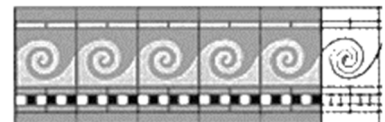
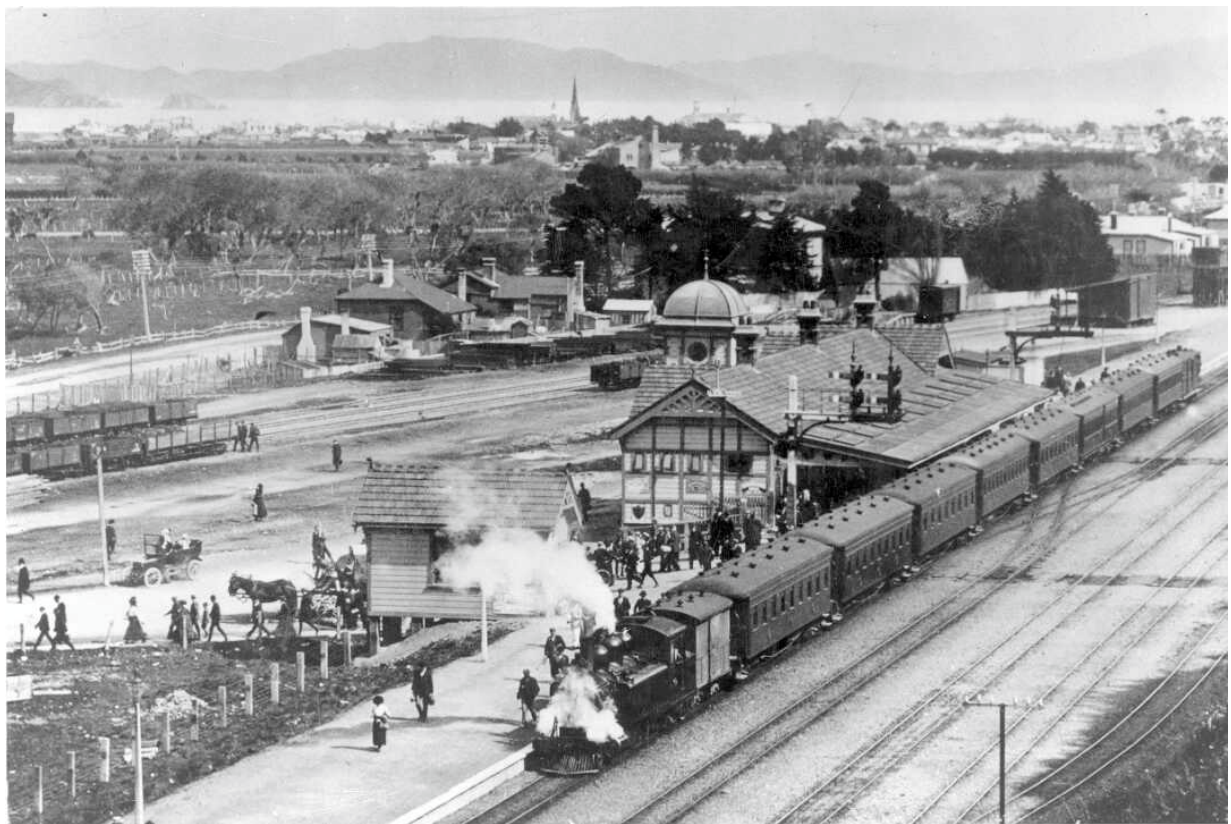


Project Number: 4-61060.00

# Hutt City Council Heritage Inventory Report

November 2023





## Contact Details

Chessa Stevens  
WSP  
L9 Majestic Centre  
100 Willis Street  
Wellington 6011  
+64 4 471 7000  
chessa.stevens@wsp.com

## Document Details

Date: November 2023  
Reference: 4-61060.00  
Status: For Public Engagement

### Alex Vakhrousheva

WSP Heritage Consultant

### Chessa Stevens

WSP Principal Conservation Architect and  
National Built Heritage Lead

### Ian Bowman

Architect & Conservator  
Independent NZIA Practice

**Cover Image:** Lower Hutt Rail Station in 1904.  
*Alexander Turnbull Library, reference: 1-1-111300-F*

REV	DATE	DETAILS
1	June 2021	Draft
2	July 2021	Draft
3	January 2022	Final Draft
4	November 2023	For Public Engagement

This report ('Report') has been prepared by WSP exclusively for Hutt City Council ('Client') in relation to the Hutt City Heritage Inventory Review ('Purpose') and in accordance with the Short Form Agreement with the Client dated 11<sup>th</sup> September 2020, and subsequent Short Form Agreement dated November 2023. The findings in this Report are based on and are subject to the assumptions specified in the Report. WSP accepts no liability whatsoever for any reliance on or use of this Report, in whole or in part, for any use or purpose other than the Purpose or any use or reliance on the Report by any third party.

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# 1 Introduction

## 1.1 Purpose of this Document

WSP and Ian Bowman have been commissioned by Hutt City Council (HCC) to undertake a district-wide technical review and assessment of heritage places, sites, and areas in Lower Hutt – referred to throughout this Report as ‘the district’. This is being carried out as part of a full District Plan review, and is required to take account of all of the relevant legislative changes that have occurred since the heritage provisions of the District Plan were last updated; and to incorporate places, sites and areas of historic heritage in Lower Hutt that have not previously been identified for protection and are therefore vulnerable to inappropriate subdivision, use and development.

The initial stage of the Heritage Inventory Review was a desktop review that identified items and areas that should be retained in the current register, items and areas which should be removed or reclassified, and new items and areas which should be included. The desktop review was completed in April 2021.

During May, June and July 2021, site visits were undertaken to all proposed new items and areas, as well as to existing items and areas which appeared to have been modified or altered to such a degree where they may no longer meet the threshold for scheduling. Existing items and areas which were proposed to have a new scheduling status, or were proposed to be incorporated into an area, were also visited as part of this process.

Following the site visits, a detailed assessment of the individual items and areas was undertaken; and the completed (draft) inventory assessment forms were provided to HCC along with this revision 3 of this Report in January 2022.

In August 2022, a reduced version of this Report (referred to as a “sub-report”) was issued for Plan Change 56. The sub-report contained information pertaining to Heritage Areas only.

This version of the Report has been updated ahead of public engagement on the Draft District Plan in November 2023.

## 1.2 District Boundaries and Extent of Study

The boundaries of the district (established in Figure 1 below) include Belmont Regional Park to the west, extend to (but does not include) the suburb of Silverstream to the north, Cape Turakirae and all of the coastal suburbs to the south, and the Orongorongo River and mountain ranges to the east. The area covers a diverse geography, some of which is urban (Hutt Central, Petone, Wainuiomata, Eastbourne), but much of which is rural, being farmland or reserve, especially to the south and east of the established boundaries.



