

BROADCASTING CORPORATION OF NEW ZEALAND TRANSMITTER STATION - ID 00056

2-12 Selwood Road, Henderson



Figure 1: Broadcasting Corporation of New Zealand Transmitter Station (Auckland Council, 6 August 2020)

INTRODUCTION

Purpose

This review assesses the heritage values of the Broadcasting Corporation of New Zealand Transmitter Station to determine whether it meets the Auckland Unitary Plan (Operative in part) 2016 (**AUP**) threshold for scheduling as category A or category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils¹. Category A* is effectively a holding

¹ AUP, D17.1 Background

pattern for some of the region’s most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring that the historic heritage overlay of the AUP is robust.

Background and constraints

Information on the history of the place and a physical description are sourced from the Auckland Council Heritage Unit’s property files and any other sources as noted. The information in the files is not exhaustive and additional research may yield new information about the place.

This review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 6 August 2020.

SCHEDULING INFORMATION

Schedule ID	00056
Place Name/and/or Description	Broadcasting Corporation of New Zealand Transmitter Station
Verified Location	2-12 Selwood Road, Henderson
Verified Legal Description	LOT 8 DP 1034; road reserve
Category	A*
Primary feature	Transmitter station
Known Heritage Values	A, B, F, G
Extent of Place (Refer to Figure 2)	Refer to planning maps
Exclusions	Interior of building(s)
Additional Controls for Archaeological Sites or Features	
Place of Maori Interest or Significance	

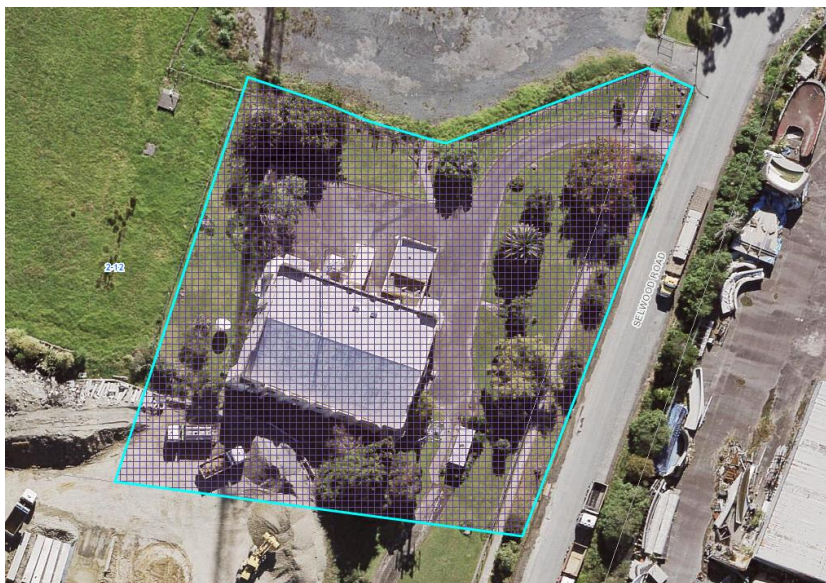


Figure 2: Historic Heritage Overlay Extent of Place (EOP) for ID 00056 (Auckland Council GeoMaps)

HISTORICAL SUMMARY AND PHYSICAL DESCRIPTION

Planning background

Radio NZ - Transmitter Building was scheduled in the Waitākere City Council District Plan 2003 as a category II place.

The place was included in the AUP as a category A* place and was called the Broadcasting Corporation of New Zealand Transmitter Station. The place is subject to the following designations in the AUP: 7301 Telecommunication and radiocommunication transmission facilities (Radio New Zealand) and 4311 Defence purposes – protection of approach and departure paths (Whenuapai Air Base).

The place is identified in the Auckland Council Cultural Heritage Inventory as Radio New Zealand - Transmitter Building/BCNZ transmitter building (ID 3335).

