice was prolific and, in a three-year period, designed over 40 buildings. When Maisey retired in 1908, Johns established his own practice. Alice and Henry's son Bernard was born in Wanganui but moved to Wellington with the family as a child. He worked as a draughtsman for his father and for the offices of W. M. Page, Watson, Gooder & Lee, and Llewellyn Williams in Wellington. His education was completed in England where he worked for the practices of Slater & Moberly and Joseph Emberton. Bernard Johns returned to New Zealand in 1928, and after the death of his father, established the posthumous practice of HT Johns & Son. During the 1930s Bernard designed a large number of houses, generally in an original English domestic revival style showing the influence of the Arts & Crafts movement and neo-Georgian manner, however he appears to have turned his hand to Moderne and Modernism too. Johns is best known today for his houses, always well designed with attention to detail and quality.

An addition was designed in 1949 when Bernard Johns still lived in the house. In 1971 and 1974 the new owner, A.G. King, had some additions designed, including a bathroom and terrace. The subsequent owner, Craig Roberts, an architect (Stapleton Architects), designed alterations in 2001 and 2003, which included alterations to the kitchen/dining area and the creation of a bigger family room.

The house was awarded with an NZIA Bronze Medal in 1942.



Figure 2: 7 Gill Road.  
Source: Tommy's Real Estate



Figure 3: 7 Gill Road.  
Source: Tommy's Real Estate

<sup>1</sup> Ian Bowman, 2008/2011 Heritage Inventory Review; and <https://wellingtoncityheritage.org.nz/architects/bernard-w-johns>

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located in Lowry Bay, surrounded by trees and set back from the main road which winds through the Eastern Bays. The surrounding area is entirely residential.

### 2.2 Building or Structures

The three-storey house has an approximate 'L' plan form with a laundry on the lowest floor at the same level as the basement. The ground floor has the living room, sunroom, kitchen and bathroom at the 'foot' of the 'L' with the internal elevation of the wing facing north with extensive glazing. The wing at right angles houses a bedroom and balcony, above the laundry and extending to the north on posts, creating a 'court' below. The first floor has a study extending above the junction of the two wings.

The house is timber frame with a cement render finish.

The plan form reflects the International style of the design with horizontal rectangular forms intersecting and overlapping, with extensive flat roofs, wide overhanging eaves, bands of windows and use of cement render.

### 2.3 Existing Listing/Scheduling Status

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. Evaluation<sup>2</sup>

3.1 Historic Values	Moderate
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place is associated with the building of architecturally designed homes in the International Style in line with the Modernist Movement during the mid-late 20 <sup>th</sup> century.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance: None</b> <b>Explanation:</b> The place is not known to be connected with any particular historic event in history.
<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>	<b>Level of Significance: High</b> <b>Explanation:</b> The place is associated with Bernard Johns, a well-known and influential New Zealand architect who designed a multitude of houses in the Wellington area in an array of different styles over a prolonged period of time.
<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>	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate social value for its insight to residential building practices and styles in the mid-late 20 <sup>th</sup> century.

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<sup>2</sup> Criteria taken from GWRC RPS.



<b>3.2 Physical Values</b>	<b>Moderate</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> Unknown <b>Explanation:</b> It is unknown if the site has archaeological potential. There is no recorded archaeological site on the property according to ArchSite.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The place demonstrates high architectural value for its Modernist design features.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The surroundings of the place have moderate significance.
<b>ix) Technological</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place demonstrates moderate technological value for its standard use of modern-day materials and construction methodologies.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> High <b>Explanation:</b> The building appears to have had little modification, and therefore has high integrity value.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As the building was constructed in the mid-late 20 <sup>th</sup> century, it has no age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has some group value as one of several houses designed by Bernard Johns. It is not visible from the street, and therefore does not contribute to the streetscape.

<b>3.3 Social Values</b>	<b>None</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value or association to any particular groups or communities.
<b>ii) Recognition</b> - the place is held in high public esteem for its historic heritage values, or its contribution to	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known recognition value.



<i>the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i>	
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### 3.4 Tangata Whenua Values<sup>3</sup>

<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed
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<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate rarity value as a Modern Movement designed residence.

<b>3.6 Representativeness</b>	
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is a good example of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-102
<b>Legal Description</b>	Lot 2 DP 11707
<b>Parcel ID</b>	4051641
<b>Thematic Reference</b>	Modern Movement
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Primary Feature of Listing:</b>	1939 Building
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-103 Lower Pencarrow Lighthouse (1906)*

*Pencarrow Head, Wellington*



*Figure 1: The Lower Pencarrow Lighthouse.*

### 1. Historical Summary<sup>1</sup>

The original Pencarrow Lighthouse was the first permanent lighthouse to be built in New Zealand, and was constructed in 1858 atop Pencarrow Head to maximise visibility. However, it eventually became evident that foggy conditions hid the elevated lighthouse and its beacon from view. A case was made in 1903 to the

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<sup>1</sup> Greater Wellington Regional Council (GWRC), 'Coastal Historic Heritage of the Wellington Region' (2014)

Premier and the Minister for Marine for the erection of a supplemental light near the shore to help with navigation through the heads. The site was particularly useful as visibility is rarely impaired by fog at sea level. After much disagreement, a second light was built at the bottom of the cliffs by the Wellington Harbour Board in 1906, commencing operation in October that year. Construction of the lighthouse, known as Pencarrow Head Lighthouse, required blasting the top of some outlying rocks to aid its visibility. The new tower was carefully positioned so that both lighthouses could provide a day mark to help mariners locate the extent of the many dangerous rocks on Wellington's south coast and in the vicinity of the harbour entrance.



*Figure 2: The Lower Pencarrow Lighthouse, 1932.  
Source: ALHI*



*Figure 3: The original Pencarrow Lighthouse (left) and the 'Lower Pencarrow' Lighthouse at sea level, built in 1906, photographed here in 1936.  
Source: ATL, ID: 1-2-035193-F*

## 2. Physical Description

### 2.1 Setting - Site Description

The Lower Pencarrow lighthouse is located approximately 7 kilometres southwest from Eastbourne and sits at the foot of Pencarrow Head, looking across the entrance to Wellington Harbour and out over the Cook Strait. The original 1858 Pencarrow Lighthouse is located approximately 200 metres east atop the hillside. The landscape is rough, and the Lower Pencarrow Lighthouse is built into the foreshore. A cycling path runs around the headland, providing access to the structure which is otherwise inaccessible.

### 2.2 Building or Structures

The lighthouse is a simple tapering structure with defined facets, which sits atop a tall rectangular plinth embedded into the foreshore. The door to the structure sits above the rectangular plinth, deliberately raised in case of exceptionally high tides. A balcony surrounds the light structure at the apex of the building.

### 2.3 Existing Listing/Scheduling Status

The Lower Pencarrow Lighthouse is not listed with HNZPT, nor is it scheduled in HCC's existing Heritage Inventory. Both the Upper (1858) and Lower (1906) Lighthouses are scheduled in GWRC's Coastal Heritage Schedule.



