

Heritage Inventory Review
Schedule of Heritage Areas

HA01 Heretaunga Settlement Heritage Area

Patrick Street, Adelaide Street, and The Esplanade, Petone

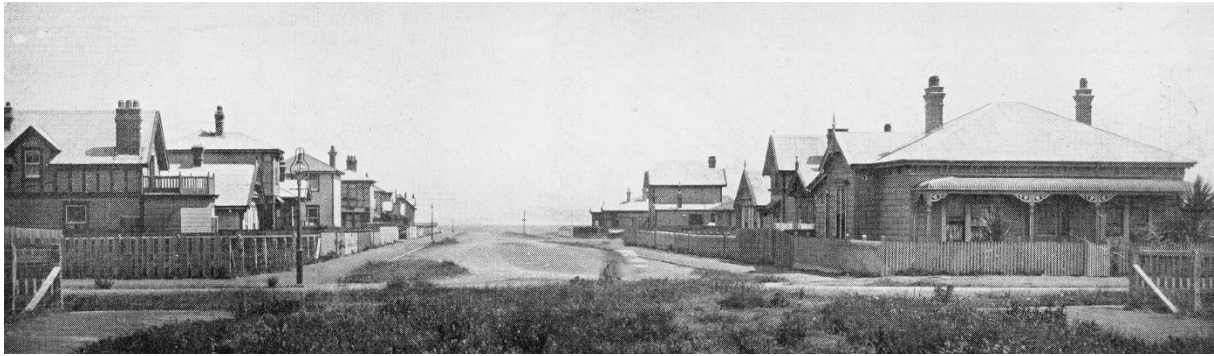


Figure 1: Looking south down Patrick Street, Petone, with the new workmen's buildings evident (c.1906).



Figure 2: extent of area

1. Historical Summary¹

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

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

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager (Figure 5 and Figure 6).

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

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

The seven designs which were built were:

- Kia Ora – Jack Hoggard
- York - Penty and Blake

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

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

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


Initially, there were 25 houses built as part of the Heretaunga Settlement in 1906 (the 25 properties indicated on the map in Figure 3). However, the Labour Department constructed three more buildings in 1908 using a mixture of ferro-concrete and timber in an attempt to reduce building costs after the builders of the 25 Heretaunga Settlement buildings complained of the costs to construct them. These were 11, 13, and 15 Patrick Street (Figure 8) – built on the western side of the street and notably not to any of the seven established designs of the 1906 Heretaunga Settlement buildings of two years prior. These three dwellings were designed by Woburn Temple, a significant architect of the early 20th century. Woburn was born in London and moved to New Zealand in c.1906. Although he established his own Auckland practice he was soon recruited by the Department of Labour as an architect to oversee the housing programme established by the Workers' Dwelling Act of 1905. Temple's work standardised and simplified the house plans that had initially been established by architectural design competitions.

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

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

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

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



WORKERS' DWELLINGS
HERETAUNGA SETTLEMENT
PETONE BOROUGH

Lease with Right to Acquire the Freehold.

NOTICE is hereby given that Applications for the undermentioned Workers' Dwellings will be received at this office, subject to the provisions of "The Workers' Dwellings Act, 1903," and its amendments and regulations made hereunder, from 10 o'clock a.m. on MONDAY, the 10th day of SEPTEMBER, 1906, to 4 o'clock p.m. on FRIDAY, the 14th day of SEPTEMBER, 1906.

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

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

The ballot for the dwellings, if there is more than one applicant for the same dwelling, will be held at the Old Farmers' Hall, Petone, on Friday, the 29th day of September, 1906, at 10 o'clock a.m. Possession will be given immediately on the completion of the dwellings.

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

WORKERS' DWELLINGS.
ONE IN EACH OF THE CLASSES A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.

Class	Design	Area (sq. ft.)	Estimated Rent (per week)
A	Design A	1000	10/0
B	Design B	1000	10/0
C	Design C	1000	10/0
D	Design D	1000	10/0
E	Design E	1000	10/0
F	Design F	1000	10/0
G	Design G	1000	10/0
H	Design H	1000	10/0
I	Design I	1000	10/0
J	Design J	1000	10/0
K	Design K	1000	10/0
L	Design L	1000	10/0
M	Design M	1000	10/0
N	Design N	1000	10/0
O	Design O	1000	10/0
P	Design P	1000	10/0
Q	Design Q	1000	10/0
R	Design R	1000	10/0
S	Design S	1000	10/0
T	Design T	1000	10/0
U	Design U	1000	10/0
V	Design V	1000	10/0
W	Design W	1000	10/0
X	Design X	1000	10/0
Y	Design Y	1000	10/0
Z	Design Z	1000	10/0

Figure 3: Advertisement for the 'Workers Dwellings in the Heretaunga Settlement', 23 August 1906. Source: HNZPT 1984 Booklet



Figure 4: Patrick Street and the new workmen's houses 1909. Source: MCH, ID: H11-B



Figure 5: Models of the 'Workers Dwellings' displayed at the International Exhibition at Christchurch held between November 1906 and April 1907.
Source: HNZPT 1984 Booklet



Figure 6: Full-scale 'Workers Dwelling' built for the International Exhibition at Christchurch held between November 1906 and April 1907, designed by Samuel Hurst Seager and Cecil Wood.
Source: HNZPT 1984 Booklet



Figure 7: 4 (left) and 6 (right) Patrick Street – built in 1906 as part of the Heretaunga Settlement scheme.
Source: Harvard Art Museums



Figure 8: Left to right – 15, 13, and 11 Patrick Street², built in 1908 by the Labour Department.
Source: Harvard Art Museums

² When the houses were built in 1908 the street numbering ran in the opposite direction, these houses are now (left to right) 11, 13, and 15 Patrick Street, and have been heavily modified.



Figure 9: 2 Patrick Street, built in 1906 as part of the Heretaunga Settlement scheme, photographed in 1908.
Source: ATL, ID: PA1-O-195-20-2



Figure 10: 13 Patrick Street, built in 1908 by the Labour Department.
Source: ATL, ID: PA2-O-282-23-6



Figure 11: 'Domus', design.
Source: HNZPT 1984 Booklet

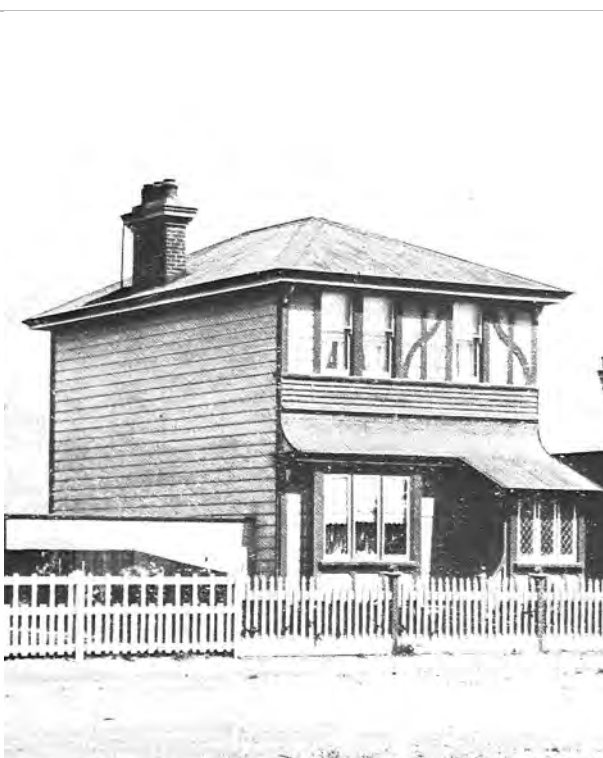


Figure 12: 'Kia Ora' design.
Source: HNZPT 1984 Booklet



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



Figure 14: 'Suburban' design.
Source: HNZPT 1984 Booklet

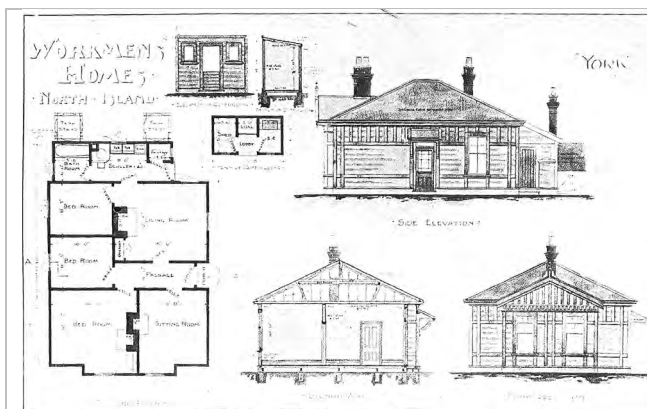


Figure 15: Drawings for the 'York' design.
Source: HNZPT 1984 Booklet



Figure 16: 'York' design.
Source: HNZPT 1984 Booklet



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



Figure 18: 'Design No. 3'.
Source: HNZPT 1984 Booklet

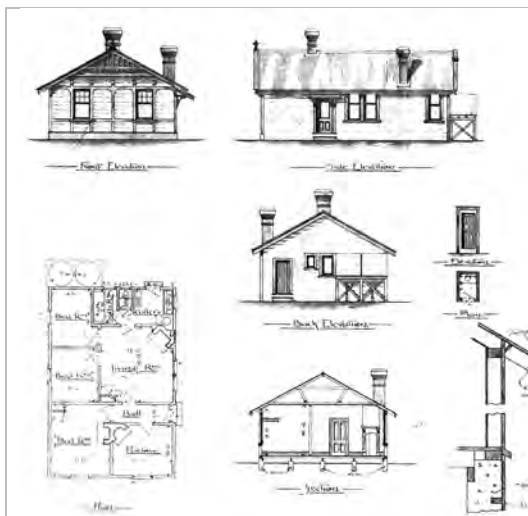


Figure 19: Drawings for the 'Young New Zealander' design.
Source: HNZPT 1984 Booklet



Figure 20: 'Young New Zealander' design.
Source: HNZPT 1984 Booklet



Figure 21: Current 'extent of place' for HNZPT Historic Area with 12 buildings included.
Source: HNZPT