History

New Zealand's first radio broadcast was on 17 November 1921 from Otago University. Radio broadcasting had previously been limited to static and Morse Code, so the sound of music captured immediate attention and inspired a range of private stations to establish around the country.² In 1923 the government issued the *Radio Regulations of 1923* which established four transmission regions (numbered 1-4), imposed a licensing fee on both broadcasters and receivers (the fees went to the Postmaster General, not the stations), and also provided guidance on the type of content that could be broadcast.³ The 1YA station in Auckland was the first station in the country to be licensed under the new regulations.⁴

By 1925, the government sought greater control of radio broadcasting and devolved their power to the newly created Radio Broadcasting Corporation.⁵ In 1931, the Corporation bought out existing stations around the country, and established government control over the 1YA, 2YA, 3YA and 4YA stations in the major centres of Auckland, Wellington, Christchurch and Dunedin.⁶ These stations were funded by license fees, and all other stations, referred to as "B" stations, had no funding and no recourse for advertising.⁷ They relied on community funding and limited sponsorships.

New Zealand rapidly embraced radio, and by the late 1920s the number of licenses had increased exponentially and continued to increase even during the Depression (when licenses jumped from 8,500 to 152,000 nationwide).⁸ In 1932 the Radio Broadcasting Corporation was replaced by the government-appointed Broadcasting Board. One of the primary goals of the Board was to address the issue of radio coverage in New Zealand, and during its short life (1932-1936), the Board embarked on a programme of building and investment in the YA stations (refer also to Appendix 1).⁹

² Radio New Zealand. (2000). *Resounding Radio: The Story of Radio in New Zealand 1921-1996. Part 1: A Stirring in the Air: The Broad Picture 1921-1935*

³ Ibid

⁴ Ministry of Business, Innovation and Employment and Radio Spectrum Management. (undated). *Radio communications history in New Zealand.*

⁵ *A Stirring in the Air*

⁶ OTAGO DAILY TIMES, ISSUE 21531, 31 DECEMBER 1931

⁷ *A Stirring in the Air*

⁸ Ibid

⁹ "New Zealand Broadcasting Board, 1932-1935" from *An Encyclopaedia of New Zealand*, edited by A.H. McLintock, originally published in 1966. *Te Ara – The Encyclopaedia of New Zealand* URL: <http://www.TeAra.govt.nz/en/1966/broadcasting-and-television/page-4> (Accessed 6 August 2020)

1YA - Auckland

The original 1YA studio was located in France Street, Newton (now demolished) and the original transmitter masts were located on the roof of the George Court Department Store¹⁰ in Karangahape Road.¹¹ In 1933 the Broadcasting Board began searching for sites for a new studio and transmitter station, taking particular care to select an optimal site for the transmitter.

The transmitter station site in Henderson was purchased from LEG Williams for £1000 in 1933 and included 15.5 acres.¹² The site was selected because the location was widely considered appropriate for radio transmission due to the extent of open, flat land surrounding, and also because of the ground, which was considered particularly suitable for “earthing”.¹³ Selection of the site and construction of the transmitter station was an event of great public interest and scrutiny. Newspapers extensively covered and analysed every aspect of the project, stirring great anticipation and expectation within the community about the upgraded station and the national and international programmes it would have the capacity to broadcast.

A new studio was constructed in Shortland Street¹⁴, and together with the transmitter station in Henderson, they began operation in 1934.

The new 1YA station not only provided the increased capacity required to extend coverage to more remote districts, but also represented a significant advancement in radio technology. At the time of construction, the 1YA station was the most powerful and technologically advanced in the southern hemisphere. The studio was the first purpose-built broadcasting station in New Zealand and could also transmit signals (the studio directly broadcasted some of the “B” stations). The transmitter mast was a significant technological and engineering achievement and is discussed further below.

2YA – Wellington

In Wellington, the Radio Broadcasting Corporation (the predecessor to the Broadcasting Board) acquired the former Wellesley Club building in Featherston Street (now demolished) in 1927 and converted it into a new studio space for the 2YA station.¹⁵ In the same year, a new transmitter was constructed at the top of Mount Victoria, including two pyramidal transmitter masts and a concrete building many locals referred to as a “medieval castle”.¹⁶

At the time of construction, the 2YA station was the most technologically advanced in New Zealand. The interiors of the studio were described as luxurious, with much of the equipment hidden from view.¹⁷