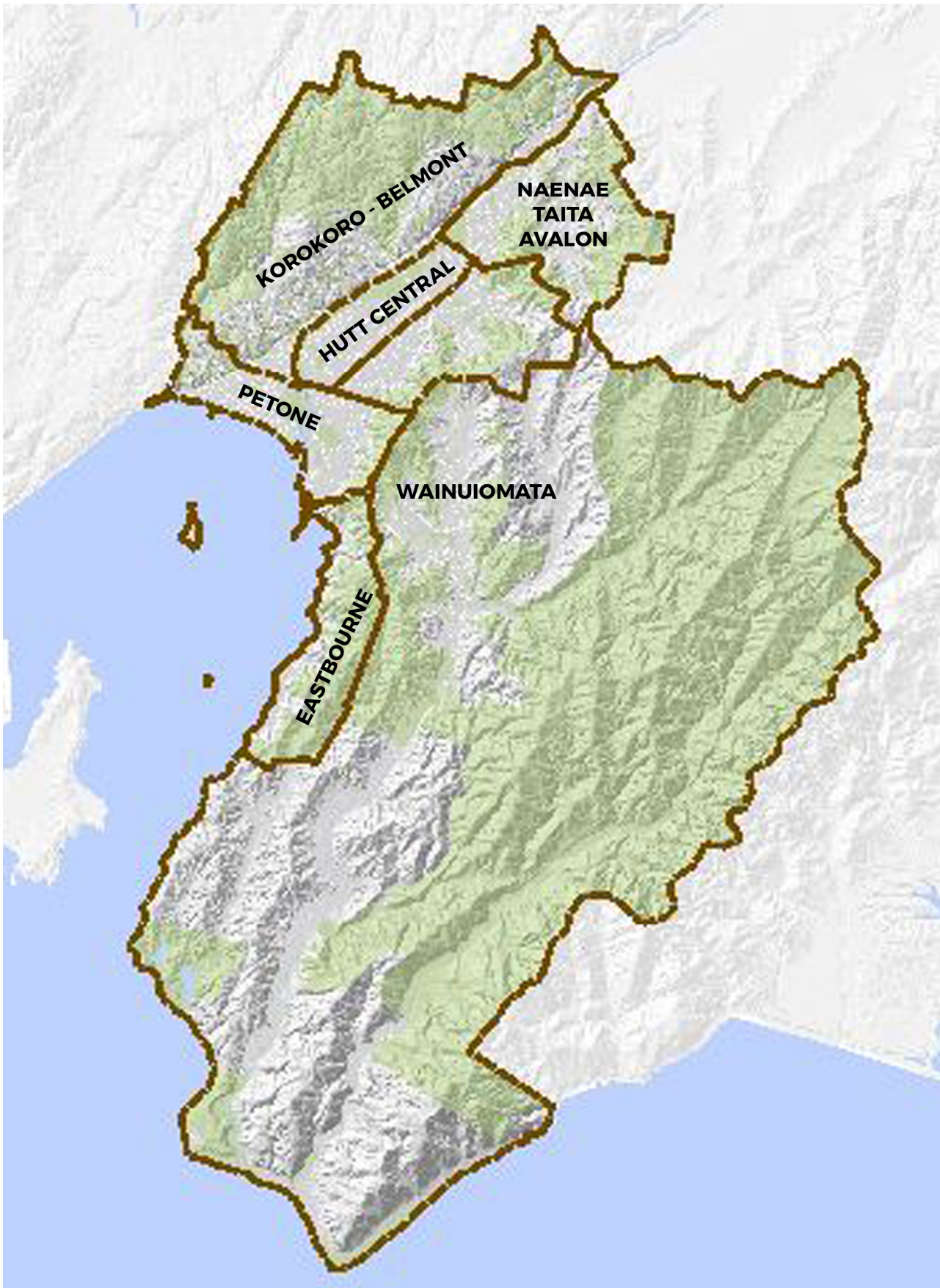


Figure 1: Map of the HCC boundaries within the wider Wellington region.  
Source: HCC

## 1.3 Legislative Context

### 1.3.1 RMA Purpose and Definitions

The RMA sets out how New Zealand's environment should be managed. It is based on the principle of sustainable management which involves considering the effects of activities on the environment now, and in the future, when making resource management decisions.<sup>48</sup>

Under Part 2 section 6 all persons exercising functions under the RMA are required to recognise and provide for eight Matters of National Importance - matters (a) to (h) - which include the protection of historic heritage from inappropriate subdivision, use, and development (section 6(f)).

Historic heritage is defined under section 2 of the RMA as:

- a) *those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:*
  - i. *archaeological;*
  - ii. *architectural;*
  - iii. *cultural;*
  - iv. *historic;*
  - v. *scientific;*
  - vi. *technological; and*
- b) *includes:*
  - i. *historic sites, structures, places, and areas; and*
  - ii. *archaeological sites; and*
  - iii. *sites of significance to Māori, including wāhi tapu; and*
  - iv. *surroundings associated with the natural and physical resources*

The following documents give effect to the RMA:

- national policy statements;
- regional policy statements;
- regional plans;
- district plans.

The operative City of Lower Hutt District Plan predates the addition of section 6(f) to the RMA in 2003. The heritage provisions of the District Plan therefore need to be updated.

### 1.3.2 Greater Wellington Regional Policy Statement 2013 (GWRPS)

The RMA requires every regional council to prepare a regional policy statement to promote sustainable management of natural and physical resources. The GWRPS sets down the policies and methods required to achieve the integrated management of the Wellington region's natural and physical resources including land, water, air, soil, minerals and energy, all forms of plants and animals and all structures.

Historic heritage values are identified in Policy 21 of the GWRPS as follows:

*District and regional plans shall identify places, sites and areas with significant historic heritage values that contribute to an understanding and appreciation of history and culture under one or more of the following criteria:*

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

- b) *physical values: these values relate to the physical evidence present.*
- c) *social values: these values relate to the meanings that a place has for a particular community or communities.*
- d) *tangata whenua values: the place is sacred or important to Māori for spiritual, cultural or historical reasons.*
- e) *surroundings: the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.*
- f) *rarity: the place is unique or rare within the district or region.*
- g) *representativeness: the place is a good example of its type or era.*

Policy 22 of the GWRPS is specifically targeted at protecting historic heritage values, and requires that:

*District and regional plans shall include policies, rules and/or other methods that:*

- a) *protect the significant historic heritage values associated with places, sites and areas identified in accordance with policy 21, from inappropriate subdivision, use, and development; and*
- b) *avoid the destruction of unidentified archaeological sites and wāhi tapu with significant historic heritage values.*

The operative City of Lower Hutt District Plan predates the GWRPS, which was prepared in 2013. The heritage provisions of the District Plan therefore need to be updated to align with the GWRPS requirements.

### **1.3.3 Natural Resources Plan (NRP) for the Wellington Region 2023**

The Greater Wellington Regional Council (GWRC) has statutory authority over coastal and freshwater areas. The RMA requires GWRC to prepare a regional plan to provide for the sustainable management of these areas, including the identification and management of historic heritage.

Sites with significant historic heritage values that are located in GWRC's coastal and freshwater areas are identified in Schedule E of Chapter 12 of the NRP which became operative on 28 July 2023. This includes the following sites within the Lower Hutt District:

- Days Bay Wharf (Coastal)
- Petone Wharf (Coastal)
- Rona Bay Wharf (Coastal)
- Point Howard Wharf<sup>1</sup> (Coastal)
- Pencarrow Head Lighthouse (Coastal)
- Skerrett Boat Shed (Coastal)
- Morton Dam (Freshwater)
- Korokoro Dam (Freshwater)
- Orongorongo Water Supply Complex<sup>2</sup> (Freshwater)
- Petone Woollen Mills Weir (Freshwater)

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<sup>1</sup> Not currently scheduled in the District Plan.

<sup>2</sup> Including tunnels #1 and #2, Telephone Creek intake, river weir and intake, Big Huia Creek intake, and Little Huia Creek intake.

- Wainuiomata Waterworks Dam (Freshwater)

It should be noted that these sites may also be scheduled in the District Plan even though HCC do not have statutory authority over their management. Including regionally scheduled historic heritage on a district plan schedule is a useful method of further ensuring that their heritage values are not overlooked.

### 1.3.4 The City of Lower Hutt District Plan

District Plans are the primary means by which a city or district's historic and natural heritage is recognised and protected from inappropriate subdivision use and development.

Heritage is currently addressed in the operative District Plan in the following ways:

#### 1.3.4.1 Chapter 14F

- **Appendix Heritage 1:** 50 individual items which are listed with Heritage New Zealand Pouhere Taonga (HNZPT).

Appendix Heritage 1 identifies the street address, name of the item (where relevant), its HNZPT list category, and the legal description of the parcel that the item is positioned on. It is therefore assumed that the legal description forms the extent of the heritage item that is subject to the rules in Chapter 14F.

- **Appendix Heritage 2:** 59 individual items which are not listed with HNZPT, but are of local significance to Lower Hutt.

The criteria or threshold for an item or area to be entered onto Appendix Heritage 2 are not identified in the District Plan. However, the items in Appendix Heritage 2 are based on an inventory of heritage buildings prepared in 1994, and are understood to have heritage significance locally within Lower Hutt. As for Appendix Heritage 1, Appendix Heritage 2 identifies the street address, name of the item (where relevant), and the legal description of the parcel that the item is positioned on. It is therefore assumed that the legal description forms the extent of the heritage item that is subject to the rules in Chapter 14F.

- **Appendix Heritage 3:** three areas are identified as follows:

- Patrick Street Workers' Dwellings Precinct, Petone
- Jackson Street Historic Area, Petone
- Lower Hutt Civic Centre Historic Area

The boundaries of these Heritage Areas are shown on the District Plan maps. It should be noted that Jackson Street, between Victoria and Cuba Streets, is identified in the District Plan as Petone Commercial Activity Area 1, and is subject to rules regarding building shape, modulation, materials, silhouette, decoration, colour, verandahs, signage, and lighting under Chapter 5 of the District Plan. These are separate from the rules for historic heritage in Chapter 14F.

#### 1.3.4.2 Chapter 4C

At the time that this Heritage Inventory Review was undertaken, the District Plan also included the Historic Residential Activity Area zone. However, these areas have recently been rezoned to the High Density Residential Activity Area and are now identified in the Plan as heritage precincts (through District Plan Change 56: Enabling Intensification in Residential and Commercial Areas). The areas are:

- The Riddlers Crescent Area, Petone



- The Patrick Street Area (also identified in Appendix Heritage 1 as the Patrick Street Workers' Dwellings Precinct), Petone

## 1.4 Information Used to Prepare this Assessment

### 1.4.1 1994 Historic Buildings Inventory

An inventory of historic buildings was prepared by the Planning Division of the City Environment Group at Hutt City Council in August 1994. This document contains one page summaries of buildings that are currently included in existing Appendix Heritage 1, 2 and 3 which have been used to inform recommendations relating to these Appendices.

### 1.4.2 HCC Property Files

HCC has an online system which contains historic documents recorded for specific property addresses in PDF format, including alterations, additions, historic plans, resource and building consents. Where relevant, these documents have been used as part of historic research for the individual items.