2. Physical Description

2.1 Setting – Site Description

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

2.2 Building or Structures Included

Heritage Buildings or Structures	Contributing Buildings
<ul style="list-style-type: none"> • 43 Adelaide Street – 'Suburban', Penty & Blake • 45 Adelaide Street - 'Spero', Penty and Blake • 49 Adelaide Street - 'Design No. 3', Samuel Hurst Seager and Cecil Wood • 52 Adelaide Street - 'Domus', Joshua Charlesworth 	<ul style="list-style-type: none"> • 1 Patrick Street • 3 Patrick Street • 5 Patrick Street • 7 Patrick Street • 9 Patrick Street • 11 Patrick Street • 13 Patrick Street • 15 Patrick Street • 17 Patrick Street

Heritage Buildings or Structures	Contributing Buildings
<ul style="list-style-type: none"> • 54 Adelaide Street – ‘Young New Zealander’, William Gray Young • 2 Patrick Street - ‘Young New Zealander’, William Gray Young • 4 Patrick Street – ‘Kia Ora’, Jack Hoggard • 6 Patrick Street - ‘Design No. 3’, Samuel Hurst Seager and Cecil Wood • 8 Patrick Street – ‘Spero’, Penty and Blake • 10 Patrick Street – ‘Domus’, Joshua Charlesworth • 12 Patrick Street - ‘York’, Penty and Blake • 14 Patrick Street - ‘Kia Ora’, Jack Hoggard • 16 Patrick Street – ‘Design No. 3’, Samuel Hurst Seager and Cecil Wood • 18 Patrick Street – ‘York’, Penty and Blake • 19 Patrick Street - ‘Design No. 3’, Samuel Hurst Seager and Cecil Wood • 20 Patrick Street - ‘York’, Penty and Blake • 21 Patrick Street - ‘Young New Zealander’, William Gray Young • 22 Patrick Street – ‘Domus’, Joshua Charlesworth • 23 Patrick Street - ‘Spero’, Penty and Blake • 24 Patrick Street - ‘Young New Zealander’, William Gray Young • 25 Patrick Street – ‘York’, Penty and Blake • 26 Patrick Street - ‘Suburban’, Penty & Blake 	<ul style="list-style-type: none"> • 47 Adelaide Street • 48 Adelaide Street • 50 Adelaide Street • 227 The Esplanade

3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</i>
	The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of the time which the government identified as essential to housing the growing number of workers.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	The place is not known to be associated with any particular important historic events.
iii) People – the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: <i>High</i>
	The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social – the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.	Level of Significance: <i>High</i>
	The place is associated with early residential experiences from the early 20th century and contributes to an understanding of lifestyles and social practices of the time period.

Physical Values	
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: <i>Low</i>
	The archaeological significance of the area is unknown. There are no recorded archaeological sites on any of the subject properties within the area.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: <i>High</i>
	The architectural qualities of the place has exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.
iii) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: <i>Moderate</i>
	The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
	Level of Significance: <i>High</i>

<p><i>iv) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.</i></p>	<p>The majority of the buildings have remained largely unmodified, however some buildings have undergone some modification over time, reducing their integrity value. Others have been modified and later restored with some of their original features. As a whole, the group has high integrity value.</p>
<p><i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i></p>	<p>Level of Significance: <i>High</i></p> <p>As a very early 20th century housing scheme, the place has high age value in the context of human occupation of the Wellington region.</p>
<p><i>vi) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.</i></p>	<p>Level of Significance: <i>High</i></p> <p>The place has exceptional group value as the country's first state housing scheme, and creates a well-known townscape with landmark value.</p>

<p>Social Values</p>	
<p><i>i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic, or commemorative reasons.</i></p>	<p>Level of Significance: <i>High</i></p> <p>The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction. It was also the first attempt by the Government to improve the living conditions of workers and make owning a house more affordable. The creation of the Patrick Street Historic Precinct in 1989 was formally opened by the Governor General, Sir Paul Reeves, and in 2006 the Prime Minister, Helen Clark, made a speech on the street to celebrate the area's centenary.</p>
<p><i>ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i></p>	<p>Level of Significance: <i>High</i></p> <p>The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area. The street often features in various annual heritage festivals with local residents leading tours of the historic area.</p>

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

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

4. Place information

<i>Reference</i>	<i>HA01 Heretaunga Settlement Heritage Area</i>
<i>Location</i>	<i>Patrick Street, Adelaide Street, and The Esplanade, Petone</i>
<i>Heritage Buildings and Structures (refer separate inventory reports for further information)</i>	<ul style="list-style-type: none"> • <i>2 Patrick Street</i> • <i>4 Patrick Street</i> • <i>6 Patrick Street</i> • <i>8 Patrick Street</i> • <i>10 Patrick Street</i> • <i>12 Patrick Street</i> • <i>14 Patrick Street</i> • <i>16 Patrick Street</i> • <i>18 Patrick Street</i> • <i>19 Patrick Street</i> • <i>20 Patrick Street</i> • <i>21 Patrick Street</i> • <i>22 Patrick Street</i> • <i>23 Patrick Street</i> • <i>24 Patrick Street</i> • <i>25 Patrick Street</i> • <i>26 Patrick Street</i> • <i>43 Adelaide Street</i> • <i>45 Adelaide Street</i> • <i>49 Adelaide Street</i> • <i>52 Adelaide Street</i> • <i>54 Adelaide Street</i>
<i>Contributing Buildings</i>	<ul style="list-style-type: none"> • <i>1 Patrick Street</i> • <i>3 Patrick Street</i> • <i>5 Patrick Street</i> • <i>7 Patrick Street</i> • <i>9 Patrick Street</i> • <i>11 Patrick Street</i> • <i>13 Patrick Street</i>

	<ul style="list-style-type: none"> • 15 Patrick Street • 17 Patrick Street • 47 Adelaide Street • 48 Adelaide Street • 50 Adelaide Street • 227 The Esplanade
<i>Extent of place</i>	<i>Refer to Figure 2</i>
<i>HNZPT List</i>	<i>7028, Heritage Area</i>

Report dated: November 2023

Notes:

1. *This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*
2. *Heritage Areas are groupings of interrelated, but not necessarily contiguous, places or features that collectively represent historic value. These individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape. The emphasis is on the collective values of the area, rather than the significance of individual places.³ Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.⁴*
3. *Criteria for Heritage Areas include⁵:*
 - *Patterns of historical development, visual changes in historic character, natural features/landforms, historic features, land-use or modern barriers (such as a motorway)*
 - *The heritage values of the area and how they manifest spatially*
 - *Key heritage features/contributing places of the area*
 - *What is included and what is excluded – is it clear?*
 - *The immediate setting and whether the boundary contextualises the historic heritage values adequately*
 - *The area as a whole. An HHA should not have gaps or holes, instead, non-contributing places within the area should be identified as such*
 - *Likewise, a boundary should run around, rather than through a space, street or land parcel. Avoid boundaries that run down the middle of a street.*

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

⁴ HNZPT Info Sheet 17, 2007

⁵ Methodology and Guidance for Evaluating Auckland's Historic Heritage, Section 9.1.1, 2020

HA02 Riddlers Crescent Heritage Area

Riddlers Crescent, Petone



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



Figure 2: extent of area

1. Historical Summary¹

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

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

¹ Fill, Barbara, 'Riddler's Crescent' (1992); and HNZPT List Entry – Collett House

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

Petone

TO BE SOLD BY PUBLIC AUCTION BY

MACDONALD, WILSON & Co

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

On WEDNESDAY EVENING 28th MARCH 1906.

AT 8 O'CLOCK.

GREAT SALE
RIDDLER ESTATE, PETONE

THE FINEST BLOCK OF PROPERTIES IN PETONE.

Fronting the Main Hutt Road and Riddler's Crescent.
 Subdivided into 37 Properties,
 Thirty Two Villa and Business Building Sections,
 Five Business and Residential Properties.

MACDONALD, WILSON AND CO. are directed
 with instructions to sell by public auction at 8 o'clock
 on Wednesday evening the 28th March 1906
 THE WHOLE OF THE VALUABLE RIDDLER
 ESTATE, PETONE.
 The Estate consists of—
 THIRTY TWO BUILDING SECTIONS, the
 frontage of some 1000 ft. to the Main Hutt Road
 and Riddler's Crescent, by a depth of from 100
 to 150 ft.
 SECTION No. 1, having a frontage of 100 ft. to the Main
 Hutt Road, for a depth of 100 yds. to 100 ft., with the
 VALUABLE COAL STORE and other buildings
 erected thereon, and having as occupier by Mr. Sharp.

SECTION No. 2, also having a frontage of 100 ft. by a depth
 of 100 ft., and occupied by Riddler's Blacksmith.
 CORNER SECTION No. 3, with the FOUR ROOMED
 COTTAGE thereon, occupied by Mr. Sharp. This
 corner section has two frontages, part to the Main Hutt
 Road and part to Riddler's Crescent.
 SECTION No. 15, with the PINE STABLE (for a job
 and WOODWORK) erected thereon. The section has
 120 ft. frontage to Riddler's Crescent by a depth of some
 50 ft. and has.
 SECTION No. 17, with the COMPLETE RESIDENCE
 thereon, occupied by Mr. E. V. Burridge. The land has
 a frontage of 100 ft. to the Crescent by a depth of 100 ft.

THE RIDDLER ESTATE is situated in the very
 heart of Petone, two minutes' walk from the Petone Railway
 Station. For fifty years it has had the reputation of being the
 finest ground and situated in the Valley and is undoubtedly
 the most desirable property in Petone. The Wind, No. One—
 being the most convenient. Surrounded by fine Villa residences,
 it has a present day value somewhat unusual, and is therefore
 of special interest to those seeking first-class residence sites.
 Considerable new business of increasing importance has of late
 been transacted in this locality, and it is probable
 that the business should expand as time advances the RIDDLER
 ESTATE. The main reason is inasmuch as this locality
 has been very great, and there are some a number of business
 concerns waiting to be supplied with business.

THE TERMS OF SALE ARE ESPECIALLY LIBERAL.
 One per cent deposit. And the balance to be
 paid in 12 months, with interest at 5 per cent
 per annum, to be paid quarterly in advance.
 One per cent to be paid on the day of the sale.
 Title and Easements As Shown.

The following Plan and title forms apply to the
 individual's title, or to the various blocks in the
 Property, who will also be including, together with the
 various fees.