3YA – Christchurch

In 1933, the Broadcasting Board upgraded the 3YA station in Christchurch. The studio was relocated to two converted cottages in Gloucester Street (now demolished), after having been previously located in the AR Harris Building (destroyed in the Canterbury earthquakes), also in Gloucester Street.¹⁸

¹⁰ The George Court Department Store is scheduled in the AUP as ID 1979

¹¹ NEW ZEALAND HERALD, VOLUME LXXI, ISSUE 21990, 22 DECEMBER 1934

¹² Auckland Star, Volume LXIV, Issue 230, 29 September 1933

¹³ Ibid

¹⁴ The 1YA studio is scheduled in the AUP as ID 2053

¹⁵ EVENING POST, VOLUME CIV, ISSUE 14, 16 JULY 1927

¹⁶ EVENING POST, VOLUME CXIII, ISSUE 93, 21 APRIL 1927

¹⁷ Ibid

¹⁸ PRESS, VOLUME LXIX, ISSUE 20858, 18 MAY 1933

The original transmitter masts had been located on top of the AR Harris Building, but in 1933 a new transmitter station was constructed in Gebbie's Pass on the Banks Peninsula (presumed demolished).¹⁹ The transmitter building was concrete and overlooked the Lyttleton Harbour²⁰, but its exact location is unknown, and no photographs of the transmitter station have been located.

4YA – Dunedin

The 4YA studio in Dunedin was originally located in Moray Place, but following government acquisition of the station, it was shifted in 1928 to the Evening Star Building in Stuart Street.²¹ In 1935, a new Art Deco style concrete transmitter station was constructed in Highcliff.²² The location of the original transmitter masts, prior to 1935, is unknown.

Between 1925 and 1935, radio technology advanced so rapidly that each of the new or upgraded YA stations supplanted the others as the most advanced in the nation at their respective times of construction. In 1936, the First Labour Government dissolved the Broadcasting Board and established the National Broadcasting Service.²³ Significantly, the government took control of all radio broadcasting, but allowed commercial broadcasting for the first time on the ZB stations (the YA stations remained free of advertising).²⁴ Government-run commercial radio was a world first, as were broadcasts directly from Parliament.²⁵

By 1943, the 1YA Henderson transmitter station was the national and commercial broadcasting services' main transmitting station in Auckland, transmitting signals from three stations, including 1ZB, 1ZM and 1YA.²⁶ In 1960 the Shortland Street studio ceased radio broadcasting and was converted to a television studio. The Henderson transmitter station, however, is still in use.

Physical description

The transmitter station is a substantial reinforced concrete Art Deco style building including three attached garages.²⁷ Inside, it originally included a transmitter hall (with space to accommodate a second transmitter when required), an engine room with a back-up generator, an amplifier room (reinforced with copper mesh to prevent interference), and two offices.²⁸

The transmitter station was constructed by builders Watson & Holmes, and the plant equipment was supplied by Amalgamated Wireless (Australasia) Ltd.²⁹ The plant equipment, including the 500-foot half-wave umbrella signal mast³⁰, was installed by W Ward of Dorman Long Ltd. The mast was a significant technological achievement and represented the cutting edge of broadcasting technology at the time of construction. The single 500-foot mast replaced the earlier requirement for two masts, which was made possible by advancements in transmitter mast design. Instead of the pyramidal shaped masts used previously (such as that which is still located on the roof of the Shortland Street studio, and which had originally been erected on the George Court Department Store) new

¹⁹ PRESS, VOLUME LXIX, ISSUE 20830, 13 APRIL 1933

²⁰ Ibid

²¹ OTAGO DAILY TIMES, ISSUE 22640, 3 AUGUST 1935

²² OTAGO DAILY TIMES, ISSUE 22744, 3 DECEMBER 1935

²³ Radio New Zealand. (2000). Resounding Radio: The Story of Radio in New Zealand 1921-1996. Part 3: Politics, War and Progress: The broad picture 1935-1949

²⁴ Ibid

²⁵ Ibid

²⁶ NEW ZEALAND HERALD, VOLUME 80, ISSUE 24570, 29 APRIL 1943

²⁷ NEW ZEALAND HERALD, VOLUME LXXI, ISSUE 21739, 2 MARCH 1934

²⁸ Ibid

²⁹ Ibid

³⁰ AUCKLAND STAR, VOLUME LXV, ISSUE 295, 13 DECEMBER 1934

technology provided for steel-latticed masts that had parallel sides and were triangular in section.³¹ This is the direct antecedent of current transmitter mast design.