### 1.4.3 2007-2011 Heritage Inventory Review

In 2007, HCC commissioned the preparation of a Heritage Building Inventory to review and identify built heritage for potential inclusion in the District Plan. This inventory was carried out between 2008 and 2011, but it did not proceed to a District Plan Change due to a decision of the elected council in 2011. The Inventory, which was completed by Ian Bowman, Nicole van Ruler, Warwick Johnston, and Roberta Nichols, has been used to inform this Report.

### 1.4.4 2005 Jackson Street Inventory and 2018 Jackson Street Historic Area Review

In 2005, an inventory of heritage buildings on Jackson Street was prepared by Warwick Johnston, Ian Bowman and Eymard Bradley for HCC, and has been used to inform this Report. A review of the Jackson Street historic area was carried out by Ian Bowman in 2018.

### 1.4.5 Historic Archives

Information has been sourced from a series of online digital archives, particularly the Alexander Turnbull Archives and the Hutt City Council Recollect Archives, which contain historic images of the items and area generally.

### 1.4.6 Information from HNZPT

HNZPT hold listing reports for items on the New Zealand Heritage List, and reports which have been written for items that have been proposed for listing, but may not have been listed as a result. The latter of these are usually public submissions, indicating interest in these items from private individuals and organisations. A shortlist of places that HNZPT has identified through this process, and/or are investigating for listing, was provided by them and has been considered as part of this Report.

### 1.4.7 Heritage Organisations, Societies and Community Groups

As part of a public consultation process being carried out by HCC, a number of historical groups and societies were contacted and asked to provide information on any items they believe may be worthy of scheduling as a heritage item in the HCC District Plan, but are not currently included. A list of groups that were consulted is provided in Section 3.7.2.2.

## 1.5 Constraints and Limitations

The following constraints should be noted:

- Only the documents listed in the Bibliography and Section 1.4 above have been consulted in preparing this Report and the associated inventory assessment forms.
- This Report, and the associated inventory assessment forms, are based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of items or areas may be necessary to reflect any changes in knowledge and understanding of their heritage significance.
- Neither this Report, nor the associated inventory assessment forms, present the views or history of tangata whenua regarding the cultural significance of the items or areas identified. These are statements that only tangata whenua can make. For the avoidance of doubt, the tangata whenua values associated with items and areas evaluated as part of the Heritage Inventory Review were not assessed by the authors of this Report or the assessment forms.
- This Report, and the associated inventory assessment forms, do not comprise a visual or fabric condition assessment for any of the items or areas that have been assessed.
- This Report, and the associated inventory assessment forms, do not comprise a structural or safety assessment for any of the items or areas that have been assessed, or contain any kind of engineering advice.
- Archaeological sites, cemeteries, landscape features (for example, trees) have not been considered as part of the Heritage Inventory Review.
- Insofar as memorials or similar items have been considered as part of the Heritage Inventory Review, we acknowledge that the information represented on these items may be incomplete or inaccurate. However, this does not mean that they do not meet the threshold for scheduling. Rather, it may mean that additional interpretation is required to give a full and accurate historical account that is representative of all peoples and perspectives.
- This Report, and the associated inventory assessment forms, do not take into account archaeological values, and does not comprise an Archaeological Assessment. This can only be prepared by an appropriately qualified archaeologist.
- Consultation has been limited to requesting information from those parties noted in Section 1.4 above. In some cases, property owners provided additional information that was taken into account in our assessments.
- Site surveys were undertaken from publicly accessible places only, unless specifically requested by a property owner; and, therefore, it was not possible to view all of the items identified in the desktop report. Interiors were not assessed.
- The inventory assessment forms are intended to provide a concise summary of the heritage significance of the place. They are not a detailed or exhaustive assessment of all of a place's heritage values and may not capture all aspects of heritage significance.
- Generally, the property boundaries have been assumed to represent the extent of place for each site, however where larger sites are present (schools, natural reserves, rural locations) specific extents of place have been identified. In these cases, the individual item of significance has been identified on the site and the footprint of that item is considered to be the extent of place.

## 2 Historical and Physical Context

This Section is provided to give context to the items that are included in the inventory being presented in this desktop report, and the thematic framework that has been used to identify new items.

### 2.1 Early Occupation and Settlement of Petone and Lower Hutt

Sourced from the HCC's website<sup>4</sup>, the following paragraphs describe the early history of the area:

#### ***The History of Settlement***

*Over 150 years ago, the valley we know as Hutt was covered in dense forest and swamp, rich in native bird life. Two waterways ran through the forest, entering the sea at the eastern side of Pito-one Beach. The pa Hikoikoi stood there. At the other end of the beach was Pito-one pa and an older pa, Tatau-o-te-po. Pito-one pa chief, Honiana Te Puni Kokupu (Te Puni) and Te Wharepōuri welcomed the New Zealand Company on board the Tory in 1839. William Wakefield (the company's Principal Agent) had his plans for a settlement with him. The plans were drawn up in England, showing a grid-like street structure with a river running through it. The plans were soon abandoned, but Wakefield negotiated with Te Puni and Te Wharepōuri to allow settlers to live on land surrounding the harbour. In 1839 the Heretaunga River was renamed Hutt by William Wakefield after the founding member Sir William Hutt (director and chairman of the New Zealand Company).*

*The first immigrant ship - the Aurora arrived on 22 January 1840. Maori from the nearby pa helped settlers build their homes on Pito-one Beach. These settlers established New Zealand's first bank and newspaper.*

*Subsequent settlers formed two distinct settlements. One of these began the town of Britannia which was located further inland from the beach, and peaked at 1,000 inhabitants. Within months of settling, the growing settlement was flooded by the Hutt River. Wakefield wanted to move the settlement to Thorndon on the far side of the harbour. The settlement moved, with only a few remaining at Petone (a corruption of Pito-one) to take up farming amidst a constant threat of flooding.*

*In 1846 the settlers were threatened by conflict with the Maori which led to skirmishes and deaths. In 1855 a major earthquake lifted the area, draining a portion of the lower valley. In 1874 the Wellington-Wairarapa rail line was opened as far as Petone and the settlement's potential began to be realised. In 1878 the Railway Department shifted its workshops from Pipitea to Petone. The following year James Gear began to buy land along the Petone foreshore for the Gear Meat Preserving and Freezing Company. Soon many industries were attracted to the community and surrounding areas.*

#### ***Maori and Settlers***

*When the first British settlers arrived at Petone Beach in 1840, they were met by Te Atiawa and given the respect and care according to Maori custom. This greeting came about after a meeting in September 1839 between Lieutenant Colonel William Wakefield and significant rangatira (chiefs) of Te Atiawa in Wellington and Hutt Valley. Two principal rangatira at this time were Honiana Te Puni and Te Wharepōuri. The result was a written agreement which today is the foundation of the Wellington Tenth. This agreement effectively enabled the peaceful settlement of Wellington and the Hutt Valley. Port Nicholson Deed No 1 was crucial to this agreement. It was the provision that one tenth of what was known as the Port*

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<sup>4</sup> <http://www.huttcity.govt.nz/leisure--culture/archives-and-heritage/heritage/our-history/>





estate. Petre's farm was taken over by Daniel and Harriet Riddiford after the 1855 earthquake. Their descendants built a substantial home (demolished in 1981) and gradually subdivided the farm. The northern end became an address for the valley's affluent, while the southern end was used for new railway workshops. Waterloo takes its name from the famous 1815 battle won by the Duke of Wellington. It has a mixture of state and private housing.

### **Boulcott and Avalon**

Boulcott is named after Almon Boulcott, who farmed the area in the 1840s (see Section 2.1 above). When Māori objected to European settlement, a garrison of regular troops were stationed on his farm. Wanting to assert their authority, local Māori attacked the garrison on 16 May 1846, killing six soldiers before being driven off. In the early 20th century the Avalon area was renowned for its market gardens, but these were turned into mainly private housing from the 1930s. Avalon Studios (film and television) and the Wellington office of GNS Science are sited here.

### **Epuni, Naenae, Taitā**

Designed to accommodate 20,000 people, these state-housing suburbs were built from the mid-1940s. They featured the latest town planning ideas, such as curving streets, playgrounds, reserves and community centres. The community centres were to be the social hub, but only a minority of residents became regular users. At first, a consumers' cooperative – in which residents held shares – dominated retailing, but private enterprise eventually performed better, and the co-op closed

From the 1950s many tenants bought their homes from the state, but there is still a large area of state housing, where some of the valley's poorest residents live. Section 3.1.2 discusses state housing in more detail.

### **Stokes Valley**

Named after the 1840s surveyor Robert Stokes, the valley was milled from 1858 and converted to farmland. In the early 20th century it attracted holidaymakers, some of whom built baches (holiday homes). During the Second World War an American base was built at the foot of the valley. After the war the Lower Hutt City Council developed the area for housing.

### **Korokoro, Maungaraki, Normandale and Kelson**

Korokoro and Maungaraki were set up by the Liberal government in the early 1900s, under its village settlement scheme. But they remained quite small until the 1960s, when the Lower Hutt City Council developed Maungaraki for private housing. Large earthmoving machinery cut hilltops and filled valleys. It was the largest local government subdivision in New Zealand.