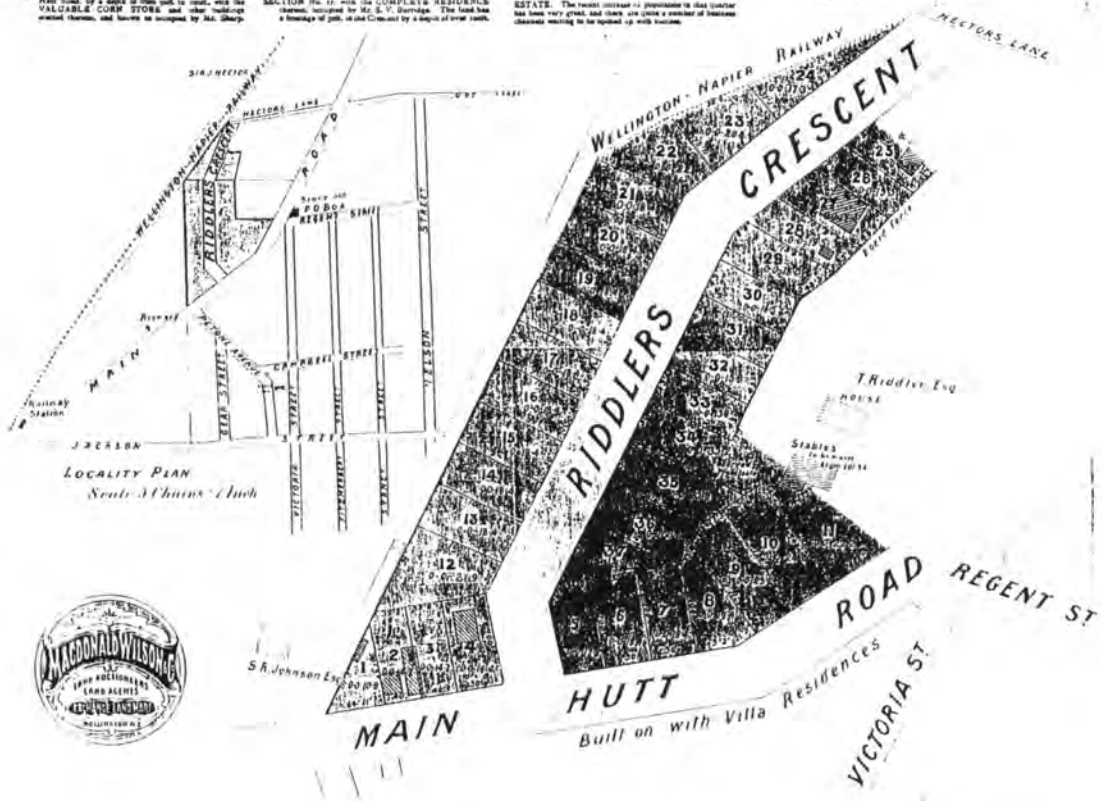


Figure 3: Advertisement of the sale of 37 properties in Riddler's Crescent, 1906.
 Source: Barbara Fill

2. Physical Description

2.1 Setting – Site Description

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

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



Figure 4: Villas at 23 Riddlers Crescent.



Figure 5: Cottage at 20 Riddlers Crescent.



Figure 6: Semi-detached building on Riddlers Crescent.



Figure 7: Semi-detached building on Riddlers Crescent.



Figure 8: Villa at 38 Riddlers Crescent.



Figure 9: Villa at 40 Riddlers Crescent.



Figure 10: Collett House on Riddlers Crescent.



Figure 11: Entrance to Collett House on Riddlers Crescent.

2.2 Building or Structures Included

Heritage Buildings or Structures	Contributing Buildings
<ul style="list-style-type: none"> • 36 Riddlers Crescent 	<ul style="list-style-type: none"> • 1 Riddlers Crescent • 3 Riddlers Crescent • 6 to 29 Riddlers Crescent • 32 Riddlers Crescent • 34 Riddlers Crescent • 35 Riddlers Crescent • 37 Riddlers Crescent • 38 Riddlers Crescent • 40 Riddlers Crescent • 41 to 59 Riddlers Crescent (odd numbers) • 63 Riddlers Crescent

3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The place is associated with late 19th and early 20th century residential development of the Petone area.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	The place is not known to be associated with any notable historic events.
<i>iii) People – the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	Level of Significance: <i>High</i>
	The place is associated with a number of the areas' most prominent families, most notable the Bassets, the Collets, and the Riddlers.
<i>iv) Social – the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.</i>	Level of Significance: <i>High</i>
	The place has high social significance for its association to early domestic and residential experiences from the past and a strong contribution to our understanding of life and culture in Petone at the time.

Physical Values	
<i>i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.</i>	Level of Significance: <i>High</i>
	There are a number of recorded archaeological sites in Riddlers Crescent, one of which is Collett House (R27/409), and the other is the site of the Devonshire Cottage/Basset Farm at 39 Riddlers Crescent (R27/677). The place therefore has high archaeological significance as it was known to have been occupied prior to 1900.
<i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	Level of Significance: <i>High</i>
	The dwellings reflect a range of architectural styles from the late 19th and early 20th century, including the unusual semi-detached workers housing.
<i>iii) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.</i>	Level of Significance: <i>Moderate</i>
	Most of the dwellings used traditional methods and materials for the time period, giving them moderate technological significance.

iv) <i>Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.</i>	Level of Significance: <i>High</i>
	As a group, the identified area has high integrity value overall, despite a handful of non-contributing buildings sitting in the area.
v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	As the land was occupied from the mid-19th century, the place has exceptional age value as a whole.
vi) <i>Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.</i>	Level of Significance: <i>High</i>
	The place has group value as a collection of late 19th and early 20th century residential dwellings which contribute to the heritage values of the wider Petone area.

Social Values	
i) <i>Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic, or commemorative reasons.</i>	Level of Significance: <i>High</i>
	The place has high sentimental value for the generations of families who farmed the land and lived in the provided dwellings.
ii) <i>Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i>	Level of Significance: <i>High</i>
	The place has high recognition value as the group of dwellings are well-known by the local community and contribute to a sense of shared history and identity in the Petone area.

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

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

4. Place information

<i>Reference</i>	<i>H02 Riddlers Crescent Heritage Area</i>
<i>Location</i>	<i>Riddlers Crescent, Petone</i>
<i>Heritage Buildings and Structures (refer separate inventory reports for further information)</i>	<ul style="list-style-type: none"> • <i>36 Riddlers Crescent</i>
<i>Contributing Buildings</i>	<ul style="list-style-type: none"> • <i>1 Riddlers Crescent</i> • <i>3 Riddlers Crescent</i> • <i>6 to 29 Riddlers Crescent</i> • <i>32 Riddlers Crescent</i> • <i>34 Riddlers Crescent</i> • <i>35 Riddlers Crescent</i> • <i>37 Riddlers Crescent</i> • <i>38 Riddlers Crescent</i> • <i>40 Riddlers Crescent</i> • <i>41 to 59 Riddlers Crescent (odd numbers)</i> • <i>63 Riddlers Crescent</i>
<i>Extent of place</i>	<i>Refer to Figure 2</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: November 2023

Notes:

1. *This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*
2. *Heritage Areas are groupings of interrelated, but not necessarily contiguous, places or features that collectively represent historic value. These individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape. The emphasis is on the collective values of the area, rather than the significance of individual places.² Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.³*
3. *Criteria for Heritage Areas include⁴:*
 - *Patterns of historical development, visual changes in historic character, natural features/landforms, historic features, land-use or modern barriers (such as a motorway)*
 - *The heritage values of the area and how they manifest spatially*
 - *Key heritage features/contributing places of the area*
 - *What is included and what is excluded – is it clear?*

² Methodology and Guidance for Evaluating Auckland's Historic Heritage, 2020

³ HNZPT Info Sheet 17, 2007

⁴ Methodology and Guidance for Evaluating Auckland's Historic Heritage, Section 9.1.1, 2020

- *The immediate setting and whether the boundary contextualises the historic heritage values adequately*
- *The area as a whole. An HHA should not have gaps or holes, instead, non-contributing places within the area should be identified as such*
- *Likewise, a boundary should run around, rather than through a space, street or land parcel. Avoid boundaries that run down the middle of a street.*

HA03 Jackson Street Heritage Area

Jackson Street, Petone



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

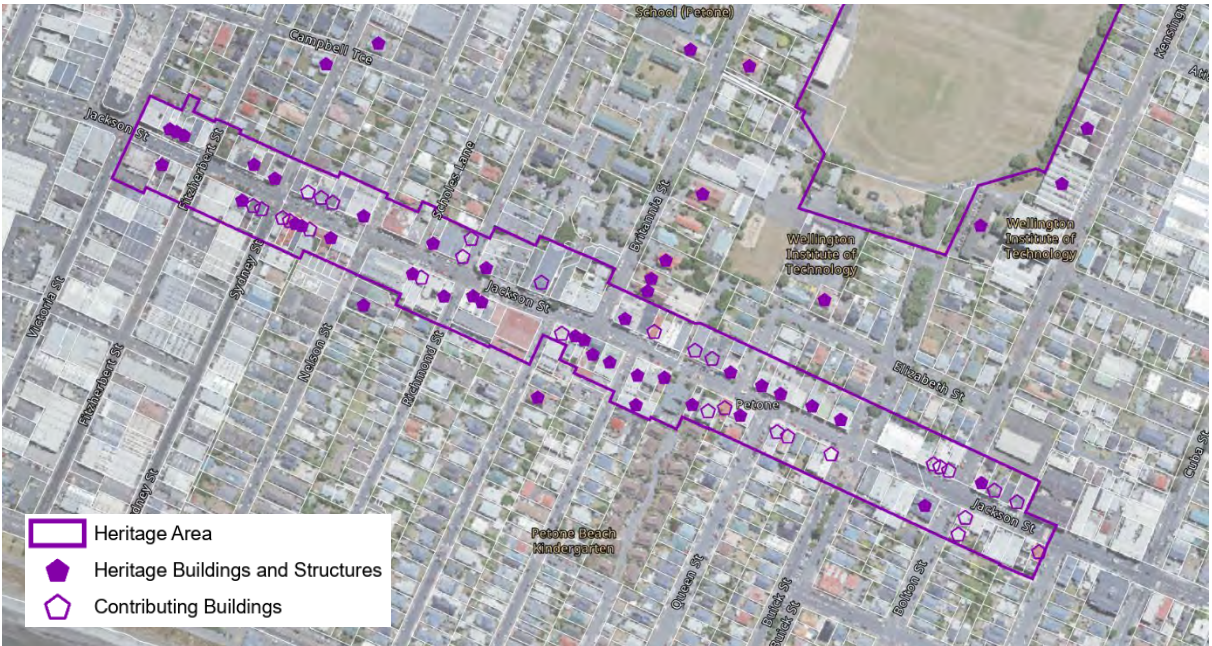


Figure 2: extent of area

1. Historical Summary¹

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

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

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

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

¹ Ian Bowman (2018); and HNZPT List Entry; and <https://www.jacksonstreet.co.nz/history/>; and <https://streetnames.nz/lower-hutt/petone/jackson-street/>

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



Figure 3: Edwin Jackson.
Source: Hutt City Libraries



Figure 4: Looking across Jackson Street, 1902.
Source: ATL



Figure 5: The Petone Council Chambers on Jackson Street (now demolished), c.1913.
Source: ATL



Figure 6: Jackson Street, 1930.
Source: ATL



Figure 7: Aerial of Jackson Street, 1958.
Source: ATL



Figure 8: Jackson Street, 1978.
Source: Wellington recollect Archives



Figure 9: Jackson Street today.
Source: JSP



Figure 10: Jackson Street today.
Source: JSP



Figure 11: Jackson Street today.
Source: HCC



Figure 12: Jackson Street today.
Source: HCC

2. Physical Description

2.1 Setting – Site Description

The Jackson Street Heritage Area consists of buildings located along the length of, and on both sides of, Jackson Street, Petone, between the intersection with Victoria Street in the west, and the intersection with Cuba Street in the east. The street numbers of the buildings on both sides of Jackson Street run between numbers 75 to 352, though not all of the buildings included within this area are contributing heritage buildings. Please see the map on the first page for the defined extent of place.