### 3. Evaluation<sup>2</sup>

3.1 Historic Values	High
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> <i>Exceptional</i> <b>Explanation:</b> <i>The lighthouse is part of a strong thread of maritime history in development in Wellington, and New Zealand.</i>
<b>ii) Events</b> - the place has an association with an important event or events in local, regional or national history.	<b>Level of Significance:</b> <i>None</i> <b>Explanation:</b> <i>The Lower Pencarrow Lighthouse is not known to be connected with any particular historic event.</i>
<b>iii) People</b> - 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.	<b>Level of Significance:</b> <i>None</i> <b>Explanation:</b> <i>The Lower Pencarrow Lighthouse is not known to be associated with any known individuals or organisations of historic importance.</i>
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> <i>High</i> <b>Explanation:</b> <i>The place gives us a good understanding of social experiences from the past concerning marine activity.</i>
3.2 Physical Values	High
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	<b>Level of Significance:</b> <i>Unknown</i> <b>Explanation:</b> <i>The archaeological significance of the site is unknown. There is no recorded archaeological site where the Lower Pencarrow Lighthouse stands according to ArchSite.</i>
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> <i>High</i> <b>Explanation:</b> <i>The place has high architectural value for its utilitarian design.</i>
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> <i>Exceptional</i> <b>Explanation:</b> <i>The surroundings of the place are integral to understanding its heritage significance.</i>
<b>iv) Technological</b> - 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.	<b>Level of Significance:</b> <i>High</i> <b>Explanation:</b> <i>The Lower Pencarrow Lighthouse has high technological significance for its use of construction methods and materials which have kept the lighthouse standing for more than a century.</i>

<sup>2</sup> Criteria taken from GWRC RPS.

<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The lighthouse is virtually unchanged since it was built.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> As the Lower Pencarrow Lighthouse was built in the early 20 <sup>th</sup> century, it has moderate age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The lighthouse has group value as one of a number of historic lighthouses along the coastline of New Zealand. It also has townscape value as a highly visible icon and landmark.

<b>3.3 Social Values</b>	<b>High</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high sentimental value to the Wellington region as a community generally.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place is recognised by the local and regional community as a place of historic significance and an icon of the area.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high rarity value as an intact early 20 <sup>th</sup> century lighthouse.

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<b>Level of Significance: High</b>
	<b>Explanation:</b> The place is a good representative of its type.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-103
<b>Legal Description</b>	4036679
<b>Parcel ID</b>	Section 1 Blk V Pencarrow SD
<b>Thematic Reference</b>	Sea & River
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	GWRC Coastal Heritage Schedule
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	See Section 4.2 Below
<b>Primary Feature of Listing:</b>	1906 Lighthouse
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	N/A

### 4.2 Site Extent

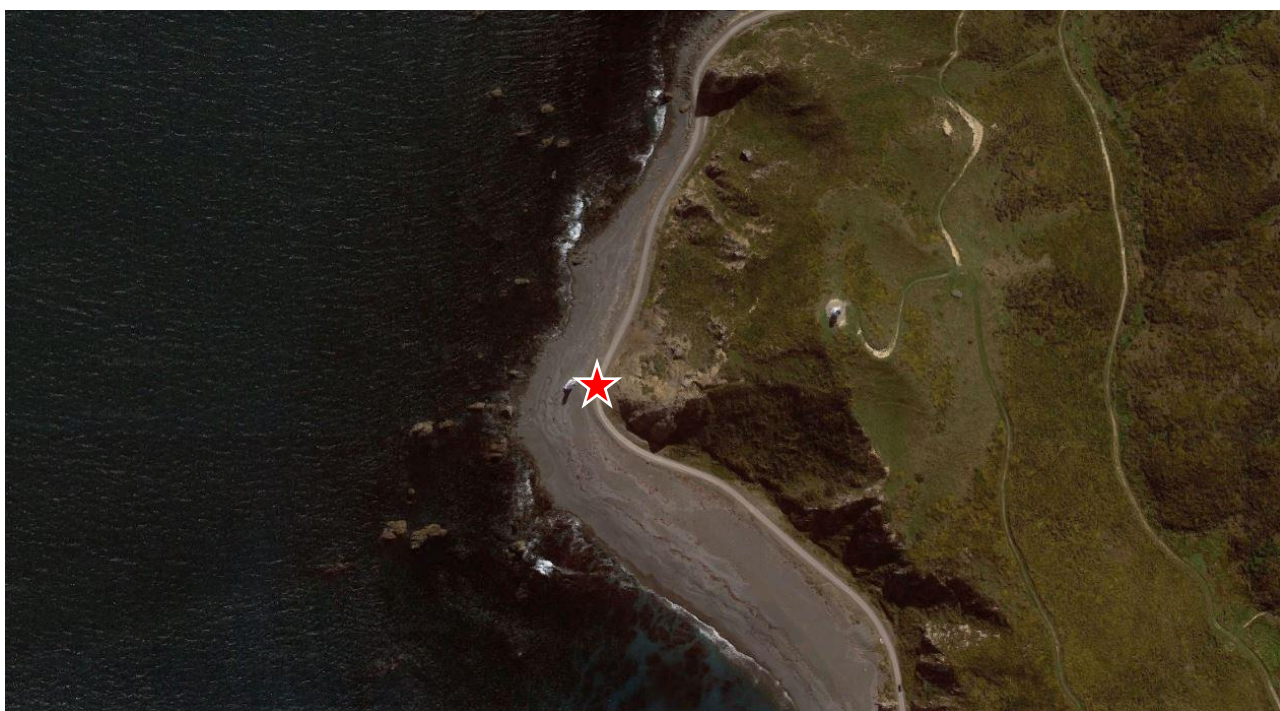


Figure 4: Aerial of the site with heritage structure indicated.



Figure 5: Map of the entire property site (foreshore).

**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.



# Hutt City Council Heritage Inventory Assessment Form



## *H2-104 Newstead (1876)*

*44 Pretoria Street, Lower Hutt*



*Figure 1: 44 Pretoria Street.*

### 1. Historical Summary<sup>1</sup>

The property at 1876 Pretoria Street was thought to have been constructed in 1876, according to historic titles and CT's, and consisted of a single storey bay villa with a bullnose verandah to the west elevation, and another verandah to the north elevation. The property owner believes it may have been constructed by the first Mayor of Lower Hutt (William Fitzherbert), though no evidence has been sourced to prove this.

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<sup>1</sup> Some information sourced directly from property owner following an in-person site visit.

At some time prior to 1902, a double-gabled addition was constructed to the eastern side of the house. In 1907, (Sir) James Hector and his family (for whom Hector Street is named after) moved into the Villa, and named it 'Newstead'. Hector died soon afterwards, but the home was kept in the Hector family ownership for the next 27 years until 1930. Sir James Hector (16 March 1834 – 6 November 1907) was a Scottish-New Zealand geologist, naturalist, and surgeon. Hector managed the Colony's premier scientific society – the New Zealand Institute – for thirty-five years, and from 1885 was Chancellor of the University of New Zealand. He controlled virtually every aspect of state-funded science. He was also President of the Royal Society of New Zealand between 1906 and 1907. The New Zealand Institute honoured him in 1911 by establishing the Hector Medal and Prize as their major award for excellence in research.