## **2.3 Petone**

After the initial settlement was largely abandoned in favour of Wellington City, Petone remained a neglected part of the Hutt Valley until the impact of industrialisation. As described in the 2005 Jackson Street Heritage Inventory:

*First came the Railway, then the Industries followed. Within a matter of a few years (1878-1882) the Gear Meatworks, the Wellington Woollen Mills and the Railway Workshops – all labour-intensive industries – had been established. With the growth of such industry there came the need to house the workers. With the subsequent growth of subdivisions and housing developments, with the resultant rapid increase in Petone's population, there came the need for shops and a business centre.*



*The original intention was to make Nelson Street, then known as Petone Ave, the main business Street. However, its north south axis was not suitable for a number of reasons, but mainly due to its weather orientation. What began to develop was an east west access along the boundary of the various properties owned by Edwin Jackson. He was willing to sell sections along his boundaries for people to set up stores with the provision of a right of way. This led to a series of doglegs and a road – Jackson Street – of varying widths. But it was a beginning. The first stores were general stores and within a few years other shops began to sprout up along the edge of Jackson’s farm from present day Petone Ave to present day Beach Street.*

*With the development of a Petone Town Board it was hoped that some regularity about streets and roads would be implemented. However, the Board had its hands full with other matters and Jackson Street continued to develop in its own haphazard fashion. It was the main street simply because of use rather than because of any set plan. In fact, Jackson Street was a busy street. By the early 1900s it had begun to take on the appearance of a major shopping street in the Hutt Valley and this continued right through to the 1950s.*



Figure 5: Jackson Street, Petone in 1924. Source: ATL 1/2-092191

*The major interruption to this was the decision taken by the Petone Borough Council in the 1920s not only to widen Jackson Street but to straighten it... It took ten years to complete. The resulting changes however were not detrimental to the character of the street or its architectural style. In fact, as the 1996 Historic Places Trust Report points out: “The place has a very interesting Inter-War quality in terms of its architectural heritage, and it can be argued that it is one of the most complete collections of styles from this period that we have in this country.”<sup>6</sup>*

<sup>6</sup> Jackson Street Heritage Inventory (2005) pp1-3

## 2.4 Wainuiomata

Wainuiomata means “big water” or stream “of Mata”. The suburb occupies a basin at the headwaters of the Wainuiomata River, between the hills of the eastern Hutt Valley and the hills of the Ōrongorongo Valley. According to Te Ara:

*There is little evidence of Māori occupation of the area before 1840, probably because it was covered in dense forest and large swamps.*

*The 1855 earthquake raised these swamps and encouraged European settlement. Wainuiomata remained a small sawmilling and farming community until after the Second World War, when new housing soon transformed it into a working-class suburb of Lower Hutt. During the 1950s many young families lived there, earning it the nickname ‘Nappy Valley’.<sup>7</sup>*



Figure 6: Houses being built in Wainuiomata, 1961.  
Source: ATL PAColl-9150-10



Figure 7: Survey plan of Wainuiomata, 1880's.  
Source: ATL, D. P. Davies

## 2.5 Eastbourne

The suburb of Eastbourne – named after a seaside resort in Southern England – lies on the eastern shore of Wellington Harbour, five kilometres south of the main Lower Hutt urban area and directly across the harbour from the Miramar Peninsula in Wellington City. A narrow exposed coastal road connects it with the rest of Lower Hutt via the industrial suburb of Seaview.

The area was originally its own Borough – formally established in 1906 – and served as a popular seaside tourist destination within touching distance of Wellington City. A ferry service, established as early as 1893 to Days Bay Wharf, ran directly from the city, and still continues today. Residential homes spread over the seven main small bays that comprise Eastbourne and the eastern bays – Point Howard, Lowry Bay, York Bay, Māhina Bay, Days Bay, Rona Bay, and Robinsons Bay, although only the last two are commonly considered part of Eastbourne itself. For the purpose of this assessment, Eastbourne will be recognised as the parent suburb which includes all of the above-named smaller bays.

Most of the notable heritage buildings and structures in the area are residential homes (such as Katherine Mansfield's Bach) and the wharves which served the historic ferries. The Wellesley Main Block is also a notable structure – originally 'Days Bay House' a destination for those visiting Eastbourne on the ferries.

<sup>7</sup> Chris Maclean, 'Wellington places - Eastern ranges', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/wellington-places/page-12> (accessed 26 November 2020)



Figure 8: Days Bay House, 1903.  
Source: ATL 1-1-019826



Figure 9: Days Bay, 1920..  
Source: ATL 1-2-048180-G

## 2.6 The Modern Movement

Following the end of WWII, the Hutt Valley had a booming population with a massive demand for housing and infrastructure as well as a progressive council and mayor. New Zealand architects – and foreign architects- who had served in the war had returned from overseas with a taste of European modernism that they were keen to implement at home – including the likes of Ernst Plischke – renowned architect and Austrian emigre. As a result, Lower Hutt boasts many excellent examples of Modern Movement buildings and is seen as the ‘capital’ for the style in New Zealand, though these buildings have often struggled to receive the recognition they deserve, mostly due to public perception and a misunderstanding of their architectural and historical significance. The following excerpt from Ian Bowman’s booklet on Modern Movement architecture in the Hutt describes the birth of the movement and its significance today:

*For the first decade after the war Lower Hutt was at the forefront of Modern Movement architecture in New Zealand. Housing and commercial developments in the Hutt Valley enabled some of New Zealand’s leading architects to fully explore town planning and functional design, key elements of the Modern Movement.*

*The aesthetics of the movement were based on industrial design and the use of newly available mass-produced materials such as reinforced concrete, glass and steel. Key elements of the movement included a wish to express the “machine age aesthetic”, an honest expression of the structure, use of technology, and simplicity in design.*

*Many of these new buildings were multi-unit and high-density housing, industrial buildings, and office towers. Theories were also emerging for large scale urban planning which involved integration of mass transportation, industry commerce and housing, reflecting Europe’s highly urbanised nature.*

*The influence of the Modern Movement on development in Lower Hutt is exemplified in the new Civic Centre buildings, beginning with the first such styled church in New Zealand, St James. Andrew’s Avenue, Dudley Street and railway buildings from Petone to Taita were all built in the 1950’s with many designed by Structon Group. Houses were being designed by influential architects of the time such as Ernst Plischke, Bill Toomath and Paul Pascoe.*



## 3 Methodology

This Section explains the process that we have followed to prepare this Report, including the desktop review, site visits, and completion of assessment forms for items and areas.

### 3.1 Focus Areas

Two particular thematic areas which have been identified by previous research as being under represented in the existing heritage appendices of the District Plan are Modern Movement buildings and State Housing. Both of these typologies were key to the development of Lower Hutt in the mid-late 1900's and have regional, and in some cases national, importance. The following subsections will illustrate the specific buildings and areas of note which were considered for inclusion as part of the desktop assessment, and to which site visits were subsequently carried out.

#### 3.1.1 Modern Movement

The Modern Movement had a significant influence on the development of Lower Hutt, as described in Section 2.3. Modern Movement buildings were a particular focus of the 2007-2011 Heritage Inventory Review which has been carried through into this Report.

##### 3.1.1.1 Civic Buildings

Many of the Modern Movement buildings constructed in the 1940's and 1950's were civic buildings, best illustrated by the HNZPT listed Lower Hutt Civic Historic Area, which includes St James Church, the Administration Building, and the Little Theatre and Library. Other civic buildings which were put forward for consideration for scheduling include:

- Lower Hutt Fire Station
- Lower Hutt Hospital (Clocktower Building)
- Naenae Hotel

##### 3.1.1.2 Education Buildings

A number of schools were also constructed in the Modernist style, though it was difficult to ascertain their authenticity and integrity from the desktop review alone. Site visits were therefore carried out to the following:

- Weltec<sup>9</sup>
- Hutt Intermediate School
- Hutt Valley High School

##### 3.1.1.3 Residential Buildings

Ernst Plischke also designed a number of residential buildings in private practice which are still standing today. As these properties are in private ownership it was difficult to ascertain their authenticity and integrity from the desktop review alone. Site visits were therefore carried out to the following:

- Vance House
- Hardwick-Smith House
- Winn House
- Todd House

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<sup>9</sup> HNZPT listed the Weltec building as a Category II Historic Place in April 2021, <https://www.heritage.org.nz/the-list/details/9752>

A number of Post-Modern houses built in Lower Hutt were designed by prolific local architects such as Ian Athfield and Craig Moller. Those put forward for scheduling, and for which site visits were carried out, include:

- Logan House (Athfields)
- 14 Kereru Road (Athfields)
- Fraser House (Moller Architects)
- Jamieson House (Moller Architects)

#### 3.1.1.4 Industrial & Commercial Buildings

Industrial and commercial buildings were ideally suited to the ideology of the Modern Movement with its “machine-age aesthetic” and use of mass-produced materials such as reinforced concrete, glass, and steel. Those put forward for scheduling, and for which site visits were carried out, include:

- CML & ISP Building
- Avalon TV Studios
- Woolyarns Factory offices
- Commercial Building at 1-9 Knights Road