2.2 Building or Structures Included

Heritage Buildings or Structures	Contributing Buildings
<ul style="list-style-type: none"> • 87 Jackson Street • 89 Jackson Street • 91 Jackson Street • 109 Jackson Street • 115-117 Jackson Street • 131-141 Jackson Street • 146 Jackson Street • 161-163 Jackson Street • 166-170 Jackson Street • 175 Jackson Street • 182 Jackson Street • 184 Jackson Street • 188-202 Jackson Street • 205 Jackson Street • 216 Jackson Street • 224 Jackson Street • 226 Jackson Street • 228 Jackson Street • 229-231 Jackson Street • 233-235 Jackson Street • 237-245 Jackson Street • 251 Jackson Street • 254 Jackson Street • 258-260 Jackson Street • 257-263 Jackson Street • 262-264 Jackson Street • 266 Jackson Street • 268 Jackson Street • 272 Jackson Street • 274B Jackson Street • 278-280 Jackson Street • 295-297 Jackson Street • 320-326 Jackson Street • 52 Beach Street 	<ul style="list-style-type: none"> • 121-123 Jackson Street • 125-127 Jackson Street • 129 Jackson Street • 172 Jackson Street • 173 Jackson Street • 174 Jackson Street • 176 Jackson Street • 180 Jackson Street • 185-189 Jackson Street • 186 Jackson Street • 207 Jackson Street • 218 Jackson Street • 219 Jackson Street • 221-227 Jackson Street • 250-252 Jackson Street • 274C Jackson Street • 276 Jackson Street • 284-286 Jackson Street • 287 Jackson Street • 288-290 Jackson Street • 291 Jackson Street • 293 Jackson Street • 298 Jackson Street • 299-303 Jackson Street • 307-309 Jackson Street • 328A-B Jackson Street • 352 Jackson Street • 46 Bolton Street • 47 Richmond Street

3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The place is associated with late 19th and early 20th century commercial development of Petone.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	The place is not known to be connected to any historic events.
<i>iii) People – the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	Level of Significance: <i>High</i>
	The place is associated with Edwin Jackson, a prominent early settler and landowner.
<i>iv) Social – the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.</i>	Level of Significance: <i>High</i>
	The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.

Physical Values	
<i>i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.</i>	Level of Significance: <i>High</i>
	While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
<i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	Level of Significance: <i>High</i>
	The various buildings along the length of Jackson Street demonstrate an exceptional variety of architectural design.
<i>iii) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates use of traditional building methods and materials for the time.
<i>iv) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.</i>	Level of Significance: <i>High</i>
	As a group, the identified area has high integrity value overall, despite a handful of modern buildings sitting in the area.

v) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: <i>High</i>
	As the place was established in the late 19th and early 20th century, it has high age value in the context of human occupation of the Wellington region.
vi) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: <i>High</i>
	The place has group value as a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place has landmark value to the local community.

Social Values	
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic, or commemorative reasons.	Level of Significance: <i>High</i>
	The place has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: <i>High</i>
	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.

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

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

4. Place information

Reference	HA03 Jackson Street Heritage Area
Location	Jackson Street, Petone
Heritage Buildings and Structures (refer separate inventory reports for further information)	<ul style="list-style-type: none"> • 87 Jackson Street • 89 Jackson Street • 91 Jackson Street • 109 Jackson Street

	<ul style="list-style-type: none"> • 115-117 Jackson Street • 131-141 Jackson Street • 146 Jackson Street • 161-163 Jackson Street • 166-170 Jackson Street • 175 Jackson Street • 182 Jackson Street • 184 Jackson Street • 188-202 Jackson Street • 205 Jackson Street • 216 Jackson Street • 224 Jackson Street • 226 Jackson Street • 228 Jackson Street • 229-231 Jackson Street • 233-235 Jackson Street • 237-245 Jackson Street • 251 Jackson Street • 254 Jackson Street • 258-260 Jackson Street • 257-263 Jackson Street • 262-264 Jackson Street • 266 Jackson Street • 268 Jackson Street • 272 Jackson Street • 274B Jackson Street • 278-280 Jackson Street • 295-297 Jackson Street • 320-326 Jackson Street • 52 Beach Street
<p><i>Contributing Buildings</i></p>	<ul style="list-style-type: none"> • 121-123 Jackson Street • 125-127 Jackson Street • 129 Jackson Street • 172 Jackson Street • 173 Jackson Street • 174 Jackson Street • 176 Jackson Street • 180 Jackson Street • 185-189 Jackson Street • 186 Jackson Street • 207 Jackson Street • 218 Jackson Street • 219 Jackson Street • 221-227 Jackson Street • 250-252 Jackson Street • 274C Jackson Street • 276 Jackson Street • 284-286 Jackson Street • 287 Jackson Street • 288-290 Jackson Street • 291 Jackson Street • 293 Jackson Street • 298 Jackson Street • 299-303 Jackson Street

	<ul style="list-style-type: none"> • 307-309 Jackson Street • 328A-B Jackson Street • 352 Jackson Street • 46 Bolton Street • 47 Richmond Street
<i>Extent of place</i>	<i>Refer to Figure 2</i>
<i>HNZPT List</i>	<i>7369, Heritage Area</i>

Report dated: November 2023

Notes:

1. *This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*
2. *Heritage Areas are groupings of interrelated, but not necessarily contiguous, places or features that collectively represent historic value. These individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape. The emphasis is on the collective values of the area, rather than the significance of individual places.² Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.³*
3. *Criteria for Heritage Areas include⁴:*
 - *Patterns of historical development, visual changes in historic character, natural features/landforms, historic features, land-use or modern barriers (such as a motorway)*
 - *The heritage values of the area and how they manifest spatially*
 - *Key heritage features/contributing places of the area*
 - *What is included and what is excluded – is it clear?*
 - *The immediate setting and whether the boundary contextualises the historic heritage values adequately*
 - *The area as a whole. An HHA should not have gaps or holes, instead, non-contributing places within the area should be identified as such*
 - *Likewise, a boundary should run around, rather than through a space, street or land parcel. Avoid boundaries that run down the middle of a street.*

² Methodology and Guidance for Evaluating Auckland's Historic Heritage, 2020

³ HNZPT Info Sheet 17, 2007

⁴ Methodology and Guidance for Evaluating Auckland's Historic Heritage, Section 9.1.1, 2020

HA04 Lower Hutt Civic Centre Heritage Area

Laings Road and Queens Drive, Lower Hutt



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



Figure 2: extent of area

1. Historical Summary¹

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



Figure 3: The Riddiford Baths, and newly opened Civic Centre (left) in the 1960's.

Source: ALHI, ID: 996-84



Figure 4: Swimmers at the Riddiford Baths, 1960's.

Source: Old Wellington Region

¹ HNZPT List Entry; and <https://architecturenow.co.nz/articles/cinderella-lower-hutt-civic-precinct/>