Newstead left the Hector family ownership in 1930, and the building was then split into three separate flats for a Mr. 'Inkster' in 1938, resulting in three addresses for the single building – 44 Pretoria Street, and now 91 and 91A Kings Crescent.

In 1987, the property was purchased by the current owner, Colin White - a licensed building practitioner. The original section of the building was restored, and a number of significant additions were introduced. These included the construction of a second storey, a garage, a conservatory, and a turret, throughout the 1980's and 1990's.



*Figure 2: 'Newstead', photographed here in 1908 (west elevation).  
Source: Te Papa Archives*





Figure 3: 'Newstead', sometime after 1902 (north elevation) with the new double gabled addition to the far left of the image and the original property to the right.  
Source: Property Owner



Figure 4: Sir James Hector, c.1900.  
Source: Te Papa Archives



Figure 5: Plaque beside the front door - 'Newstead'.



Figure 6: The original north elevation.



Figure 7: The modified east elevation



Figure 8: An aerial of the property today, with an approximate footprint of the original building, and the early double bay gable addition, outlined.

## 2. Physical Description

### 2.1 Setting - Site Description

The building is located at the corner of Pretoria Street and Kings Crescent in Lower Hutt. It is highly visible from the streetscape, especially with the addition of the turret to the north elevation. Access to the property is



available from both Pretoria Street and Kings Crescent. The surrounding buildings are mostly residential, with some educational and commercial premises.

## 2.2 Building or Structures

The building in its current form consists of a two-storey timber-framed structure, with the original pre-1900 building occupying the northwest corner, and the early double gabled addition occupying the northeast corner. There is also a 1980's conservatory to the west elevation, a 1990's turret to the north elevation, and an entirely new two-storey space built in the 1980's to the south elevation – all of which have been designed to be inkeeping with the architectural style of the original single-storey dwelling. The overall style of the building has a mixture of Queen Anne and Italianate design features, with half-timbering to the exterior, elaborate details to the various verandahs, and decorative eaves brackets.

## 2.3 Existing Listing/Scheduling Status

The building is not currently scheduled with HCC, nor is it listed with HNZPT. The building was nominated for inclusion in the current Heritage Inventory review by the property owner, Colin White.

## 3. Evaluation<sup>2</sup>

3.1 Historic Values	Moderate
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place is associated with the early settlement of the Lower Hutt area.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<b>Level of Significance:</b> None <b>Explanation:</b> The place is 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>	<b>Level of Significance:</b> High <b>Explanation:</b> The place is associated with prominent scientist Sir James Hector.
<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>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place contributes to our understanding of residential buildings practices in the late 19 <sup>th</sup> and early 20 <sup>th</sup> century.
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>	<b>Level of Significance:</b> High <b>Explanation:</b> There is no recorded archaeological site on the property according to ArchSite, however the current property owner believes the original section of the building was constructed in 1876 which would give the place high archaeological significance.

<sup>2</sup> Criteria taken from GWRC RPS.

<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: High</b> <b>Explanation:</b> The building exhibits high architectural significance for its Queen Anne and Italianate qualities, though not all of these are original.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The surroundings of the site have moderate significance to the place, as the building was originally located on multiple acres of land which were sold off and subdivided.
<b>ix) Technological</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place demonstrates traditional construction methods and use of materials for the time period.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> While the original building can still be discerned, the property as a whole has undergone heavy modification, giving it moderate integrity value.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: High</b> <b>Explanation:</b> As the place is thought to have been constructed in the late 19 <sup>th</sup> century, it demonstrates high age value in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has no known group value but is a prominent feature of the streetscape.

<b>3.3 Social Values</b>	<b>None</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The place has no known sentimental value or associations with particular groups or communities.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The place has no known recognition value.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Moderate</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has moderate rarity value as a pre-1900 dwelling which was occupied by a notable individual.

<b>3.6 Representativeness</b>	<b>Moderate</b>
<b>i) Representativeness</b> - the place is a good example of its type, era or class it represents.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The building is a good representative of its type, though has undergone significant modification which somewhat obscures its representative qualities.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-104
<b>Legal Description</b>	Pt Lot 2 DP 10100
<b>Parcel ID</b>	3931379
<b>Thematic Reference</b>	Early Settlement
<b>Overall Heritage Significance</b>	Moderate
<b>Importance Level</b>	Local
<b>Current Protection</b>	None
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	Property Boundaries
<b>Primary Feature of Listing:</b>	1876 single-storey dwelling and double-gabled addition
<b>Non-Contributing Fabric/Exclusions:</b>	1980's and 1990's additions, including the southern section of the building, the conservatory, the second storey, and the turret.
<b>Other Notes:</b>	N/A

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.



# Hutt City Council Heritage Inventory Assessment Form



## *H2-105 Wainuiomata Lower Dam*

*Reservoir Road, Wainuiomata*



*Figure 1: The Wainuiomata Lower Dam, also occasionally referred to as the 'Wainuiomata earth dam'.*

### 1. Historical Summary<sup>1</sup>

In 1878, Wellington experienced severe water shortages, despite having just spent £80,000 on their water supply. The water flow was stopped at night, extraordinary usage was charged for and fines introduced for wastage. There were devastating fires at the Princess Hotel and the railway station that couldn't be extinguished. The city needed to find more water.

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<sup>1</sup> <https://heritage.huttcitylibraries.co.nz/2020/04/24/wellington-taps-wainuiomata-for-water/>



The Wellington City Engineer James Baird identified Wainuiomata as a new source – Wellington rainfall averaged 1,200 millimetres per annum, Wainuiomata 1,900 millimetres.

Baird recommended damming the Wainuiomata River in Sinclair Valley. The council and ratepayers agreed. Pipes were ordered from Glasgow and tenders let for two pipe tunnels in 1880. Work commenced in 1881 and was sufficiently advanced by September 1883 for the water mains to be charged.

The dam consisted of a concrete wall with earth filling, hence the name 'the earth dam', and a spillway. The impounded water flowed through a concrete headrace, 1.9 kilometres long, to a pressure-reducing well. Here it dropped 18 metres to enter a 750-millimetre cast-iron pipeline. This pipeline passed through two tunnels to reach Gracefield then proceeded along the Petone Esplanade and Hutt Road to Thorndon Quay.

The project was beset by problems. Transporting the pipes to the site was difficult and flooding caused damage during construction. On the night of 19 October 1883, after a fortnight's heavy rain, waters scoured out the earth filling behind the dam, opening a large gap between it and the rock core below. Repairs to this nine-metre gash were hindered by another flood in November. And in January 1884 – on the day the city planned to turn on Wainuiomata's water overnight floodwaters rose to above the dam crest. The dam was washed away along with all the bridges downstream. The damage took months to repair, and the water didn't flow to Wellington until May.