#### 3.1.2 State Housing

As part of the desktop review, we researched a number of state housing buildings across the Hutt City region. Many of these were constructed in the 1940’s and 1950’s as part of a targeted building program in the area funded by the Labour Government of the era. The following information is sourced from Hutt City Libraries<sup>10</sup> and provides a brief history on the scheme:

*The Labour government elected in 1935 had made provision of housing a top priority. The Minister of Housing was Hutt MP Walter Nash. A shortage of housing was a major political issue. House building had declined substantially during the Depression and necessity had forced many people into over-crowded and substandard accommodation. The previous government had recognized the problem and initiated a housing survey in 1935 to quantify the situation. The Survey required local bodies to assess the housing in their areas.*

*Labour continued with the Survey whilst investigated alternatives such as public housing schemes overseas. In 1936 John A. Lee, Nash’s Under-Secretary, and the person largely responsible for housing policy decided that the state should provide rental housing instead of the existing policy of enabling people to buy their own homes. The Government drafted plans to construct 1,000’s of houses throughout New Zealand.*

*Lower Hutt was chosen because of its proximity to Wellington and the availability of flat land. It was linked by rail to Wellington and close to sources of employment in the industries of Petone and Seaview.*

*Work began in Waterloo and Woburn and by 1938 242 dwellings had been built. Construction continued through the War with building peaking in 1945 when 848 houses were commenced. By then the focus had shifted to the north of the city, to Naenae, Taita and Epuni. Eventually over 5,400 state houses were built there. The initial housing programme for Lower Hutt was completed in 1949.*

Although the vast majority of the new state housing schemes consisted of individual dwellings, a number of multi-unit flats in various styles and formats were designed by a range of well-known architects, such as: Government Architect Gordon Wilson of the Ministry of Works; Neville Burren and émigré Frederick Newman; and Ernst Plischke, renowned Austrian Architect. These schemes were seen as innovative and groundbreaking for the time period, however vast swathes of them



have since been demolished as they have fallen into disrepair and neglect. Of those that are still standing, many are still in a state of disrepair and have undergone heavy modification over time.

## 3.2 Assessment Criteria

### 3.2.1 Assessment Criteria for Individual Heritage Items

Prior to commencing the desktop review, we developed the assessment and recording framework that we used to assess and record the heritage values for new items, as well as for reassessing items already included in the current Appendices Heritage 1 and 2.

Heritage significance is assessed by analysing evidence gathered through documentary and physical research, and evaluating this evidence against a set of assessment criteria.

In this case, the criteria for assessment are based on Policy 21 of the GWRPS, as all territorial authorities within the Greater Wellington Region, including Lower Hutt, are required to comply with the GWRPS. These are as follows:

#### *Historic Values*

- (i) Themes - the place is associated with important themes in history or patterns of development.*
- (ii) Events - the place has an association with an important event or events in local, regional, or national history.*
- (iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.*
- (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.*

#### *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.*
- (ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.*
- (iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development*
- (iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.*
- (v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.*
- (vi) Age - the place is particularly old in the context of human occupation of the Wellington region.*
- (vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.*

### 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.*
- (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.*

### Tangata Whenua Values<sup>11</sup>

*The place is sacred or important to Māori for spiritual, cultural, or historical reasons.*

### Rarity

*The place is unique or rare within the district or region.*

### Representativeness

*The place is a good example of its type, era or class it represents.*

## 3.2.2 Assessment Criteria for Heritage Areas

Historic 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. 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.<sup>12</sup>

In accordance with Policy 21 of the GWRPS, Heritage Areas are assessed using the same criteria as individual items identified in Section 3.2.1. However, the emphasis is on the collective values of the area and the consistency of these values across the area, rather than the significance of individual places.<sup>13</sup>

It is not necessary for a Heritage Area to contain scheduled heritage items. There are areas where there may be no individual items meet the criteria for scheduling alone, but where there is a consistency of building age, architectural style, materials, height, shape, site position, and site coverage that give the area physical heritage values. Often, this consistency is the result of development during a specific time period, or for a particular purpose, meaning that they also have historic and social heritage values.

## 3.3 Degree of Significance

Policy 21 of the GWRPS states that a place, site or area identified must, however, fit one or more of the listed criteria in terms of contributing to an understanding and appreciation of history and culture in a district in order to have significant historic heritage values.

Therefore, once the nature of a historic item or area's significance has been identified using the assessment criteria, the degree to which it is significant under each criterion and the level of local

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<sup>11</sup> *The value of a place to tangata whenua has not been assessed as this is a statement that can only be made by them.*

<sup>12</sup> *HNZPT Info Sheet 17, 2007*

<sup>13</sup> *Methodology and Guidance for Evaluating Auckland's Historic Heritage, 2020*

and regional relevance of the place was assessed to determine if the place meets the threshold for inclusion in the proposed heritage appendices.

To assess the degree of significance associated with the identified items and areas, the following graduated scale was used:

**Exceptional**

The item or area has exceptionally high overall value in respect of the criteria considered.

**High**

The item or area has high overall value in respect of the criteria considered.

**Moderate**

The item or area has moderate overall value in respect of the criteria considered.

**None**

The item or area has no overall value in respect of the criteria considered.

If an item or area did not achieve moderate significance under at least one of the criteria, it was not considered further.

Overall significance was then established by taking the median value of ratings across all of the criteria. If the item or area did not achieve moderate significance overall, it was not considered further.

Overall significance was then moderated against a geographical scale:

**National**

The item or area has heritage significance to New Zealand as a nationally (or internationally) unique, rare or representative example of its type, or because it was associated with a period of development, theme, person or event of national importance; and/or is listed with HNZPT.

**Regional**

The item or area has heritage significance to the City of Lower Hutt, and/or the Greater Wellington region as a regionally rare or representative example of its type, or because it was associated with a period of development, theme, person or event of regional importance.

**Local**

The item or area has heritage significance to the suburb in which it sits and/or to the City of Lower Hutt due to its connections with local themes, periods of development, people, movements, or events.

If an item or area did not achieve local significance it was not considered further.

Nationally significant items were then identified separately to regionally and locally significant items to distinguish between the different levels of significance.

In summary, if an item or area achieved at least local significance, and at least moderate significance in one or more of the listed criteria, it was considered to meet the criteria of RPS Policy 21.

### 3.4 Assessment Forms

The structure of the assessment form is based on the previous format established for the 2005 Jackson Street Heritage Inventory and 2007-2011 Heritage Inventory, which broadly follows the recommendations of the UNESCO publication by Meredith Sykes, *Manual on Systems of Inventorying Immovable Cultural Property*, and has been updated as required to conform to the values identified in Policy 21 of the WRPS.

It is divided into four parts:

1. Historical Summary
2. Physical Description
3. Evaluation
4. Recommendations

A separate form was prepared for assessing heritage areas. It follows the same criteria and format as the assessment method for individual items, but also includes maps that identify:

- an area boundary;
- individually scheduled buildings (existing and proposed);
- contributory buildings, being those that contribute to the heritage value of the area;
- non-contributory buildings, being those that do not contribute to the heritage value of the area and/or that are intrusive.

### 3.5 Desktop Review of Individual Heritage Items in Existing Heritage Appendices

A desktop review of the items and areas in existing Appendices Heritage 1 and 2 was carried out to determine whether each item was likely to meet the requirements for scheduling under the new values criteria (identified in Section 3.2), should be moved from one group to another, or should be removed from the schedule entirely.

The results of this review, which are presented in Section 4, were based on information gathered through sources outlined below.

#### 3.5.1 1994 Heritage Inventory

The 1994 Heritage Inventory contains a brief explanation of the history of each item identified as well as its legal description, architect, builder, date of construction, and listing status. This information was reviewed.

A visual check was made using Google Street View to verify that the item is still standing. Many of the items have little information on record and/or are hidden from Google Street View, and site visits were necessary to confirm that they remain.

#### 3.5.2 Property File

All available property files for items in existing Appendices Heritage 1 and 2 were reviewed for information regarding changes that may have been made to the item to determine if these changes have diminished the item's heritage significance.

#### 3.5.3 Conservation Plans and Heritage Assessments

Some of the items in existing Appendices Heritage 1 and 2 have Conservation Plans, Significance Assessments, or other heritage assessments that have been prepared since they were scheduled. Where these were readily available, they have been collected and the statements of heritage values reviewed.

#### 3.5.4 New Zealand Heritage List

The New Zealand Heritage List is continuously being updated to formally recognise new places with a listing, or to adjust listing status. In some cases, items currently in existing Appendix Heritage 2 have now been listed by HNZPT, and should therefore be moved into the new HNZPT Listed Appendix along with other HNZPT listed items. In other cases, items may have been demolished and have therefore been removed from the List. It should be noted that HNZPT also have a provisional list of items which have been nominated for inclusion on the List, but have not yet formally been added to the List.

Undertaking this Heritage Inventory Review for HCC also provides an excellent opportunity to nominate appropriate places for inclusion on the HNZPT List at the conclusion of the project.