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

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

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

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

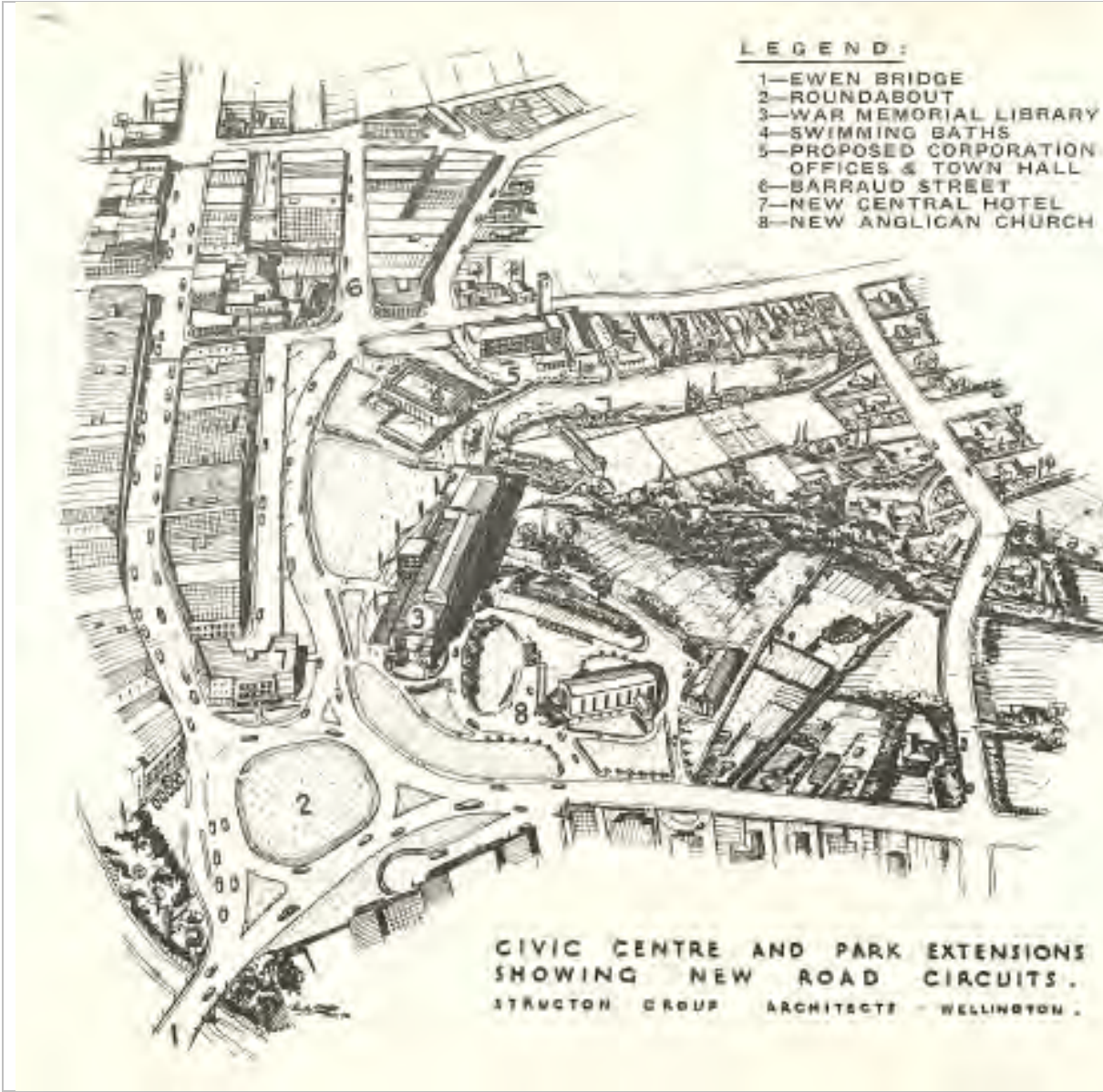


Figure 5: Plans drawn up for the Civic Centre by Structon Group Architects.
Source: HCC Archives

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



*Figure 6: The completed church, 1953.
Source: HCC Archives*



Figure 7: QEII visits the completed church, 1953. Source: HCC Archives

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

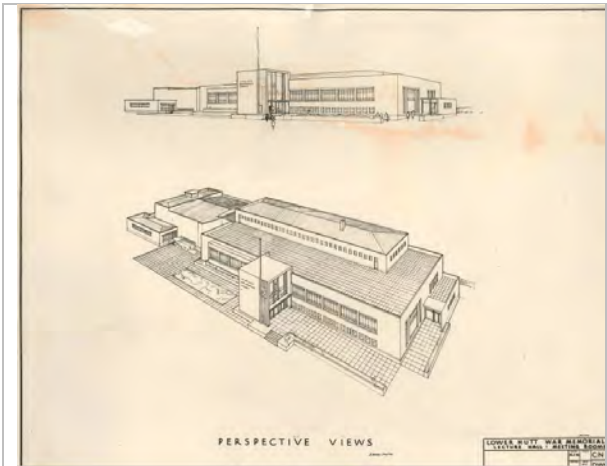


Figure 8: Plans drawn up for the design of the War Memorial Library to sit next to the Little Theatre.
Source: HCC Archives



Figure 9: The buildings under construction, 1954.
Source: HCC Archives



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



Figure 11: The completed buildings, 1966.
Source: HCC Archives

The next major addition to the civic centre was the Town Hall and Administration Block. A loan of

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

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

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

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



*Figure 12: The buildings under construction, 1956.
Source: ATL, ID: EP/1956/0335-F*



*Figure 13: The completed buildings, 1960.
Source: HCC Archives*



*Figure 14: The completed set of civic buildings, including the Town Hall and new Horticultural Hall (now demolished) in the foreground, c.1960.
Source: HCC Archives*



Figure 15: Aerial of the completed civic centre, 1957.

Source: ATL, ID: EP/1957/2713b-F



Figure 16: The original Horticultural Hall prior to fire damage, photographed in 1957.

Source: ATL, ID:



Figure 17: Demolition of the Horticultural Hall in 1958 after fire damage.

Source: ATL, ID: EP/1958/0128-F

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

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

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

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



Figure 18: Aerial of the civic centre, with the new events centre under construction to the right of the Town Hall.

Source: Hutt City Centre Maps



Figure 19: The redeveloped block, with the Horticultural Hall replaced with a new Events Centre with the Town Hall and Administration Block in the distance.
Source: Architecture Now



Figure 20: The interior of the Town Hall after redevelopment and refurbishment.
Source: MothLight



Figure 21: The Administration Block today after extensive redevelopment.
Source: Architecture Now



Figure 22: The buildings today after extensive redevelopment.
Source: Architecture Now



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



Figure 24: The Town Hall (left) and new Events Centre today after extensive redevelopment.
Source: Naylor Love



Figure 25: Masterplan for the new Civic Centre and surrounding Riddiford Gardens.
Source: Isthmus



Figure 26: The redeveloped Riddiford Gardens.
Source: Isthmus



Figure 27: The redeveloped Riddiford Gardens.
Source: Isthmus



Figure 28: The redeveloped Riddiford Gardens.
Source: Isthmus

2. Physical Description

2.1 Setting – Site Description

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

2.2 Building or Structures Included

Heritage Buildings or Structures	Contributing Buildings
<ul style="list-style-type: none"> Hutt City Council Administration Building, Laings Road Hutt City Council Town Hall, Laings Road Little Theatre and Library, Queens Drive 	N/A

Heritage Buildings or Structures	Contributing Buildings
<ul style="list-style-type: none"> • St James Church, 59-61 Woburn Road • Lower Hutt Civic Centre War Memorial, Queens Drive 	

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

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

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

3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

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

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

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

<i>vi) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.</i>	The place has group value as a collective whole, and the individual buildings are recognised as local landmarks.
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Social Values	
<i>i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic, or commemorative reasons.</i>	Level of Significance: <i>High</i>
	The place has high sentimental value to the Lower Hutt community generally as a place which has served as the heart of the city for more than a century and continues to serve the community as its civic centre.
<i>ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i>	Level of Significance: <i>High</i>
	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.

Rarity	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The scheme is a rare example of garden-city planning concepts used in the 1950's.

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

4. Place information

<i>Reference</i>	<i>HA04 Lower Hutt Civic Centre Heritage Area</i>
<i>Location</i>	<i>Laings Road and Queens Drive, Lower Hutt</i>
<i>Heritage Buildings and Structures (refer separate inventory reports for further information)</i>	<ul style="list-style-type: none"> • <i>Hutt City Council Administration Building, Laings Road</i> • <i>Hutt City Council Town Hall, Laings Road</i> • <i>Little Theatre and Library, Queens Drive</i> • <i>St James Church, 59-61 Woburn Road</i>

	<ul style="list-style-type: none"> • Lower Hutt Civic Centre War Memorial, Queens Drive
Contributing Buildings	N/A
Extent of place	Refer to Figure 2
HNZPT List	7520, Heritage Area

Report dated: November 2023

Notes:

1. *This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*
2. *Heritage Areas are groupings of interrelated, but not necessarily contiguous, places or features that collectively represent historic value. These individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape. The emphasis is on the collective values of the area, rather than the significance of individual places.² Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.³*
3. *Criteria for Heritage Areas include⁴:*
 - *Patterns of historical development, visual changes in historic character, natural features/landforms, historic features, land-use or modern barriers (such as a motorway)*
 - *The heritage values of the area and how they manifest spatially*
 - *Key heritage features/contributing places of the area*
 - *What is included and what is excluded – is it clear?*
 - *The immediate setting and whether the boundary contextualises the historic heritage values adequately*
 - *The area as a whole. An HHA should not have gaps or holes, instead, non-contributing places within the area should be identified as such*
 - *Likewise, a boundary should run around, rather than through a space, street or land parcel. Avoid boundaries that run down the middle of a street.*

² Methodology and Guidance for Evaluating Auckland's Historic Heritage, 2020

³ HNZPT Info Sheet 17, 2007

⁴ Methodology and Guidance for Evaluating Auckland's Historic Heritage, Section 9.1.1, 2020

HA05 Ōrua-pouanui/Baring Head Heritage Area

Ōrua-pouanui/Baring Head



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



Figure 2: extent of area

1. Historical Summary¹

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

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

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

¹ <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>



Figure 5: The numerous buildings which make up the Baring Head complex, including the lighthouse, the lighthouse keepers' cottages, the garage, the pumphouse, and the two radio beacons (now removed), 1937.
Source: Te Ara



Figure 6: Aerial of the Baring Head complex sitting on the edge of the coastline, 1949.
Source: ATL, Whites Aviation



Figure 7: Aerial of the Baring Head complex with protective shelter belt around the exterior, date unknown.



Figure 8: Baring Head complex, with the original road and roundabout connecting the collection of buildings, 1960's.
Source: Bill Kemp

2. Physical Description

2.1 Setting – Site Description

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

2.2 Building or Structures Included

Heritage Buildings or Structures	Contributing Buildings
	<ul style="list-style-type: none"> • Ōrua-pouanui/Baring Head Lighthouse

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

- Lighthouse (Figure 16)
- Lighthouse keepers' cottages (Figure 10 and Figure 12)
- Powerhouse (Figure 11)
- Garage (Figure 9)
- NIWA scientific buildings (Figure 14)
- Extant road and roundabout (Figure 13 and Figure 17)
- Extant chicken coop, garden, and shelter belt (Figure 18, Figure 19, Figure 20)
- Former house and outbuildings



Figure 9: The garage, restored by the Friends of Baring Head conservation group and currently being used as a sleepout for overnight workers.



Figure 10: The last remaining building on site yet to be restored. Presumed to be one of the 'keepers cottages.



Figure 11: The powerhouse, restored by the Friends of Baring Head conservation group with new interpretative material installed inside for visitors.



Figure 12: One of the 'keepers cottages, restored by the Friends of Baring Head conservation group.



Figure 13: The original road leading towards the collection of buildings.



Figure 14: The NIWA scientific buildings.



Figure 15: Radio mast and cellphone towers on the site.



Figure 16: The NIWA scientific buildings.



Figure 17: Extant road and roundabout.



Figure 18: Extant chicken coop used by the lighthouse keepers.



Figure 19: Extant keepers gardens.



Figure 20: Remains of the original shelter belt, planted to protect the area from the gale-force winds.