The architect of the concrete transmitter station was the firm of Wade & Bartley, which also designed the 1YA studio in Shortland Street and the 1ZB station in Durham Street (now demolished). It is possible Wade & Bartley had a professional partnership with the Broadcasting Board, in the same way other government departments and large companies at the time established partnerships with private architects. Wade & Bartley were known for their use of inter-war styles and for their work on buildings that required technological components, such as the Auckland Electrical Power Board Building in Queen Street, and the two radio studios mentioned previously.

The transmitter station is essentially a large rectangular gable-roofed structure with an elaborate Art Deco parapet and façade. The front façade is broken into three stepped masses: at the rear is a central, flat pediment-topped parapet wall, punctuated with three steel windows. The parapet was originally lettered with “Broadcasting Service”, but this has since been removed. The middle mass, forward of the flat parapet wall, wraps around either side of the building, stopping short of meeting in the middle to frame the three windows of the rear massing. These massings have chamfered corners and are punctuated by two hexagonal-arched steel windows on each side. The front mass is broken into three: two wrapping around either side of the building with chamfered corners, and one centred in the front façade and containing the entrance.

The façade has lines etched into the concrete to suggest that the building is constructed from ashlar-dressed stone. Apart from simple lines outlining each massing, the only applied decoration is a seal or emblem adopted by the Broadcasting Service centred above the main entrance. The emblem is called “Calling the World” and features two radio masts and what is believed to be a likeness of the 2YA transmitter station on Mount Victoria in Wellington.³²

Art Deco-inspired details continue around the side and rear elevations, including further hexagonal-arched steel windows, and Art Deco-detailed buttressing along the side elevations. The rear façade is a simplified version of the front.

The transmitter station is an unusual application of the Art Deco style to a utilitarian building but reflects a popular inter-war style that was favoured for its ability to evoke modernity and progress through modernistic forms. The transmitter station’s simple form and clean lines are in direct contrast to the 1YA studio’s (in Shortland Street) fortress-like Neo-Romanesque brickwork.

³¹ NEW ZEALAND HERALD, VOLUME LXXI, ISSUE 21739, 2 MARCH 1934

³² AUCKLAND STAR, VOLUME LXV, ISSUE 296, 14 DECEMBER 1934

SIGNIFICANCE CRITERIA

Historical

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people, or with an idea or early period of settlement within New Zealand, the region or locality.

The 1YA radio transmitter station³³ has historical significance for its association with a period of rapid development and advancement in radio transmission in New Zealand. The transmitter station was constructed as part of the Broadcasting Board's programme of building works from 1932 to 1936, during which the four government-controlled YA stations, based in each main centre, were upgraded or rebuilt to provide for new technology and to extend radio coverage across the country for the first time.

The transmitter station is associated with and demonstrates a period of increased government control over radio broadcasting, coinciding with an exponential increase in listenership. New Zealanders were exceptionally quick to embrace radio, and the government appreciated the potential of the new medium to deliver both information and entertainment. Flush with an increasing pool of license fees, the Broadcasting Board invested heavily in the YA stations, all four of which were the most technologically advanced in the country at the time of their construction. The 1YA station, including the transmitter station, which is the subject of this evaluation, was the most technologically advanced in the southern hemisphere at the time of construction.

The transmitter station is regionally unique and nationally rare as one of the four YA stations constructed or upgraded during the interwar period by the short-lived Broadcasting Board. The place retains its original use and an integrity of association that contributes to the historical importance of the place.

The 1YA radio transmitter station has **outstanding regional** and **outstanding national** historical value.

Social

The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.

The 1YA radio transmitter station has social values for its long and enduring relationship with Henderson. Constructed in 1934, the transmitter station and its mast are community icons that serve to signpost the suburb that has grown up around the transmitter.