### 3.6 Review of Heritage and Historic Areas

The Heritage Areas identified in Chapter 14 and historic areas identified in Chapter 4C were not well defined at the time that the Heritage Inventory Review process commenced, either in terms of their boundaries, or the reasons why they were recognised. The inclusion of some areas in both of these Chapters adds further complication.

A desktop review of areas identified in both Chapters was carried out to determine whether they were likely to meet the requirements for scheduling as a Heritage Area under the new values criteria (identified in Section 3.2 and 1.1), and where the boundaries of these areas should be. This review followed the same process used to review the items on Appendices Heritage 1 and 2. The results are presented in Section 4.



## 3.7 Identifying New Places, Sites and Areas for Scheduling

Following the review of existing items and areas, new places, sites or areas that may be suitable to add to the heritage schedule were identified through a desktop study.

This study had two parts, as outlined in Sections 3.7.1 and 3.7.2. The results of this study are presented in Section 4.

### 3.7.1 Review of Previous Inventories

All places, sites and areas identified as part of the 2005 Jackson Street Heritage Inventory and the 2007-2011 Heritage Inventory Review that are not currently included in the existing Heritage Appendices were reviewed, following the same process as for reviewing the items currently in existing Appendix Heritage 1 and 2 (explained in Section 1.1).

Where relevant, items individually identified in the 2007-2011 Inventory have been grouped into areas and recommended for scheduling as Heritage Areas rather than as individual items.

### 3.7.2 New Places Not Previously Identified

To identify new places, sites or areas that are not included in previous inventories, we undertook a strategic district-wide street-by-street review using a thematic framework; and requested recommendations from HNZPT and community heritage groups (identified in Section 1.4.7).

#### 3.7.2.1 Street-by-Street Review Using Thematic Framework

A strategic district-wide review using Google Earth and Street View was undertaken to identify potential places, sites or areas using a thematic framework similar to the framework established for the 2007-2011 Heritage Inventory Review. While Google Street view has been used as the primary tool for desktop visual assessments of items and areas for consideration, only known items and areas of heritage significance have been explored and not the entire district.

The review included the following themes:

- Early Settlement
- Later Residential
- Industrialism
- Military
- Civic
- Education
- State Housing
- Commercial
- River & Sea
- Modern Movement
- Transport & Infrastructure
- Politics
- Religion
- Sport, Entertainment & Social
- Health

By focusing on the themes that are currently underrepresented in existing Appendices Heritage 1 and 2, and in the 2007-2011 Heritage Inventory, we were able to concentrate our street-by-street assessment on particular areas of the city that were most likely to have buildings and areas that would meet the assessment criteria while also improving the balance of types of places represented.

### 3.7.2.2 Recommendations by Others

HNZPT and several community heritage groups were invited by HCC to submit a list of places that they would recommend for inclusion in future.

These groups included:

- Petone Historical Society
- Lower Hutt Historical Society
- Wainuiomata Historical Society
- Eastbourne Historical Society
- Historic Places Wellington
- Stokes Valley Historic Society
- Rail Heritage Trust New Zealand

We evaluated the recommendations received against the assessment criteria at a high level to establish whether or not they were likely to meet the threshold for scheduling and therefore warranted further investigation, including a site visit. Where we have included items recommended by others, the recommending party has been noted in Section 4.

## 3.8 Site Surveys

During May and June 2021, site visits were undertaken to all proposed new items and areas, as well as to existing items and areas which the desktop review indicated had been modified or altered to such a degree where they may no longer meet the threshold for scheduling. Existing items and areas which were proposed to have a new scheduling status, or were proposed to be incorporated into an area, were also visited as part of this process.

Property owners were contacted by HCC prior to the surveys being carried out. All items and areas were surveyed from publicly accessible places: from the street, walking tracks, parks or reserves, carparks, railway platforms, pedestrian overbridges, and the like. In some cases, it was not possible to view an item from these publicly accessible places; and, therefore, it was not possible to accurately assess their physical values. In some rare cases, property owners requested a site visit while they were present to allow a more thorough inspection of the property.

The assessment forms (refer Sections 3.2 and 1.1) were translated into ArcGIS Online forms with pre-selected 'drop down' menus and provision for supplementary notes. This enabled us to capture and input live data on our mobile devices, including geo-located photographs, during the site surveys. We also took a selection of high-resolution digital photographs of each item.

Following the site surveys, every new item and area proposed in the desktop review was re-evaluated, and the list was revised into the following categories:

Item	Action
1. Items that met the criteria for scheduling as set out in Section 3.2.	Assessment form completed with supplementary research as required to provide a full account of heritage values.
2. Items that had some physical values, but required further research to determine if their historic and social values were sufficient to meet the criteria for scheduling a set out in Section 3.2	Further research undertaken to determine the extent of historic and social values. Where these values were sufficient, the assessment form was completed.
3. Items that did not have physical values sufficient to meet the criteria for scheduling as set out in Section 3.2.	Removed from the recommended schedule(s), no assessment form completed.

### 3.9 StoryMap

In addition to this Report, we have presented the proposed Heritage Inventory, including the assessment forms for each item and area, as well as the background and methodology used to identify and assess existing and proposed heritage items and places, in the form of a StoryMap – a web-based application on the ArcGIS platform.

## 4 Recommendations

This Section provides a summary of the items and areas included in the proposed Heritage Inventory following the desktop review, site surveys, and subsequent additional research. They are divided into categories as follows:

- Items listed with HNZPT that:
  - 4.1 are currently scheduled in existing Appendix Heritage 1 and should be retained;
  - 4.2 are not currently scheduled in existing Appendix Heritage 1 and should be added.
- Items not listed with HNZPT but that are locally or regionally significant, and:
  - 4.3 are currently scheduled in existing Appendix Heritage 2 and should be retained;
  - 4.4 are currently scheduled in existing Appendix Heritage 2 and should be removed;
  - 4.5 are not currently scheduled in existing Appendix Heritage 2 and should be added.
- Heritage Areas (including areas listed with HNZPT) in 4.6.

Items that were proposed for adding to the new Locally or Regionally Significant Items (Non-HNZPT Listed) Appendix in the desktop review, but have subsequently been discounted following site surveys, are not included in this Section.<sup>18</sup>

Assessment forms have been completed for all items identified in Sections 4.1 to 4.5. In some cases, particularly for properties on Jackson Street that have multiple commercial and/or residential occupancies, it has been difficult to accurately ascertain parcel IDs and Certificates of Title. Where this has occurred, it is noted on the assessment form.

### 4.1 Existing HNZPT Listed Items to be Retained

Item Name	Item Location	HNZPT #	Theme
The Glebe	51 Boulcott Street	4144	Early Settlement
Pencarrow Lighthouse	Pencarrow Head	34	Sea & River
Christ Church Taita	73 Eastern Hutt Road	1325	Religion
ANZAC Memorial Flagpole	Hutt Road	9438	Memorial
Western Hutt Railway Station	499-509 Hutt Road	1327	Transport
Norbury	38 Normandale Road	7424	Early Settlement
Collett House	36 Riddlers Crescent	7479	Early Settlement
Nash House	14 St Albans Grove	7742	Politics
Settlers Museum and Centennial Memorial	The Esplanade, Petone	206	Early Settlement/ Memorial
Lower Hutt Fire Station	155-157 Waterloo Road	9319	Modern Movement/ Civic
St David's Church	4 Britannia Street	2887	Religion
St Augustine's Church	12 Britannia Street	1323	Religion

<sup>18</sup> They are identified in Appendix B of this report.

Item Name	Item Location	HNZPT #	Theme
Wainuiomata Pioneer Church	24 Coast Road, Wainuiomata	7310	Religion
Former Petone Magistrates Court	13 Elizabeth Street, Petone	9493	Early Civic/ Commerce
Balgownie House	16B Hamerton Street	4140	Early Settlement
Balgownie Generator	16A Hamerton Street	4141	Industrialism
Lower Hutt Post Office	149-151 High Street	4145	Early Civic/ Commerce
Coppelle Cottage	705 High Street	4142	Later Residential
Orr House	132 Kings Crescent	1326	Early Settlement
Offices	64 Knights Road	7185	Early Settlement/ Commerce
Wainuiomata Museum	Main Road, Wainuiomata	7508	Education
Days Bay Wharf	Marine Drive, Days Bay	3574	Sea & River
Wellesley College	Marine Drive, Days Bay	3575	Education
House (Mansfield Bach)	603A Marine Drive, Days Bay	3579	Early Settlement
Skerrett Boat Shed	Marine Drive, Lowry Bay	3580	Sea & River
House	111 Marine Parade	3576	Early Settlement
Rona Bay Wharf	Marine Parade, Rona Bay	7474	Sea & River
The Glen (Mansfield Residence)	283A Muritai Road	3578	Early Settlement
Glenwood	287 Muritai Road	3577	Early Settlement
Eastbourne Bus Garage	493-495 Muritai Road	7644	Transport
Penrose House	60 Penrose Street	7190	Early Settlement
House/Shop (The Crescent)	49 Pretoria Street	7199	Early Settlement/ Commerce
Ford Motor Company Workshop	43 Seaview Road	3581	Industrialism
House (Price's Folly)	66 Sydney Street	2886	Early Settlement
Iona Memorial Cross	The Esplanade, Petone	1322	Memorial
Vogel House & Gatehouse	75 Woburn Road	7757	Early Settlement/ Politics
Lochaber	125 Western Hutt Road	2889	Early Settlement/ Education
Casa Loma	760 Western Hutt Road	1324	Early Settlement