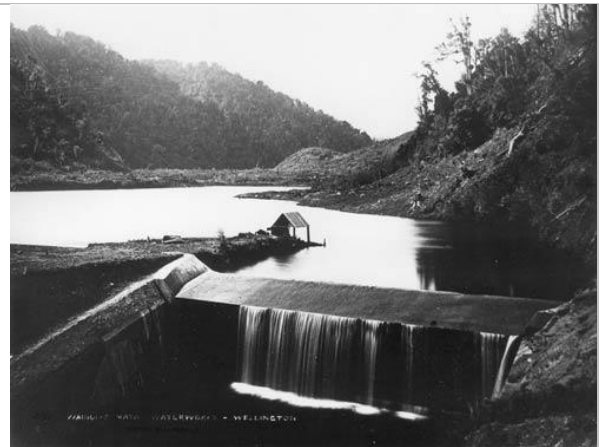
The flow of water was reduced as the pipes became encrusted. City Engineer, Richard Rounthwaite, was instructed to find ways to increase supply. Rounthwaite recommended new dams in the upper Wainuiomata and above the Karori dam. Test bores were sunk at the Wainuiomata site and ratepayers approved a loan for the project in 1905.

The council turned its attention to Wainuiomata after completing the Karori dam. The site was upstream of the first Wainui dam beside a hillock called Solomons Knob. The river had to be diverted and new roads and bridges built before dam building could start. Work was completed in November 1911. The new dam, named after city engineer William Morton, was made from reinforced concrete and was 164 metres in length and 12.5 metres high, and contained 485 million litres of water.



*Figure 2: Damage to the Lower Dam while under construction, 1844.*

Source: ATL, ID: PA1-f-036-13-2



*Figure 3: The spillway of the Lower Dam, undated.*

Source: Te Ara

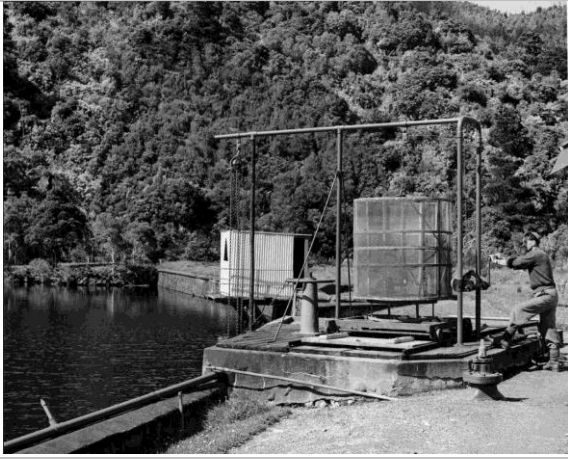


Figure 4: Rigging equipment above the Lower Dam, 1952.

Source: ATL, ID: PAColl-8983-27



Figure 5: Aerial of the Lower Dam, 1962.

Source: Retrolens

## 2. Physical Description

### 2.1 Setting - Site Description

The dam is located along Reservoir Road in Wainuiomata, on the Wainuiomata River, surrounded by bush. The ranger's offices are located immediately adjacent. The place is accessible to the general public by foot traffic only.

### 2.2 Building or Structures

The Lower Dam is approximately 100 metres long, and five metres high. The dam consists of a concrete wall with earth filling, hence the name 'the earth dam', and a concrete spillway. There seems to have been little alteration to the structure over time. A rigging platform can be seen along the edge of the structure.



Figure 6: The Lower Dam.



Figure 7: The reinforced concrete wall of the Lower Dam





Figure 8: Rigging platform above the Lower Dam.



Figure 9: The Lower Dam.



Figure 10: Interpretative material located in a small hut, built to mimic the original boatshed, adjacent to the Lower Dam.



Figure 11: The spillway of the Lower Dam.

## 2.3 Existing Listing/Scheduling Status

The Wainuiomata Lower Dam is not currently scheduled with HCC, nor is it listed with HNZPT. It is, however, included in the GWRC *Schedule E5: Historic Heritage Freshwater Sites*. The place was nominated for inclusion in the HCC District Plan by the Wainuiomata Historic Places Society.

## 3. Evaluation<sup>2</sup>

3.1 Historic Values	High
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<p><b>Level of Significance:</b> <i>Exceptional</i></p> <p><b>Explanation:</b> The Lower Dam is associated with the establishment of Wellington's water supply in the late 19th century and was one of the first structures of its kind in New Zealand.</p>
<b>ii) Events</b> - the place has an association with an important event	<p><b>Level of Significance:</b> <i>None</i></p> <p><b>Explanation:</b> The Lower Dam is not known to be connected with any particular historic event.</p>

<sup>2</sup> Criteria taken from GWRC RPS.

or events in local, regional, or national history.	
<b>iii) People</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The Lower Dam is associated with prominent Wellington City Engineer James Baird and the Public Works Department.
<b>iv) Social</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has some social value for its popularity as a tourist destination, and as a well-known infrastructure system required to supply people's homes with much needed clean water.

<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	<b>Level of Significance: High</b> <b>Explanation:</b> There is a recorded archaeological site (R27/332) for the Lower Dam which was recorded in 2010. The place has high archaeological significance as a pre-1900 structure which provides important information about infrastructure development in the late 19 <sup>th</sup> century.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: High</b> <b>Explanation:</b> The Lower Dam demonstrates traditional design features for an infrastructure project built in the late 19 <sup>th</sup> century.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: High</b> <b>Explanation:</b> The surroundings of the Lower Dam are of high significance to the structure. The Wainuiomata River is an integral part of the scheme.
<b>ix) Technological</b> - 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.	<b>Level of Significance: Exceptional</b> <b>Explanation:</b> The Lower Dam was built using an outer concrete wall with an earth filling and was one of the first structures of its kind in New Zealand, giving it exceptional technological significance.
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: Exceptional</b> <b>Explanation:</b> The Lower Dam is highly authentic, with no visible changes to the structure.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: High</b> <b>Explanation:</b> As a late 19 <sup>th</sup> century structure, the Lower Dam demonstrates high significance for its age in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of	<b>Level of Significance: High</b> <b>Explanation:</b> The Lower Dam has high group value for its connection to other waterworks schemes along the length of the Wainuiomata River in the same area.



a wider townscape or landscape setting, and/or it is a landmark.	
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<b>3.3 Social Values</b>	<b>Moderate</b>
<i>i) <b>Sentiment</b> - 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.</i>	<b>Level of Significance:</b> None <b>Explanation:</b> The Lower Dam has no known sentimental value.
<i>ii) <b>Recognition</b> - 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.</i>	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The Lower Dam has moderate recognition value as the place is somewhat known in the local community and contributes to a sense of shared history and identity in the Wainuiomata area.