3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</i>
	The place is associated with early 20th century maritime construction, as well as scientific measurement from the mid-late 20th century.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>High</i>
	The place was used as a signal station by the armed forces during WWII.
iii) People – the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: <i>Low</i>
	The place is not known to be associated with the any prominent groups or individuals.
iv) Social – the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.	Level of Significance: <i>High</i>
	The place has high social significance for its association to early maritime experiences from the past, especially for the families of the lighthouse keepers, and a contributes to our understanding of coastal life and culture in the area at the time.

Physical Values	
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: <i>Low</i>
	While there are no formally recorded archaeological sites on the Baring Head lighthouse reserve, there are a number of surrounding archaeological sites which relate to both Māori and European occupation.

<i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	Level of Significance: <i>Moderate</i>
	The lighthouse and keeper's cottage have moderate architectural value for their traditional utilitarian style which is seen in similar complexes across New Zealand.
<i>iii) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.</i>	Level of Significance: <i>High</i>
	The place has exceptional technological value as the first lighthouse in New Zealand to start operating on electricity. The place also has exceptional technological significance as a NIWA Atmospheric Research Station, which is an internationally recognised site, established in 1972. ⁴
<i>iv) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.</i>	Level of Significance: <i>High</i>
	As a group, the identified area has high integrity value overall.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As the place was established in the early-mid 20th century, it has moderate age value in the context of human occupation of the Wellington region.
<i>vi) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.</i>	Level of Significance: <i>High</i>
	The place has exceptional group value as a collection of buildings and structures designed to aid with maritime navigation in the early-mid 20th century. The lighthouse in particular has landmark status.

Social Values	
<i>i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic, or commemorative reasons.</i>	Level of Significance: <i>High</i>
	The place has high sentimental value for the lighthouse keepers and their families who lived in the dwellings for many years at a time. This is evidenced by petitions from former lighthouse keepers to save the keepers cottages when they were under threat from demolition in 2010.
	Level of Significance: <i>High</i>

⁴ <https://niwa.co.nz/atmosphere/facilities/baring-head>

<i>ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i>	The place has high recognition value as the place is well-known by the local community and contributes to a sense of shared history and identity. The Friends of Baring Head Conservation group are currently restoring a number of the buildings.
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Rarity	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The place has high rarity value as an intact group of maritime and scientific buildings.

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

4. Place information

<i>Reference</i>	<i>HA05 Ōrua-pouanui/Baring Head Heritage Area</i>
<i>Location</i>	<i>Ōrua-pouanui/Baring Head</i>
<i>Heritage Buildings and Structures (refer separate inventory reports for further information)</i>	<i>N/A</i>
<i>Contributing Buildings</i>	<i>Ōrua-pouanui/Baring Head Lighthouse</i>
<i>Extent of place</i>	<i>Refer to Figure 2</i>
<i>HNZPT List</i>	<i>9621, Heritage Area</i>

Report dated: November 2023

Notes:

- 1. This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*
- 2. Heritage Areas are groupings of interrelated, but not necessarily contiguous, places or features that collectively represent historic value. These individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape. The emphasis is on the collective values of the area, rather than the significance of*

individual places.⁵ Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.⁶

3. Criteria for Heritage Areas include⁷:

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

⁵ Methodology and Guidance for Evaluating Auckland's Historic Heritage, 2020

⁶ HNZPT Info Sheet 17, 2007

⁷ Methodology and Guidance for Evaluating Auckland's Historic Heritage, Section 9.1.1, 2020

HA06 Matiu/Somes Island Heritage Area

Wellington Harbour



Figure 1: Aerial of Matiu Somes Island



Figure 2: extent of area

1. Historical Summary¹

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

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

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

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

In 1869 the island was designated as a human quarantine station. In 1872 an immigrant ship arrived carrying smallpox, the passengers were sent to Matiu/Somes Island and were set up

¹ Ian Bowman, 2008 Heritage Inventory Report – Somes Island

in makeshift accommodation. This outbreak prompted the construction of the quarantine station during 1872 – 1874. Scarlet Fever and Smallpox were the most common diseases that needed to be contained, and inflicted the young and infirm most commonly, and this is reflected in the ages of those buried on the Island.

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

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

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

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

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

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

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

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

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

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



*Figure 3: The original lighthouse and associated buildings - both of which have since been removed, 1886.
Source: ATL*



Figure 4: The 1900 lighthouse in 2021.



*Figure 5: Somes Island, showing the bull pen and stables building in the foreground and the full barracks building (before it was cut in half) in the background, 1930.
Source: ATL, ID: 1/2-C-010769-F*



Figure 6: The bull pen and stables, built in 1916 by WWI internees.



Figure 7: The Caretakers Cottage.



Figure 8: The barracks building in 2021, hastily erected in 1919 in preparation for the expected casualties of the influenza pandemic after WWI and used during WWII for POW's.



Figure 9: The group of buildings on the island, including the modern animal quarantine station in the background (green roofed buildings).



Figure 10: The hospital building, which now functions as the Visitors Centre, in 2021.



Figure 11: The memorial in 2021.



Figure 12: The WWII gun emplacements in 2021.



Figure 13: The Degaussing Station, c.1942-1945.
Source: DoC



Figure 14: Remnants of the Degaussing Station.
Source: Tracesofwar.com

2. Physical Description

2.1 Setting – Site Description

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

2.2 Building or Structures Included

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

- Sites of Maori significance (pa site and midden - Te Moana-a kura, pa site and midden- Haowhenua)
- Caretakers Cottage (1915)
- Human Quarantine Barracks Building (1919)
- Bull pen and stables (1916)
- WWII gun emplacements (1942)
- Lighthouse and tram tracks (1895-1900)
- Memorial and cemetery (1970's)
- Degaussing station foundations (1942)
- Ag-Research Animal Quarantine Buildings (1970's-1980's) maximum-security buildings and pens

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

Heritage Buildings or Structures	Contributing Buildings (see figures 15 to 19 below)
N/A	<ul style="list-style-type: none"> • Memorial and cemetery; • Caretakers cottage; • Hospital building; • Ag-Research buildings; • Barracks buildings; • Animal Quarantine Station; • Lighthouse;

Heritage Buildings or Structures	Contributing Buildings (see figures 15 to 19 below)
	<ul style="list-style-type: none"> • WWII Bunkers



Figure 15: The northern section of the island, with heritage items indicated.



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



Figure 17: The upper-middle section of the island, with heritage items indicated.



Figure 18: The lower-middle section of the island, with heritage items indicated.



Figure 19: The southern section of the island, with heritage items indicated.

3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</i>
	Matiu/Somes Island is associated with a number of important themes in history, such as both human and quarantine practices in the late 19th and early 20th century, and military themes throughout WWI and WWII.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>High</i>
	Matiu/Somes Island is associated with a number of prolific historical events, such as WWI, the influenza pandemic of 1918, and WWII.
iii) People – the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: <i>High</i>
	Matiu/Somes Island is associated with a number of notable individuals and groups, including Kupe, who named the island; Joseph Somes – the deputy governor of New Zealand, for whom the island was re-named; the Wellington Harbour Board who managed the lighthouse; and the New Zealand Defence Force, amongst many others.
	Level of Significance: <i>High</i>

<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>	<p>Although only opened to the public in 1995, Matiu/Somes Island contributes to a wider understanding of the history of the region through its various uses and phases of occupation. Since becoming publicly accessible, the place has become a popular visiting destination for both locals and tourists alike and is well-known and respected.</p>
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Physical Values	
<p><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>	<p>Level of Significance: <i>High</i></p> <p>Known to have been visited by the explorer Kupe 1000 years ago and who gave the island its name, the island also has a number of pā sites - Te Moana-a-kura and Haowhenua, although the former of these has since been destroyed. There are approximately 30 recorded archaeological sites on the island. The island is automatically afforded protection under the HNZPT Act 2014.</p>
<p><i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i></p>	<p>Level of Significance: <i>High</i></p> <p>The number of different buildings and structures from various typologies and time periods offers fascinating insight to architectural styles and design typologies for various uses over the last 150 years of the island's occupation.</p>
<p><i>iii) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.</i></p>	<p>Level of Significance: <i>High</i></p> <p>The island gives an exceptional insight to various technologies and technological development over 150 years of occupation, including quarantine methodology and technologies in the late 19th century, military technology during WWI and WWII, and later agricultural research technologies.</p>
<p><i>iv) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.</i></p>	<p>Level of Significance: <i>High</i></p> <p>Although many of the buildings have been modified in some way over time, many of them remain largely intact from their original construction giving them high integrity value.</p>
<p><i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i></p>	<p>Level of Significance: <i>High</i></p> <p>Given the occupation of the island as early as 1853 as a sheep quarantine facility, the island has exceptional age value.</p>

vi) <i>Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.</i>	Level of Significance: <i>High</i>
	The island itself consists of a grouping of buildings and structures which illustrate the use of the place over the course of more than 150 years, giving it exceptional group value as a whole. The place is also a well-known landmark in the centre of Wellington harbour.

Social Values	
i) <i>Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic, or commemorative reasons.</i>	Level of Significance: <i>High</i>
	The place has high sentimental value for its association with military forces during WWI and WWII. Many lighthouse keepers, some who served for up to 40 years, also raised families on the island which may also hold the place in special sentimental value. The place also has commemorative value for those who died on the island and are buried in the cemetery there, commemorated by the nearby memorial.
ii) <i>Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i>	Level of Significance: <i>High</i>
	The place is held in high public esteem for its historic heritage values, despite only being opened to the public in 1995. The place is well-known by the local and regional community.

Rarity	
i) <i>Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	Matiu/Somes Island has exceptional rarity value as a place which has served such a variety of historic uses over more than a century of occupation. With regard to its quarantine use, only Quail Island in Lyttelton can be used in comparison.

Representativeness	
i) <i>Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>High</i>
	The various buildings and structures on Matiu/Somes Island are good examples of their various typologies and eras of construction.