Item Name	Item Location	HNZPT #	Theme
House (Heretaunga Settlement)	19 Patrick Street	7028/ 3589	Early Settlement/ State Housing
House (Heretaunga Settlement)	22 Patrick Street	7028/ 3590	Early Settlement/ State Housing
House (Heretaunga Settlement)	43 Adelaide Street	7028/ 3592	Early Settlement/ State Housing
House (Heretaunga Settlement)	54 Adelaide Street	7028/ 3593	Early Settlement/ State Housing
House (Heretaunga Settlement)	2 Patrick Street	7028/ 3582	Early Settlement/ State Housing
House (Heretaunga Settlement)	4 Patrick Street	7028/ 3583	Early Settlement/ State Housing
House (Heretaunga Settlement)	8 Patrick Street	7028/ 3584	Early Settlement/ State Housing
House (Heretaunga Settlement)	10 Patrick Street	7028/ 3585	Early Settlement/ State Housing
House (Heretaunga Settlement)	14 Patrick Street	7028/ 3586	Early Settlement/ State Housing
House (Heretaunga Settlement)	16 Patrick Street	7028/ 3587	Early Settlement/ State Housing
House (Heretaunga Settlement)	18 Patrick Street	7028/ 3588	Early Settlement/ State Housing
House (Heretaunga Settlement)	24 Patrick Street	7028/ 3591	Early Settlement/ State Housing

#### 4.2 New HNZPT Listed Items to be Included

Item Name	Item Location	Reason for Inclusion
Naenae Post Office	27 Hillary Court, Naenae	HNZPT recently listed item as Cat I, currently scheduled in existing Appendix Heritage 2
Weltec Campus	23 Kensington Street	HNZPT listed as a Cat II Historic Place in April 2021
The remaining properties which contribute to the Heretaunga Settlement Historic Area, being: 49 & 52 Adelaide Street (both currently listed in existing Appendix Heritage 2), 6, 12, 20, 21, 23, 25, 26 Patrick Street, 45, 47, 50 Adelaide Street, 227 The Esplanade	Patrick Street, Adelaide Street, and The Esplanade, Petone	Desktop research indicated that these buildings were constructed as part of the original scheme and share similar design features as those items which are currently listed with HNZPT. Two of the items are scheduled in existing Appendix Heritage 2, but all items should be scheduled independently in the



Item Name	Item Location	Reason for Inclusion
		HNZPT Listed group, and as a Heritage Area collectively.
HCC Administration Building	Laings Road, Hutt Central	In existing Appendix Heritage 2, recommend moving to the HNZPT Listed group as listed w/ HNZPT as a historic area (Lower Hutt Civic Centre) and to be included in a Heritage Area.
HCC Town Hall	Laings Road, Hutt Central	
St James Church	61-69 Woburn Road, Hutt Central	
Little Theatre & Library	Laings Road, Hutt Central	
'Primary' Jackson Street Buildings:  87, 89, 91, 109, 115-117, 131-141, 146, 161-163, 166-170, 175, 182, 184, 188-202, 205, 216, 224, 226, 228, 229-231, 230, 233-235, 237-245, 251, 254, 258-260, 257-263, 262-264, 266, 268-270, 274, 274B, 278-280, 293, 295-297, 320-326, and 326 Jackson Street. <sup>19</sup>	Jackson Street, Petone	Currently listed with HNZPT within a Historic Area (7369) and identified as 'Primary' buildings of Jackson Street in 2018 Report. Not currently scheduled.

### 4.3 Existing Non-HNZPT Listed Items to be Retained

Item Name	Item Location	Theme
Bay Lodge Boarding House	34 Bay Street	Social
Petone Labour Hall	52 Beach Street	Social
Presbytery	4 Britannia Street	Religion
Petone Community House	6 Britannia Street	Social
House	32 Britannia Street	Early Settlement
Sacred Heart Church Façade	33-41 Britannia Street	Religion
House	57 Britannia Street	Early Settlement
Wahine Memorial	Burdan's Gate	Memorial
August Cottage	103 Coast Road	Early Settlement
Cottage	202 Coast Road	Early Settlement
Jackson's Farm	728 Coast Road	Early Settlement
Paiaaka Wreck	Fitzroy Bay	Sea & River
Anson House	722 High Street	Early Settlement

<sup>19</sup> Note that in some cases it has been difficult to obtain and/or confirm the correct Parcel ID and Certificate of Title for properties with multiple occupancies.

Item Name	Item Location	Theme
Sinclair House	68 Hine Road	Early Settlement
Alfred Coles House	83-85 Hutt Road	Early Settlement
Korokoro Stream Dams	Belmont Regional Park	Industrialism/Sea & River
House	1 Maungaraki Road	Early Settlement
House	19 Myrtle Street	Early Settlement
Methodist Church	42 Nelson Street	Religion
Drill Hall	121 Nelson Street	Industrialism
Taumata	38 Rakeiora Grove	Early Settlement
Old Stokes Valley School House	81 Stokes Valley Road	Education
House	49 Sydney Street	Early Settlement
Petone Rowing Club	The Esplanade	Social
Petone Wharf	The Esplanade	River & Sea/Social
Woollen Mills Marble Wall	Western Hutt Rd/Cornish St	Industrialism
Epuni School	313-319 Waiwhetu Road	Education
Bay Villa	184 Hutt Road	Early Settlement
Bay Villa	186 Hutt Road	Early Settlement
Bay Villa	188 Hutt Road	Early Settlement

#### 4.4 Existing Non-HNZPT Listed Items to be Removed

Item Name/s	Item Location	Reason for Removal
Houses (Heretaunga Settlement)	49 & 52 Adelaide Street	To be added to the HNZPT Listed group with other Heretaunga Settlement Houses.
Naenae Post Office	27 Hillary Court, Naenae	Currently in existing HCC Appendix Heritage 2, recommend moving to HNZPT-listed schedule as they have listed item as Cat I.
HCC Administration Building	Laings Road, Hutt Central	All currently in existing Appendix Heritage 2, recommend moving to the HNZPT Listed group as listed w/ HNZPT as a historic area (Lower Hutt Civic Centre) and to be included in a Heritage Area.
HCC Town Hall	Laings Road, Hutt Central	
St James Church	61-69 Woburn Road, Hutt Central	
Little Theatre & Library	Laings Road, Hutt Central	
Offices	1 Britannia Street	Doesn't meet criteria for inclusion, too heavily modified.

Item Name/s	Item Location	Reason for Removal
House	40A Britannia Street	Doesn't meet criteria for inclusion
House	54 Britannia Street	Doesn't meet criteria for inclusion
House	56 Nelson Street	Doesn't meet criteria for inclusion, too heavily modified.
House	70 Nelson Street	Doesn't meet criteria for inclusion, too heavily modified.
Railway Cottages	105-119 Hutt Road	These items don't meet the criteria for individual scheduling but will be included in the Hutt Road Railways Heritage Area, with the except of 119 Hutt Road which is now an apartment unit.
House	97 Hutt Road	This item doesn't meet the criteria for individual scheduling but will be included in the Hutt Road Railways Heritage Area.
House	162 Hutt Road	This item doesn't meet the criteria for individual scheduling but will be included in the Hutt Road Railways Heritage Area.
House	13 Nelson Street	Doesn't meet criteria for inclusion
House	15 Nelson Street	Doesn't meet criteria for inclusion
House	19 Nelson Street	Doesn't meet criteria for inclusion
House	22 Nelson Street	Doesn't meet criteria for inclusion
House	25 Nelson Street	Doesn't meet criteria for inclusion
House	34A & 34B Nelson Street	Doesn't meet criteria for inclusion
House	36 Nelson Street	Doesn't meet criteria for inclusion
House	38 Nelson Street	Doesn't meet criteria for inclusion
House	40 Nelson Street	Doesn't meet criteria for inclusion
Old Rock Horse Trough	Normandale Road	Doesn't meet criteria for inclusion
TS Tamatoa Sea Cadets Building	The Esplanade	Doesn't meet criteria for inclusion
House	153 Wainuiomata Road	Doesn't meet criteria for inclusion