<b>3.4 Tangata Whenua Values<sup>3</sup></b>	
<i>i) <b>Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.</i>	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Exceptional</b>
<i>i) <b>Rarity</b> - the place is unique or rare within the district or region.</i>	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The Lower Dam has exceptional rarity value as an exceptionally authentic dam which was one of the first of its kind built in New Zealand.

<b>3.6 Representativeness</b>	<b>High</b>
<i>i) <b>Representativeness</b> - the place is a good example of its type, era, or class it represents.</i>	<b>Level of Significance:</b> High <b>Explanation:</b> The Lower Dam has high representative value as a good example of early dams built in New Zealand using simplistic design methods and materials.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-105
<b>Legal Description</b>	TBC
<b>Parcel ID</b>	TBC

<sup>3</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>Thematic Reference</b>	<i>Industrialism/Sea &amp; River</i>
<b>Overall Heritage Significance</b>	<i>High</i>
<b>Importance Level</b>	<i>Regional/National</i>
<b>Current Protection</b>	<i>GWRC Schedule E5: Historic Heritage Freshwater Sites</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>1884 dam and spillway and immediate surrounds</i>
<b>Primary Feature of Listing:</b>	<i>1884 dam and spillway</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>None</i>

## 4.2 Site Extent



Figure 12: Aerial of the site with heritage structures 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.



# Hutt City Council Heritage Inventory Assessment Form



## *H2-106 Baring Head WWII Observation Post*

*Baring Head, East Harbour Regional Park*



*Figure 1: The WWII Observation Posts at Baring Head.*

### 1. Historical Summary<sup>1</sup>

Very little information is available specifically regarding the WWII Observation Posts at Baring Head.

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<sup>1</sup> <https://heritage.huttcitylibraries.co.nz/2020/04/24/wellington-taps-wainuiomata-for-water/>

The following excerpt from NZ History describes the conditions in New Zealand in the early 1940's that led to the establishment of various defence sites across Wellington, and New Zealand:

*From early in 1940, New Zealanders began to live in fear of attack or invasion, first by the Germans and later by the Japanese. By May 1940 the Germans occupied Norway, the Netherlands, Belgium and France, and Britain faced the direct threat of invasion. Although appalled by events on the other side of the world, New Zealanders still felt far from the danger zone. But the sense of security was short-lived. German raiders, or armed merchant cruisers, were active in New Zealand waters, laying mines and attacking Allied ships. Their targets were the vessels that sailed to or from the country, transporting troops, freight, and passengers. The raiders had some success: in the second half of 1940 they sank four ships in the seas around New Zealand, with the loss of more than 50 lives.*

Coastal fortifications were constructed in New Zealand in two main waves - around 1885 as a response to fears of an attack by Russia, and in World War II due to fears of invasion by the Japanese. The fortifications were built from British designs adapted to New Zealand conditions and typically included gun emplacements, pill boxes, fire control or observation posts, camouflage strategies, underground bunkers, tunnels, magazines, supply and plotting rooms, engine rooms, kitchens, barracks, and officer and NCO quarters.<sup>2</sup> Between 1942 until 1944, 42 coastal artillery fortifications or land batteries were either developed using historical fortifications or were built from scratch.<sup>3</sup> Site record forms for the place sourced from ArchSite indicate that the Baring Head WWII Observation Post was actually constructed in the 1930's as part of the Wellington coastal defence system, and was later upgraded and extended during WWII.

These structures were usually small buildings built using reinforced concrete which were lowered into the ground or hidden on the hillside for minimal visibility. The structures were strategically positioned at key geographic points which provided expansive views of harbour entrances and coastlines deemed to be most at risk from enemy invasion. When WWII ended, these forts became redundant, and most were decommissioned by the 1950s.

## 2. Physical Description

### 2.1 Setting - Site Description

The WWII Observation Posts are located atop the Para Trig at Baring Head, in East Harbour Regional Park. The place is accessible to the general public by foot traffic only.

### 2.2 Building or Structures

The WWII Observation Post is a collection of structures including intact reinforced concrete observation posts, partially destroyed concrete observation posts, and concrete foundations and a fireplace which likely belonged to a timber-framed house which was later destroyed. There is also a water tank and pipes which connect to the pumphouse at the bottom of the hill which supplied water from the Wainuiomata River. The observation post buildings are constructed using reinforced concrete, with timber framing for primitive window and door architraves.

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<sup>2</sup> 'Coast Artillery Defences in New Zealand', AJ Baigent (2009)

<sup>3</sup> 'Coast Artillery Defences in New Zealand', AJ Baigent (2009)





*Figure 2: Extant concrete foundations and fireplace which likely belonged to a house, long since destroyed.*



*Figure 3: One of the intact reinforced concrete observation posts.*



*Figure 4: One of the intact reinforced concrete observation posts.*



*Figure 5: The roof of the observation post buildings.*



*Figure 6: The destroyed reinforced concrete observation post.*



*Figure 7: Water tank connected to the pumphouse on the Wainuiomata River below.*

## 2.3 Existing Listing/Scheduling Status

The Baring Head WWII observation post buildings, and accompanying structures, are not currently scheduled with HCC, nor are they listed with HNZPT. The place was nominated for inclusion in the HCC District Plan by the Wainuiomata Historic Places Society.

### 3. Evaluation<sup>4</sup>

<b>3.1 Historic Values</b>	<b>High</b>
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance: High</b> <b>Explanation:</b> The Baring Head WWII observation post buildings are associated with the building of coastal defence structures in New Zealand between 1942-1944 during WWII.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional, or national history.	<b>Level of Significance: High</b> <b>Explanation:</b> The Baring Head WWII observation post buildings are associated with WWII, one of the most significant international events in the 20 <sup>th</sup> century.
<b>iii) People</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The building of the Baring Head WWII observation post buildings was likely associated with the Ministry of Works (MoW).
<b>iv) Social</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has some social value for its contribution to an understanding of culture and life at the time.
<b>3.2 Physical Values</b>	<b>High</b>
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> There is a recorded archaeological site (R28/40) for the observation posts which was recorded in 1995. The place has moderate archaeological significance as a post-1900 military structure which provides important information about military construction in the mid-20 <sup>th</sup> century.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance: High</b> <b>Explanation:</b> The observation posts demonstrate a traditional utilitarian design for a military observation post.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance: High</b> <b>Explanation:</b> The surroundings of the observation posts are of high significance to the place as their positioning and visibility is key to their purpose.
<b>ix) Technological</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The observation posts demonstrate moderate technological significance for their standard design and use of reinforced concrete.

<sup>4</sup> Criteria taken from GWRC RPS.

<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance: High</b> <b>Explanation:</b> The observation posts have mixed integrity – two of the structures are intact and authentic, but one has collapsed.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance: None</b> <b>Explanation:</b> As a mid-20 <sup>th</sup> century construction, the observation posts have no significance for their age in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance: High</b> <b>Explanation:</b> The place has high group value for its connection to other WWII coastal defence sites in Wellington and across New Zealand.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance: None</b> <b>Explanation:</b> The place has no known sentimental value.
<b>ii) Recognition</b> - 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.	<b>Level of Significance: Moderate</b> <b>Explanation:</b> The place has moderate recognition value as it is somewhat known in the local community and contributes to a sense of shared history and identity in the Wainuiomata area.