4. Place information

<i>Reference</i>	<i>HA06 Matiu/Somes Island Heritage Area</i>
<i>Location</i>	<i>Wellington Harbour</i>
<i>Heritage Buildings and Structures (refer separate inventory reports for further information)</i>	<i>N/A</i>
<i>Contributing Buildings</i>	<ul style="list-style-type: none"> • <i>Memorial and cemetery;</i> • <i>Caretakers cottage;</i> • <i>Hospital building;</i> • <i>Ag-Research buildings;</i> • <i>Barracks buildings;</i> • <i>Animal Quarantine Station;</i> • <i>Lighthouse;</i> • <i>WWII Bunkers</i>
<i>Extent of place</i>	<i>Refer to Figure 2</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: November 2023

Notes:

1. *This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*
2. *Heritage Areas are groupings of interrelated, but not necessarily contiguous, places or features that collectively represent historic value. These individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape. The emphasis is on the collective values of the area, rather than the significance of individual places.² Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.³*
3. *Criteria for Heritage Areas include⁴:*
 - *Patterns of historical development, visual changes in historic character, natural features/landforms, historic features, land-use or modern barriers (such as a motorway)*
 - *The heritage values of the area and how they manifest spatially*
 - *Key heritage features/contributing places of the area*
 - *What is included and what is excluded – is it clear?*
 - *The immediate setting and whether the boundary contextualises the historic heritage values adequately*
 - *The area as a whole. An HHA should not have gaps or holes, instead, non-contributing places within the area should be identified as such*

² Methodology and Guidance for Evaluating Auckland's Historic Heritage, 2020

³ HNZPT Info Sheet 17, 2007

⁴ Methodology and Guidance for Evaluating Auckland's Historic Heritage, Section 9.1.1, 2020

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

HA07 Petone Recreation Ground Heritage Area (1898)

Udy Street and Buick Street



Petone Recreation Ground, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

1. Summary of significance

The Petone Recreation Ground is one of the most important heritage places in Petone. It is the oldest municipal recreational ground in Petone – the ‘home of champions’ – which has produced a remarkable number of sporting winners. Many of those people played sport on the recreation ground. It has been the scene of important commemorative and public events, and was the former site of the Petone War Memorial. It has been the home of the Petone Rugby Club and Petone Cricket Club from early in its history. It has no parallel as a sporting cradle in Petone.

The ground is a distinctive place within Petone. The expansive open green sward of the ground is particularly distinctive in the otherwise dense urban surroundings, whether it is fully revealed, as along Udy Street, or where it is glimpsed between buildings or trees or at the ends of side streets. Within the ground, the perimeter screen of trees separates the space from its surroundings, creating a surprising level of intimacy for so large a place. With the exception of the grandstand, which has some presence at the south west of the ground, and the group of major Weltec buildings, partly concealed by the fringe of trees, at the south east, the buildings and structures within and nearby are so small in scale in comparison to the space that they are not particular features.

2. History

2.1 History of the place

The Petone Recreation Ground owes its formation to the sale of the estate of farmer William Buick, who established his farm, Greenvale, in 1852, on land to the east of the nascent settlement of Petone. Buick died in 1880 and his family initially retained the farm, but with Petone spreading further east, the family began progressively selling parts of their land. While most of the land ended up under houses and streets, some of it was set aside as the most important green space in the settlement.

Towards the end of the 19th century, the lack of a recreation ground in Petone had become a source of frustration. In 1884, one commentator noted that attempts to form a cricket club had been unsuccessful due, in part, to ‘the impossibility of obtaining a suitable ground, as no provision was made for recreation grounds when the township was mapped out.’¹ In 1886, William Buick’s son David offered land for a recreation ground to the Petone Town Board but it was spurned.² After it was formed in 1888, the Petone Borough Council (PBC) had further opportunities to buy Buick land but did not take them. In 1898, by which time the PBC had begun to focus its attention on securing a recreation ground, the Buicks were no longer interested in selling land.

However, a further opportunity appeared. The Buicks had sold land earlier to the Wellington Gas Company, which, with the support of the PBC, intended building a gasworks. By the late 1890s the company had lost enthusiasm for the concept, but it was interested in leasing some of that land to the PBC for a ten year period, along with the opportunity for it (the council) to buy the land outright for £3,500 at any point it wanted to. The council took the offer and the Petone Recreation Ground was established.³ It was reported that Mayor Richard Kirk ‘expressed pleasure at the prospect of securing so eligible a site, and said that, as the area of the ground was larger than was at present required for sports, a portion might

¹ *New Zealand Mail*, Issue 666, 5 December 1884, Page 8

² *New Zealand Times* 27 October 1886 Page 2

³ Butterworth, Susan 1989, *Petone: A History*, Petone Borough Council/Ray Richard Publisher, Wellington p.131

be used as a means of providing work for unemployed residents and recipients of charitable aid in improving it.⁴ The property was augmented by a lease of other Buick land in 1998.⁵

In April 1898, the PBC posted two notices regarding the ground. It offered up the northern paddock for grazing and sought tenders to erect fencing and for 'scrub-cutting, levelling, draining and ploughing' the ground.⁶ A custodian was appointed. Just when the ground was first used for sport is not exactly known, but the first recorded event was a cycling meet on 6 July 1898, held by the Petone Cycling Club, which was closely involved in the ground from the outset. Once the ground was ready, events moved very quickly.

The Wellington Trotting Club took a keen interest in the ground and applied for, and got, approval to build a track and a grandstand. The 800 metre-long trotting track sat inside the cycling track, which was completed, with banking, by November 1898.⁷ There was trotting at the ground until 1916, although the Wellington Trotting Club was disbanded and later replaced by the Hutt Valley Trotting Club.⁸

Other sports followed. In April 1899, the Wellington Rugby Union sought use of the ground.⁹ Once the arrangements were sorted, rugby began its long and extraordinarily successful connection with the ground and it became the home of the Petone Rugby Club, founded in 1885 and one of the greatest of New Zealand's rugby clubs. Late in 1899, cricket began its equally long use of the ground, with St Augustine's Cricket Club hosting Upper Hutt.¹⁰ There were athletics meets on an irregular basis. Later, hockey and football were both played regularly on the ground.



The south end of Petone Recreation Ground, 1911, showing the oval of the first cycle track. (PA1-q-103-148-2, Alexander Turnbull Library)

⁴ *Evening Post* 12 October 1897 Page 5

⁵ Butterworth, p.131

⁶ *Evening Post*, Volume LV, Issue 80, 5 April 1898, Page 8

⁷ *New Zealand Times* 4 November 1898 Page 2

⁸ Butterworth, p.130

⁹ *New Zealand Times*, 28 April 1899, p.5

¹⁰ *New Zealand Mail* 23 November 1899, p.44

The ground was soon in heavy use. There were incidental uses, such as military tournaments, a rodeo, coursing (dogs chasing hares), band recitals, Caledonian sports and public meetings. The main ground was at the southern end. It was in the form of an oval, to accommodate the trotting and cycling. The oval was large enough to fit a playing field or even two (for the likes of rugby) in the middle. North of that, the available space was divided up into, mostly, fields for rugby in the winter and cricket pitches in the summer.

In 1905, the PBC planted nearly 1,000 trees around the Petone Recreation Ground. It's not clear if any of these trees survived, but the evidence would suggest that they were all replaced by later plantings. In 1907, the PBC exercised its right to buy the ground off the Wellington Gas Company and it was able to secure it for the price it negotiated, which was, by then, something of a bargain.¹¹

A handsome double-bay caretaker's cottage, of cavity brick construction with a tile roof, was designed by the borough engineer, W. H. Cook, in early 1909 and built by W. Harwood in August that year.¹² It was located at the south-east corner of the ground, sited immediately to the north of the present A Block, with its main elevation overlooking the sporting fields. However, by 1967 it had been demolished to make way for new buildings on the polytechnic campus (then CIT); its function was replaced by the current modern house at the south-west corner of the ground¹³ which is now used by Plunket. (The buildings that replaced the old cottage turned out to be short-lived, and this corner of the ground is now an open lawn area with maturing pohutukawa in the middle).



The Petone Recreation Ground, 1945, showing the relatively new grandstand right and the outline of the second cycle track in front of it. (WA-02087-F, Alexander Turnbull Library)

¹¹ Butterworth p.130

¹² ARCH62892, HCC Archives

¹³ Gleaned from HCC historic aerial photography online.

Formal entrance gates were erected in brick and iron at the Buick Street end of the ground in 1914. The designer is not known – it was most likely the borough engineer – but they were apparently based on the Newtown Park entrance gates in Wellington.¹⁴ The contractor was E.W. Hursthouse.¹⁵ The intention was to make Buick Street the main entrance to the ground. Another set of entrance gates, again in brick, were later built off Kensington Avenue in 1929.¹⁶ During the early period of the ground's history, if the grass was becoming unkempt, the PBC was quite happy to put some sheep on the ground until it was sufficiently tamed.¹⁷

The Petone Technical School was constructed in the south-east corner of the ground in 1908. That original building is long gone, but its successor, completed in 1936, and various other additional buildings now look over the ground. The complex is now known as Weltec – Petone Campus.

In 1921, the Petone War Memorial – a statue of a soldier atop an ornate Classical base complete with steps – was erected near the Buick Street entrance to the ground, a prominent and well visited location. The soldier faced the harbour, where the soldiers had left from. In 1966, it was moved to the Garden of Remembrance (or Appreciation) at Petone Memorial Park, which was established in 1960 as a memorial to the soldiers who died during World War II.¹⁸

In 1930, the ground was cut in two to allow Udy Street to be continued east to Cuba Street.¹⁹ The ground to the north was diagonally bisected by a stop bank and as used, in part, for the long-planned gas works. It is now used for commercial and industrial purposes. The eastern portion of this land, known as North Park, still survives as a sporting ground. The year 1930 was when the ground got a significant neighbour.

By the 1920s, the cycling track had fallen into disrepair. The increasing popularity of the sport encouraged advocates to ask the PBC to restore the track. It agreed, with the help of a financial contribution from the Lower Hutt Amateur Athletic and Cycling Club.²⁰ The new track was ready for use in March 1928. The track was something of a boon to rugby spectators, who could get an elevated view of play from the sweeping bank. However, the revived bank's days were short. By 1940, the PBC had concluded that the cost of its upkeep and the small number of active cyclists in the region did not justify keeping it, particularly when it would allow room for three more cricket pitches and a hockey ground in winter.²¹ It is not clear when it was finally removed. An increase in revenue from the grandstand was also cited as a benefit of the removal of the track,²² which suggests that spectators standing on the track were obstructing the view of some of those who paid to get into the stand.

The grandstand, completed in 1939, was a gift, of sorts, from the people of Petone to its sportspeople. The old grandstand was tiny and antiquated and the lack of a modern facility had long been identified as a significant drawback. With the jubilee of the Petone borough looming, the PBC chose to link the commemoration with the new grandstand. Sited in a new

¹⁴ *Dominion* 6 June 1914 Page 7

¹⁵ *Evening Post*, 7 February 1914, p.5

¹⁶ *Dominion* 27 April 1929 Page 11

¹⁷ There are regular newspaper references to grazing sheep on the ground.