The transmitter station also has social values for representing important aspects of collective memory. Newspapers made regular reports on the progress of selecting the site for the new transmitter and on the construction of the building. It was an event of great public interest, linked directly to the promise of the national and international stations and programmes that the new transmitter would have the capacity to broadcast, interference-free. Therefore, the place also reflects an important way of life in the increasing reliance on radio for information and entertainment and represents an early step in the globalisation of information and entertainment.

The 1YA radio transmitter station has **considerable regional** social values.

³³ The name of the Broadcasting Corporation of New Zealand Transmitter Station is proposed to be changed through this review. The name "1YA radio transmitter station" will be used from this point forward.

Mana whenua

The place has a strong or special association with, or is held in high esteem by, mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.

The 1YA radio transmitter station has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the transmitter station.

The 1YA radio transmitter station has **no known** Mana Whenua value.

Knowledge

The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.

The 1YA radio transmitter station has knowledge values for its potential to play an important role in enhancing public education and appreciation of the development and importance of radio in New Zealand during the interwar period, including the rapid technological advancements, public uptake, and the increasing role of the government in controlling broadcasting until the 1960s.

The place also has a high potential for interpretation, which would likely be off-site as the transmitter station is not accessible to the public. Locally, interpretation might include adding the transmitter station to a heritage trail or providing an electronic resource at a library or historical society.

Additionally, other YA transmitter stations have been featured on the Radio New Zealand and Radio Spectrum Management websites, which would provide more far-reaching educational opportunities.

The 1YA radio transmitter station has **considerable regional** knowledge values.

Technology

The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.

The 1YA radio transmitter station has technology values for its association with significant achievements in radio broadcasting technology and of radio transmitter mast design. At the time of construction, the transmitter station was the most technologically advanced in the southern hemisphere, incorporating advanced features to help extend transmission coverage and avoid interference. The original transmitter station equipment and mast are both in situ (though the mast has been modified). An engineering marvel in 1934, the unprecedented 500-foot mast eliminated the previous requirement for dual pyramidal masts. The innovative new design, featuring latticed steel and parallel sides, was based on technology developed for the BBC. The 1YA mast heralded a new era of transmission technology in New Zealand and set the precedent for future transmitter mast design (transmitter masts are still engineered in the same way).

The 1YA radio transmitter station has **considerable national** technology values.

Physical attributes

The place is a notable or representative example of a type, design or style; method of construction, craftsmanship or use of materials; or the work of a notable architect, designer, engineer or builder.

The 1YA radio transmitter station has physical attributes values as a notable example of the Art Deco style. The design, which is the work of renowned Auckland-based architectural firm Wade & Bartley, relies on the clever layering of block forms and minimal ornamentation to express the style. Although

Art Deco was a popular interwar style, the transmitter station is an unusual application of this style to a utilitarian building – especially one that, in 1934, would have been located well out of the city, and not regularly seen by the public. The other three YA transmitter stations across the country were also designed by architects in popular interwar styles. It is possible that by investing in their designs, the Broadcasting Board was signalling the importance of these places, despite their lack of visibility.

The building is also notable because it was designed to accommodate change. Radio technology advanced so rapidly between 1925 and 1935 that the architects could only imagine what was to come. With this in mind, the transmitter station was designed to accommodate a second transmitter to prevent the building from becoming obsolete. The design proved prescient, and the building has required no major changes to continue operation. As such, it is highly intact and, based on visual inspection, well-maintained.

The 1YA radio transmitter station has **considerable local** physical attributes values.

Aesthetic

The place is notable or distinctive for its aesthetic, visual, or landmark qualities.

The 1YA radio transmitter station has aesthetic value for its strong visual appeal. The Art Deco style of the building not only exemplifies a past aesthetic taste, but the style also evokes a belief in social and technological progress. Art Deco first appeared in France before World War I and represented a first step in the rejection of historical design precedent by embracing modernistic forms. Because of its association with modernity, it was often applied to buildings and objects considered new, fast and forward thinking. As such, its application to the transmitter station could be understood as a kind of shorthand to the significant technological achievement it represented.