#### 4.5 New Locally or Regionally Significant (Non-HNZPT Listed) Items to be Included

Item Name/s	Item Location	Proposed By
"Clere House" (Kincaid)	27 Military Road, Boulcott	2007-11 Heritage Inventory
Swiss Ambassador's House	61 Ludlam Crescent, Woburn	2007-11 Heritage Inventory
Bodhinyanarama Monastery	17 Rakau Grove, Stokes Valley	2007-11 Heritage Inventory
Mason House/ Inchgate	12 Myrtle Street, Hutt Central	2007-11 Heritage Inventory HNZPT
American Ambassador's House	99 Ludlam Crescent, Woburn	2007-11 Heritage Inventory HNZPT
15 Penrose Street	15 Penrose Street, Woburn	2007-11 Heritage Inventory
Gibbs House	291A Muritai Road, Eastbourne	2007-11 Heritage Inventory
Queen Anne Villa	99 Oroua Street, Eastbourne	2007-11 Heritage Inventory
Modern Movement Residence	5 Gill Road, Lowry Bay	2007-11 Heritage Inventory
Hutt Intermediate School	7 Kauri Street, Hutt Central	2007-11 Heritage Inventory
PWD Warehouses	142 Hutt Park Road, Gracefield	2007-11 Heritage Inventory
Athfields Beach Kiosk (Petone Foreshore Playground)	Corner of Waione Street & Marine Parade, Petone	2007-11 Heritage Inventory
State Fire & Accident Insurance Office	21-23 Andrews Ave, Hutt Central	2007-11 Heritage Inventory Historic Places Wellington
Italianate Villa/Homestead	2 Bridge Street, Melling	2007-11 Heritage Inventory
Moderne Residence	1 Tawa Street, Woburn	2007-11 Heritage Inventory
State Housing Flats	1-35 Hardham Crescent, Petone	2007-11 Heritage Inventory
Athfield Post-Modern Residence	16 Kereru Road, Days Bay	2007-11 Heritage Inventory
NIMU Insurance Building	1-9 Knights Road, Hutt Central	2007-11 Heritage Inventory
Two Storey Villa	17 Kowhai Street, Eastbourne	2007-11 Heritage Inventory
CML Building	2-18 Laings Road (and 102 High Street), Hutt Central	2007-11 Heritage Inventory Historic Places Wellington
Telephone Exchange	21 Laings Road, Hutt Central	2007-11 Heritage Inventory
Fraser House	28 Mahina Road, Mahina Bay	2007-11 Heritage Inventory
Jamieson House	30 Mahina Road, Mahina Bay	2007-11 Heritage Inventory
Lower Hutt Baptist Church/Holy Grail Apartments	6 Manuka Avenue, Woburn	2007-11 Heritage Inventory
Vance House	224 Marine Drive, Lowry Bay	2007-11 Heritage Inventory

Item Name/s	Item Location	Proposed By
Days Bay Changing Shed	612A Marine Drive, Days Bay	2007-11 Heritage Inventory
Logan House	759 Marine Drive, Rona Bay	2007-11 Heritage Inventory
Former Eastbourne Post Office	148-150 Muritai Road, Eastbourne	2007-11 Heritage Inventory
Hardwick-Smith House	124 Park Road, Belmont	2007-11 Heritage Inventory
Avalon TV Studios	41 Percy Cameron Street	2007-11 Heritage Inventory
Rato Rosanna Home	38 Tyndall Street, Waiwhetu	2007-11 Heritage Inventory, Historic Places Wellington
Eastlake Residence	99 Victoria Street, Alicetown	2007-11 Heritage Inventory
Former Philips Factory	32 Vogel Street, Naenae	2007-11 Heritage Inventory
Terracrete Houses	44-54 Wainuiomata Road	2007-11 Heritage Inventory
Winn House	45 Walter Road, Lowry Bay	2007-11 Heritage Inventory
Chilton St James School (Fitzgerald Building)	124 Waterloo Road, Hutt Central	2007-11 Heritage Inventory
Petone Rail Station Signal Box	Hutt Road	HNZPT, 2007-11 Heritage Inventory
Hutt Estuary Bridge	Waione Street, Petone	HNZPT, 2007-11 Heritage Inventory
Baring Head Lighthouse	Baring Head	HNZPT
Morton Dam	Wainuiomata River	HNZPT
Hutt Railway Workshops	Woburn, Lower Hutt	HNZPT
Woolyarns Factory Offices	25-27 Eastern Hutt Road	HNZPT
House	16A Hamerton Street, Naenae	
House	16B Hamerton Street, Naenae	
Art Deco Residence	5 Military Road, Boulcott	
Taita Rail Station	85 Eastern Hutt Road, Taita	
St Albans Church Eastbourne	13 Ngaio Street, Eastbourne	
Melling Rail Station	Pharazyn Street, Lower Hutt	
Point Howard Wharf	Point Howard, Eastern Bays	
Naenae Hotel	1 Everest Avenue, Naenae	
Sacred Heart School Hall	33 Britannia Street	
Lower Hutt Hospital	638 High Street, Boulcott	
McGaffin House	282 Grounell Crescent	
Te Puni Urupa Memorial <sup>20</sup>	6 Te Puni Street, Petone	

<sup>20</sup> The Te Puni Urupa Memorial and surrounding site is an incomplete assessment due to the Tangata Whenua values of the place, which can only be assessed by Tangata Whenua.



Item Name/s	Item Location	Proposed By
All Saints Church	6 Norfolk Street, Belmont	
Boulcott Farm Memorial	Corner of High Street & Military Road, Boulcott	
Lower Hutt Civic Centre War Memorial	Lower Hutt Civic Centre	
The Knowe - Burdan Farmhouse	1090 Coast Road, Wainuiomata	Wainuiomata Historical Society
Orongorongo Concrete Bridge to Riddiford Homestead	South Coast	Wainuiomata Historical Society
Pumphouse	Wainuiomata River	Wainuiomata Historical Society
Fairview - Joseph Jackson Farmhouse (Norm Cobb residence)	421 Coast Road, Wainuiomata	Wainuiomata Historical Society
St Alban's - Burdan Farmhouse	1357 Coast Road, Wainuiomata	Wainuiomata Historical Society
Wainuiomata Hill Pipeline Tunnel Portal	Tunnel Grove, Gracefield	Wainuiomata Historical Society
Avalon Public Hall	14 Mabey Road, Avalon	Historic Places Wellington
Structon Building	55-59 Dudley Street, Hutt Central	Historic Places Wellington
Petone Recreation Grounds & Grandstand	Petone Recreation Ground	Petone Historical Society
Roy Nelson Home	15- 17 Aurora Street, Petone	Petone Historical Society
Soldier's Memorial	Memorial Park, Bracken Street, Petone	Petone Historical Society
Tom House (Charles Fearnley)	713 High Street, Hutt Central	2007-11 Heritage Inventory
Residence (Guy Ngan)	27 Raukawa Street, Stokes Valley	2007-11 Heritage Inventory
St David's Church (Toomath)	3-5 Seddon Street, Naenae	2007-11 Heritage Inventory
Modern Movement Residence	7 Gill Road, Lowry Bay	2007-11 Heritage Inventory
Lower Pencarrow Lighthouse	Pencarrow Head	
Newstead	44 Pretoria Street	Public Submission
Wainuiomata Lower Dam	Reservoir Road, Wainuiomata	Wainuiomata Historical Society
Baring Head WWII Observation Posts	Baring Head, East Harbour Regional Park	Wainuiomata Historical Society
Belmont Regional Park WWII Ammunition Stores	Belmont Regional Park	

4.6

## 4.6 Heritage Areas

Following research into the various types of heritage groupings within the district, we discerned that a new schedule should be created for places which have groupings of heritage items, being Heritage Areas, which this section will discuss. A definition for Heritage Areas can be found in Section 3.2.2. Further information on each proposed heritage area can be found in the Heritage Areas assessment forms, with maps identifying the extent of each area, and the individually scheduled items within them.

As discussed in Section 3.1.2, there was widespread construction of state houses in Lower Hutt during the mid-20<sup>th</sup> century that included a variety of different designs by well-known architects. Several examples of state housing were identified in the 2007-2011 Heritage Inventory Review. We have reviewed each of these examples and grouped them into four areas where there are particularly good examples of state housing typologies.

Name of Area	Location	Typology/Theme
Hardham Crescent	Petone	State Housing
Heretaunga Settlement	Petone	Early State Housing
Hutt Road Railway	Petone	Railway Cottages
Jackson Street	Petone	Commercial
Lower Hutt Civic Centre	Hutt Central	Civic
Riddlers Crescent	Petone	Early Settlement
Moera Railway	Moera	Railway Cottages
Petone Foreshore	Petone	Early Settlement
Petone State Flats	Petone	State Housing
Somes Island	Somes Island	Various
Wainuiomata Terracrete Homes	Wainuiomata	State Housing
Baring Head	South Coast	Various

It is noted that some of these Heritage Areas were considered as part of Plan Change 56, but were not supported by the Hearings Panel. Nevertheless, it remains our position that they meet the criteria for scheduling. Some adjustment to the boundaries of the Heritage Areas have been made since revision 3 of this Report as a result of consultation with Kainga Ora prior to Plan Change 56, or as a result of submissions made on Plan Change 56. These are reflected in the inventory assessment forms.

## 5 Summary of Recommendations

This Section provides a summary of the recommendations made in this Report.

	HNZPT Listed Items	Non-HNZPT Listed Items	Heritage Areas
Currently Scheduled	50	59	3
Recommended to Remove	0	28	0
Recommended to Introduce	50	81	9
<b>Total</b>	<b>100</b>	<b>112</b>	<b>12</b>

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