¹⁸ 'Petone World War I Memorial' – Heritage at Hutt City Libraries, <https://huttcitylibraries.co.nz/2017/05/18/petone-world-war-i-memorial/>, [retrieved 18 June 2024]

¹⁹ *Dominion* 19 December 1930 Page 6

²⁰ *Evening Post* 7 December 1927 Page 5

²¹ *Evening Post* 16 July 1940 Page 7

²² *Ibid.*

location with extensive dressing rooms, the 1,400 seat stand allowed the removal of ‘the scattered outbuildings erected for this purpose in various parts of the ground.’²³

A loan of £10,000 to build the grandstand was arranged and approved by ratepayers in November 1938. By this time, the old stand had been burned down by an arsonist. The new stand was designed by prominent Wellington architects Swan and Lavelle²⁴ and tenders were called in March 1939.²⁵ The tender of local builders Nicholls and Pearce was accepted.²⁶ New entrance gates at Kirk’s Avenue were also built at about the same time. The stand was opened by Finance Minister Walter Nash on 25 November 1939.

With the construction of the new stand and removal of many extraneous structures, the ground largely took on the appearance it has today. There were shelters built (by 1935) on the west side of the ground,²⁷ presumably intended to provide relief from the prevailing north-westerly. These are still standing today. The only other structures left within the ground were the groundsman’s cottage at the south end (later demolished and replaced, as noted above), St Augustine Scout Group’s building (date unknown) in the far north-east corner (it still stands), and the Petone Cricket Club pavilion (date unknown) in the north-east corner. A small scorekeeper’s box and accompanying scoreboard stood at the south end of the ground for many years.

A utilities building was erected north of the grandstand about 1992. Many pohutukawa planted in the 1950s are starting to become prominent around the northern half of the ground. A playground and skate ramp remain features of the south end of the ground; the playground may date back to the Depression.²⁸ The grandstand is not open at the moment (2024) because it has been deemed earthquake prone by HCC and requires remediation, which has to be completed by 2038.

At present, rugby union, cricket, athletics and touch football are the games mostly played on the ground. The dominant clubs remain the Petone Rugby Club and Petone Cricket Club, as they were, for the main part, from the outset.

2.2 Construction Professionals

Swan and Lavelle (grandstand)

<https://wellingtoncityheritage.org.nz/architects/swan-and-lavelle> [retrieved 18 June 2024]
Source: Wellington City Council)

2.3 Sources

See footnotes.

²³ *Dominion*, 22 April 1936, p.5

²⁴ A design for a more elaborate Moderne structure was also supplied by Prouse and Wilson, suggesting cost may have been a factor in selecting the architects. ‘PLANS-combined - 16 N Udy Street PETONE.PDF’ HCC Archives, BP7457_PET

²⁵ *Dominion* 22 March 1939 Page 18

²⁶ *Dominion* 13 April 1939 Page 13

²⁷ *Evening Post*, 15 January 1935, p.14

²⁸ *Evening Post* 18 March 1930 Page 4. There is a reference in the article to the unemployed being used to, among other things, lay out a children’s playground.

3. Physical Description

3.1 Setting – Site Description

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. The streetscapes of the residential and commercial areas are diverse in visual, architectural, and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The Petone Recreation Ground is sited within a confluence of building zones and typologies that reflect each of the different areas of Petone. It is bounded to the north by a stretch of Udy Street that is predominantly industrial in character; to the east along Kensington Avenue by a contrasting mixture of dense low-rise housing and the medium- and high-rise institutional precinct of the major Weltec buildings; to the south, along Elizabeth Street and Buick Street by housing and low-rise institutional buildings, with Petone Central School at the south-west corner; and to the west by the intermixed residential, religious and commercial buildings of Britannia Street.

The vast open space and green turf of the Ground is particularly distinctive within this urban setting, whether it is fully revealed, as along Udy Street, or where it is glimpsed between buildings or trees or at the ends of side streets.

3.2 Building or Structures

By its nature, the Petone Recreation Ground stands quite apart from its urban surroundings, distinctive as much for the absence of buildings as for its purpose and for the expansive open flat space it contains.

The perimeter of the Ground is delineated by a combination of gates, fencing of various kinds, an asphalted carpark at the north-west corner, and an extensive collection of maturing trees, principally pohutukawa, that provide a soft verdant fringe. From within the Ground, the trees contain the space. They serve to largely screen off views of its immediate surroundings, particularly the large Weltec buildings at the south-east, and create a surprising sense of privacy and intimacy for such a large open space.

The Ground is accessed from the primary gates at Buick Street and Kirks Avenue, and secondary gates off Kensington Avenue and Udy Street. The Buick Street gates are designed as a feature of the street (and the grounds) and are prominent at the end of the street. They have a central vehicle gate opening on the axis of Buick Street, and a smaller pedestrian gate aligned with the footpaths on either side of the road. The gates consist of tall brick piers, with plastered bases and caps, linked by long brick walls with plaster caps, the gaps infilled by wrought steel railing. The gates are elaborate affairs of decorative ironmongery. (The Kensington Avenue gates are similar but more modest). The end of Kirks Avenue terminates at a compact flat-roofed turnstile/ticket box of roughcast plastered

concrete, flanked by vehicle and people gates within a concrete fence. An asphalted footpath encircles the lush green turf, which is marked off into a range of fields and pitches for various sports.

A few structures are scattered around the outer edge of the Ground, most prominently the grandstand, but also a groundskeeper’s building, a building used by Scouts, a cricket pavilion, a playground, a house and, along the west boundary, several small viewing shelters.

The grandstand is a substantial structure of its time, quite utilitarian but nevertheless with care taken in its design. It has a simple symmetrical rectangular plan and corresponding elevations of slab-sided concrete walls. The ground floor is given over to dressing rooms that shelter under the main access balcony, which is reached from stairs at either end. A single tall bank of bleachers, with an intermediate floor underneath, rises above the balcony, all sheltered under a tall, hipped roof that is supported on a grid of steel posts. The end walls each have an open raking panel that was originally filled with glazing to provide shelter from the winds. These are now open, with the sparse steelwork of the original support frame for the windows fully exposed.

The primary structure is reinforced concrete, covered with a smooth plastered finish, and a steel roof frame, and the building is finished with multi-light timber windows, set in a neat grid along the rear of the building.

The adjacent groundskeeper’s building is an unremarkable simple single-storey modern building of concrete block covered with a hipped roof in concrete tiles; the cricket pavilion across the park is similarly unremarkable, but built in timber.

The following contributing buildings that are included as part of the heritage area:

- Grandstand
- Buick Street Gates
- Kensington Avenue Gates
- Kirks Avenue gates and ticket office
- Shelters, north-west side of ground

4. Evaluation

The evaluation criteria are based on those from GWRC’s Regional Policy Statement.

Historic Values	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	Recreation was an important part of New Zealand life from early in the period of European settlement, despite the lack of facilities. The demand for a municipal recreation ground at Petone grew significantly towards the end of the 19 th century and it was immediately embraced when it was opened.

<p><i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i></p>	<p>Level of Significance: <i>High</i></p> <p>The ground has been the scene of a great many important events – major sporting events, commemorations, public meetings and the like. Specific events linked to the ground include the 50th and 100th anniversaries of the Petone Rugby Club (1926 and 1986), the opening of the grandstand in 1939, celebrations for the end of World War I, July 1919 and many more. A place like the Petone Recreation Ground was the scene of countless local and regional events.</p>
<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>	<p>Level of Significance: <i>High</i></p> <p>The ground is associated with many organisations that have either helped develop the playing surfaces or its facilities or used them for sporting and recreational purposes. The Petone Borough Council and then the Hutt City Council have been instrumental in developing and maintaining the ground, with the former responsible for its initial establishment. The Petone Rugby Club and Petone Cricket Club, the longest lasting users of the ground, represent all the long and short term users of the ground since 1898, which includes a great many sports. Noted architects Swan and Lavelle designed the ground's best known asset – the grandstand.</p>
<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>	<p>Level of Significance: <i>High</i></p> <p>The ground has been used in largely the same way since it was established, with the obvious exception of the demise of trotting. It has been played on by generations of people from myriad different sports. Some of those sports may have changed but the ground is still the field of dreams for the suburb's sportspeople.</p>

<p>Physical Values</p>	
<p><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>	<p>Level of Significance: <i>Moderate</i></p> <p>Establishment of the ground dates from prior to 1900 and prior to that it was used as a farm, so it could potentially reveal information about European settlement from that earlier period through archaeological investigation.</p>

<i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	Level of Significance: <i>Moderate</i>
	Neither the Ground nor its collection of buildings and structures is considered to have special architectural value, but the grandstand is the work of noted Wellington architects Swan and Lavelle.
<i>iii) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.</i>	Level of Significance: <i>Low</i>
	Neither the ground nor its collection of buildings is considered to have any special technological significance.
<i>iv) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.</i>	Level of Significance: <i>High</i>
	The Ground and its collection of buildings and structures and other features can be considered to have a very high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is not particularly old in the context of Petone.
<i>vi) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.</i>	Level of Significance: <i>High</i>
	The Ground is a singular landmark in urban Petone. It is the largest and most important of a modest group of fields and sporting grounds in the area.

Social Values	
<i>i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic, or commemorative reasons.</i>	Level of Significance: <i>Low</i>
	The ground was used for commemorative purposes in the past; it was notably the home of the Petone War Memorial for 45 years. The same connection does not exist today, so beyond its role as the home of Petone sport, the ground is unlikely to have a special association with any group.
<i>ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i>	Level of Significance: <i>High</i>
	As a place that forged its identity – in part – on the extraordinary sporting achievements of its sporting heroes, it would be difficult to find a place more revered in Petone than the recreation ground. It has also been the home of the Petone Rugby Club, one of New Zealand's most successful rugby clubs, since it was established.

Rarity	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	The Petone Recreation Ground was the first municipal sporting ground in Petone.

Representativeness	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Low</i>
	Not relevant.

5. Place information

<i>Reference</i>	<i>HA07</i>
<i>Location</i>	<i>Udy Street and Buick Street, Petone</i>
<i>Contributing Structures</i>	<ul style="list-style-type: none"> • <i>Grandstand</i> • <i>Buick Street Gates</i> • <i>Kensington Avenue Gates</i> • <i>Kirks Avenue gates and ticket office</i> • <i>Shelters, north-west side of ground</i>
<i>Extent of place</i>	<i>Refer to map on cover.</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: April 2024

Note:

This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

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.