<b>3.4 Tangata Whenua Values<sup>5</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.	<b>Level of Significance: Not Assessed</b> <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>High</b>
<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Level of Significance: High</b> <b>Explanation:</b> The observation posts have high rarity value as an intact collection of coastal WWII defence structures.

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



<b>3.6 Representativeness</b>	<b>Exceptional</b>
<i>i) Representativeness - the place is a good example of its type, era, or class it represents.</i>	<b>Level of Significance:</b> <i>Exceptional</i> <b>Explanation:</b> <i>The place has exceptional representative value as a military coastal defence site.</i>

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	<i>H2-106</i>
<b>Legal Description</b>	<i>Lot 4 Deposited Plan 59276</i>
<b>Parcel ID</b>	<i>3817186</i>
<b>Thematic Reference</b>	<i>Military</i>
<b>Overall Heritage Significance</b>	<i>High</i>
<b>Importance Level</b>	<i>Regional</i>
<b>Current Protection</b>	<i>None</i>
<b>Recommended Changes</b>	<i>Add to proposed 'Schedule of Non-HNZPT Listed Items'</i>
<b>Extent of Place/Listing</b>	<i>1930's WWII Observation Posts and immediate surrounds</i>
<b>Primary Feature of Listing:</b>	<i>1930's WWII Observation Posts</i>
<b>Non-Contributing Fabric/Exclusions:</b>	<i>N/A</i>
<b>Other Notes:</b>	<i>None</i>

### 4.2 Site Extent

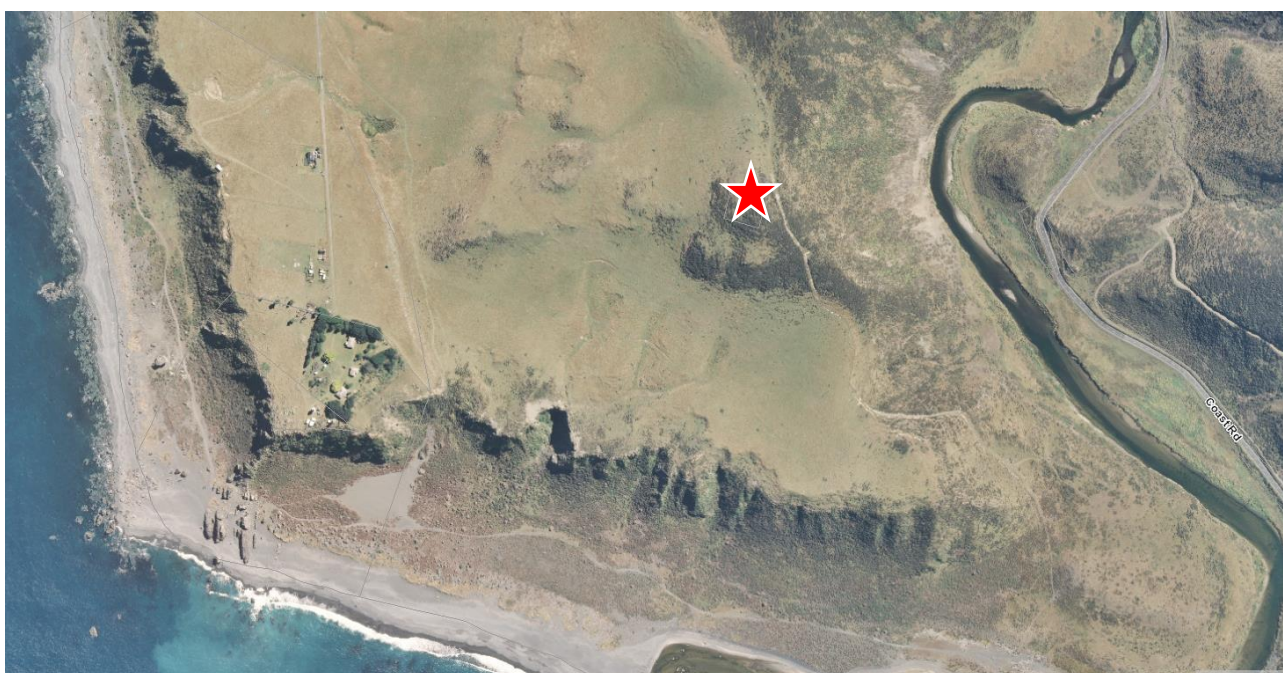


Figure 8: Aerial of the site with heritage structures indicated.

**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.

# Hutt City Council Heritage Inventory Assessment Form



## *H2-107 Belmont Regional Park WWII Ammunition Stores*

*Belmont Regional Park*



*Figure 1: The WWII Ammunition Stores in Belmont Regional Park.*

### 1. Historical Summary<sup>1</sup>

In the midst of WWII, a cabinet decision was made in August of 1941 to spend £355,000 on ammunition accommodation for sites across New Zealand. It appears Belmont was initially overlooked in preference of sites in the Waikato, Manawatu, Papakura, and Waiouru, but in 1942 it was decided to build 60 ammunition stores in the Belmont Regional Park, with the option of increasing this number to 80 if required. The site was selected due to its distance from residential settlements, and location of existing roads close to the site for easy access. The Belmont magazines were supposedly required for the specific use of housing American army and navy armaments. It was anticipated the stores could cumulatively house up to 15,000 tons of ammunition and explosives. Almost 32 acres of land was required for the project, which was acquired under the Defence Emergency Regulations Act. Six acres was taken from Cottle, two acres from Kilminster, a quarter acre from Galloway, and the remainder of the land (24 acres) was situated on the Maher Estate.

Ammunitions were constantly arriving at the Wellington docks, causing a significant backlog as there was nowhere sufficient to store them, and construction work on the Belmont Ammunition Stores was conducted with haste. Of the initial £355,000, the Belmont stores took up £200,000. In addition to the stores

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<sup>1</sup> Tony Walzl, *A History of Belmont Regional Park*



themselves, a camp was also required to house the 100 men who worked on the site. It was decided to camouflage the complex as a poultry farm by spacing the structures out in order to avoid detection. By 1943, construction issues were arising, and the following complaint was recorded by a Public Works Department official:

*"The matter is undoubtedly urgent, the army is being seriously embarrassed and we have had to prepare extensive areas for the temporary stocking of ammunition in the open. Quite a large quantity is already stacked here, and ammunition is arriving continuously."*

The camp, consisting of roughly 50 huts, was built prior to the magazines, under a row of pine trees to avoid being spotted by visual reconnaissance which resulted in extremely poor living conditions for the workers.

Construction on the magazine stores was started in March 1943 and completed by June 1944.

The following excerpt from the ArchSite Site Record Form described the two main forms of the structures:

*"1. The vast majority of the magazines, 52 in number, were known as 'Type P' magazines which were built during 1943. The work was done by Certified Concrete Ltd. and Fletcher Construction Ltd. The construction of these magazines cost £145,000 but a further £32,000 was spent on roading, and £8,500 on site preparation. The overall cost was £210,000.*

*One magazine is unique but was basically a variation on a Type P magazine. There is reference to this as a special magazine in the National Archives File, but no mention of what its purpose was. Two magazines at the north-west end of the complex were chosen because of their isolation and position relative to the prevailing wind to hold chemical (rather than explosive) shells.*

*2. Ten magazines, known as "Macallan [or type M]" magazines, were built in 1944. The buildings themselves cost £18,500 and then total cost was £23,100. Interestingly, many prefabricated parts were freighted in from the Northern Military District and breakage in transit proved a problem.*

By 1945, with the end of the war in sight, the future of the magazines was uncertain. While their future was determined, a half-mile exclusion zone was placed around them. This impacted 991 acres of surrounding land, which only landowning farmers could access until 1950 when the land was formally gazetted for defence purposes and the owners received compensation.

When WWII concluded in 1945, the ammunition stores were guarded by a team of only five soldiers. A detonation area was added to the north-east end of the complex in 1947 to begin disposing of superfluous ordinances.<sup>2</sup> By 1949 the magazines still held 2,776 boxes of Howitzer shells and 3,655 boxes of other artillery ordinance. An additional 1755 boxes of grenades were also stored on site. However, storage was becoming a problem – the magazines leaked and several needed restacking as earthquakes had shifted and mixed up batches of ammunition. Security was also becoming an issue – in 1950 it was discovered that four of the magazines had been broken into, though it appeared no ammunition was missing. The guard of five was upgraded to 11, but this was still not enough to undertake regular patrols. However, as the surrounding residential area was expanded, the security force was reinforced. A fire broke out in 1951, and while it caused no damage it highlighted the potential dangers of the site.

The site was occupied until the 1967 when the Department of Lands and Survey purchased the site from the Department of Defence and added it to the Waitangirua Farm Settlement. Then in 1971 the land was released for defence purposes and became Crown land.

The 1970's saw the land go through various district and territorial authority processes to become a regional park, while also being used as active farmland in some places.

By the late 1980's, the Belmont magazines had been recorded as being in poor condition and a Conservation Plan was suggested to address these difficulties. Whether this plan was officially completed or not is unclear.

The Belmont Regional Park – Wellington's first - was formally opened in 1989, and the New Zealand Army put on a demonstration with tanks, artillery, and ammunition to celebrate its shared history with the site. The new regional park received the NZ Planning Institute's Award of Merit in recognition of its efforts to preserve

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<sup>2</sup> Tony, Walton, ArchSite SRF R27/195

open space, and the NZ Institute of Parks and Recreation Administration's National Project Award for outstanding merit.

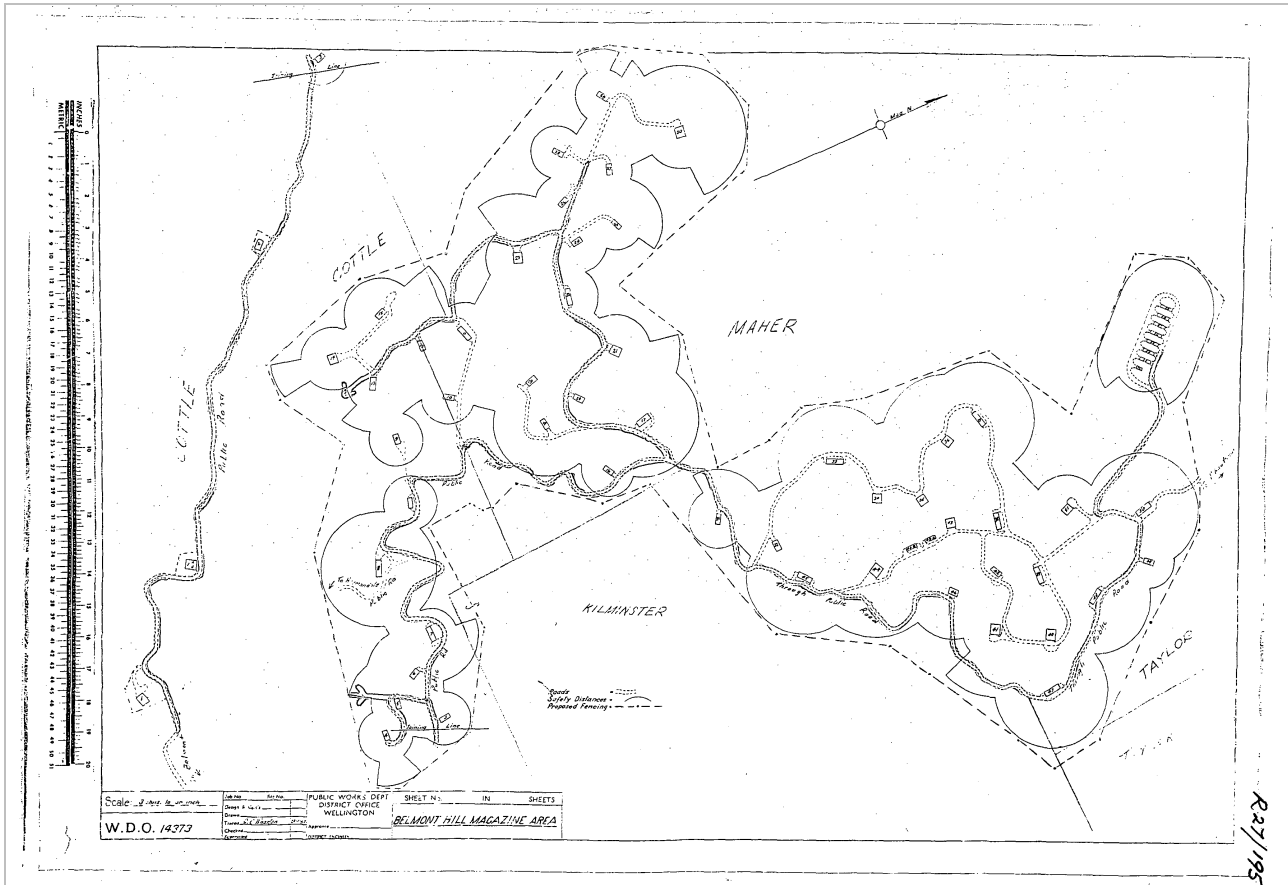


Figure 2: Map of the Belmont Magazine Area, drawn by the PWD in the 1940's.  
Source: ArchSite Record Form R27/195



Figure 3: Aerial of Belmont Hills showing the ammunition stores and connecting roads, 1969.  
Source: Retrolens



## 2. Physical Description

### 2.1 Setting - Site Description

The ammunition stores are scattered throughout Belmont Regional Park and are set into the hillside. The place is accessible to the general public by foot traffic only and access is through Hill Road.

### 2.2 Building or Structures

There are approximately 60 remaining ammunition stores, and a few destroyed stores where only the foundations remain. Many of them have been repurposed to suit farming requirements such as storage sheds or livestock shelters. The vast majority of the stores are rectangular in shape with either flat or gabled roofs and are constructed using reinforced concrete. The gable roofed structures appear to have been constructed using an angled truss system supporting each side of the structure with open space between, whereas the flat roofed structures have pillars to the interior space for additional support. Almost all of the structures have top and bottom vents to every bay to ventilate the space and prevent it from overheating, as well as concrete buttresses to the exterior. All of the doors to the structures have either been removed or replaced with modern doors if the structure is currently in use. Additionally, there is a grass airstrip located in the park which is related to the construction of the stores, and a testing laboratory where the ammunition was assessed.



*Figure 4: The ammunition stores, set into the hillside.*



*Figure 5: The gabled variation of the ammunition stores.*



*Figure 6: Interior of the flat-roofed ammunition stores, supported by concrete pillars.*



*Figure 7: The flat-roofed ammunition stores.*





Figure 8: Foundations of a destroyed ammunition store.



Figure 9: The testing laboratory building.



Figure 10: One of the flat-roofed ammunition stores, being used as a livestock shelter.



Figure 11: Side of one of the gabled ammunition stores.



Figure 12: Interior of the gabled ammunition stores.



Figure 13: End elevation of one of the gabled ammunition stores, with earth mounds to either side.





*Figure 14: The gabled ammunition stores, with earth mounds to either side.*



*Figure 15: One of the longer flat-roofed ammunition stores. The top and bottom vents are clearly visible.*



*Figure 16: A flat-roofed ammunition store in the foreground and the array of gabled ammunition stores atop the hillside in the distance.*



*Figure 17: An irregularly shaped ammunition store, with a grass roof.*



*Figure 18: The ammunition stores scattered in the hills.*



*Figure 19: The grass air strip.*

## 2.3 Existing Listing/Scheduling Status

The collection of ammunition stores, and accompanying structures such as the airstrip, are not currently scheduled with HCC, nor are they listed with HNZPT. The place is however identified as a site of heritage significance in the GWRC Toitū Te Whenua Parks Network Plan (2020-2030).

### 3. Evaluation<sup>3</sup>

3.1 Historic Values	High
<b>i) Themes</b> - the place is associated with important themes in history or patterns of development.	<b>Level of Significance:</b> High <b>Explanation:</b> The Belmont ammunition stores are associated with the construction of military-related complexes during WWII.
<b>ii) Events</b> - the place has an association with an important event or events in local, regional, or national history.	<b>Level of Significance:</b> High <b>Explanation:</b> The Belmont ammunition stores are associated with WWII, one of the most significant international events in the 20 <sup>th</sup> century.
<b>iii) People</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The Belmont ammunition stores are associated with the Public Works Department (PWD).
<b>iv) Social</b> - 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.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> The place has some social value for its contribution to an understanding of culture and life at the time.
3.2 Physical Values	High
<b>i) Archaeological</b> - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	<b>Level of Significance:</b> Moderate <b>Explanation:</b> There is a recorded archaeological site (R28/195) for the ammunition stores which was recorded in 1993. The place has moderate archaeological significance as a post-1900 collection of military structures which provides important information about military construction in the mid-20 <sup>th</sup> century.
<b>ii) Architectural</b> - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	<b>Level of Significance:</b> High <b>Explanation:</b> The ammunition stores have high architectural value for their traditional utilitarian military design.
<b>iii) Surroundings</b> - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	<b>Level of Significance:</b> High <b>Explanation:</b> The surroundings of the ammunition stores are an integral aspect of their purpose and significance.
<b>ix) Technological</b> - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design;	<b>Level of Significance:</b> High <b>Explanation:</b> The ammunition stores have high technological significance for their consideration of how to effectively store and maintain military grade ammunitions.

<sup>3</sup> Criteria taken from GWRC RPS.



and/or contains unusual construction materials.	
<b>v) Integrity</b> - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The intact ammunition stores are entirely unchanged, giving them exceptional authenticity. The only elements which have been removed are the original doors.
<b>vi) Age</b> - the place is particularly old in the context of human occupation of the Wellington region.	<b>Level of Significance:</b> None <b>Explanation:</b> As a mid-20 <sup>th</sup> century construction, the place has no significance for its age in the context of human occupation of the Wellington region.
<b>vii) Group or Townscape</b> - 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.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The group of 60 ammunition stores have high value as a group themselves, and the place has high group value for its connection to other ammunition stores, and military themed sites, in Wellington and across New Zealand. The stores have landmark value as some of the only man-made items in the otherwise entirely natural landscape of the regional park and are easily identifiable.

<b>3.3 Social Values</b>	<b>Moderate</b>
<b>i) Sentiment</b> - 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.	<b>Level of Significance:</b> None <b>Explanation:</b> The place has no known sentimental value.
<b>ii) Recognition</b> - 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.	<b>Level of Significance:</b> High <b>Explanation:</b> The place has high recognition value as it is well-known in the local community and contributes to a sense of shared history and identity in the Belmont area.

<b>3.4 Tangata Whenua Values<sup>4</sup></b>	
<b>i) Tangata Whenua Values</b> - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.	<b>Level of Significance:</b> Not Assessed <b>Explanation:</b> Not Assessed

<b>3.5 Rarity</b>	<b>Exceptional</b>
	<b>Level of Significance:</b> Exceptional

<sup>4</sup> The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<b>i) Rarity</b> - the place is unique or rare within the district or region.	<b>Explanation:</b> The unusually large number and high authenticity of the group give them exceptional rarity value.
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<b>3.6 Representativeness</b>	<b>Exceptional</b>
<b>i) Representativeness</b> - the place is a good example of its type, era, or class it represents.	<b>Level of Significance:</b> Exceptional <b>Explanation:</b> The ammunition stores are exceptional examples of their typologies.

## 4. Recommendations

### 4.1 Scheduling Details

<b>Unique Identifier</b>	H2-107
<b>Legal Description</b>	TBC
<b>Parcel ID</b>	TBC
<b>Thematic Reference</b>	Military
<b>Overall Heritage Significance</b>	High
<b>Importance Level</b>	Regional
<b>Current Protection</b>	GWRC Toitū Te Whenua Parks Network Plan (2020-2030)
<b>Recommended Changes</b>	Add to proposed 'Schedule of Non-HNZPT Listed Items'
<b>Extent of Place/Listing</b>	N/A
<b>Primary Feature of Listing:</b>	1940's Ammunition Stores
<b>Non-Contributing Fabric/Exclusions:</b>	N/A
<b>Other Notes:</b>	None

### 4.2 Site Extent

See Figure 2 for location of individual stores, and Belmont Regional Park maps for access.

<b>Report Dated:</b>	November 2023
<b>Issue Status:</b>	For Public Engagement
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>