The transmitter station also has landmark presence. Although it is accessed directly from a metalled road in an industrial area, the large expanse of flat, harbourside land on which it is situated makes it visible in its locality, and especially from the North-western Motorway. The original 500-foot mast, which is adjacent to the transmitter station, is visible across the region, reinforcing the landmark presence it has maintained since 1934.

The 1YA radio transmitter station has **considerable local** aesthetic values.

Context

The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.

The 1YA radio transmitter station has context value as part of a group of inter-related heritage places across New Zealand. The transmitter station is directly related to the 2YA, 3YA and 4YA transmitter stations that were all constructed during the interwar period by the Broadcasting Board as part of their programme of expanding radio coverage across the country. Collectively, the three remaining transmitter stations represent an important investment and achievement in radio broadcasting technology.

The transmitter station also has collective value with the 1YA studio, which was constructed in Shortland Street in 1934. The 1YA studio³⁴ and 1YA transmitter station are essentially two parts of the same place, and they functioned together for 26 years until the studio was converted for television.

³⁴ The studio is scheduled in the AUP as ID 2053, Category A

The transmitter station and mast are also contextually related to a second mast on Lincoln Road, which was first erected between 1940 and 1959, south of the motorway.

The transmitter station also has context values for its setting which is original and predominantly intact, but which also adds meaning to the place. Newspapers from the 1930s detail the meticulous search for and testing of an appropriate site for a transmitter station in Auckland. After reviewing the qualities of numerous sites, Henderson was unanimously chosen as ideal for radio broadcasting. Its large expanse of flat land, distance from objects and natural features that might cause interference and soils ideal for “earthing”, all contributed to the decision to situate the transmitter in Henderson, where it continues to operate effectively.

The 1YA radio transmitter station has **considerable regional** context values.

STATEMENT OF SIGNIFICANCE

The 1YA radio transmitter station is an Art Deco style concrete radio transmitter station and steel mast that were constructed in Henderson by the Broadcasting Board in 1934. Between 1932 and 1936, the Broadcasting Board was responsible for a programme of investment in the government-controlled YA radio stations. Through a series of technologically advanced upgrades and new construction projects, radio coverage was extended across the country for the first time. As one of the three remaining YA transmitter stations from this period, the 1YA transmitter station has both individual and collective value as a legacy of government-controlled radio broadcasting in New Zealand.

In 1934, Auckland’s original 1YA studio and transmitter masts were replaced with structures that embodied the cutting edge of available broadcasting technology. At the time of its first broadcast, the 1YA station was the most technologically advanced in the southern hemisphere, including an unprecedented purpose-built studio and 500-foot transmitter mast. The transmitter mast was an engineering marvel, and this innovative design is still used today.

The transmitter station is a notable example of the Art Deco style and is the work of noted Auckland-based architects Wade & Bartley. The building’s design relies on block forms and minimal ornamentation to express the style, and to evoke a sense of progress and modernity. Although Art Deco was a popular interwar style, the transmitter station is an unusual application of this style to a utilitarian building. The building was also specifically designed to accommodate future advancements in broadcasting technology and continues to be used for radio transmissions.

Located on a large expanse of flat, harbour-side land, the transmitter station and mast are local and regional landmarks. The site of the transmitter station also adds meaning to the place as Henderson was specifically identified as an ideal location for radio broadcasting.

The transmitter station has high potential to be used for public education through interpretation. Important themes, including government control over broadcasting, the development of radio technology and the important ways of life that emerged during the interwar period, as people began to rely on the radio as a key source of information and entertainment, could be interpreted both locally and beyond.

TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
A- Historical	Outstanding	Regional & National
B- Social	Considerable	Regional
C- Mana Whenua	No known	NA
D- Knowledge	Considerable	Regional
E- Technology	Considerable	National
F- Physical Attributes	Considerable	Local
G- Aesthetic	Considerable	Local
H- Context	Considerable	Regional

CATEGORY RECOMMENDATION

The 1YA radio transmitter station meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category A place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place, including:

- Amend the place name to reflect its historical associations and use
- Remove the road reserve from the legal description
- Amend known heritage values to include (d) knowledge, (e) technology and (h) context
- Amend primary features
- Amend exclusions
- Refine extent of place

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

ID	Place name and/or description	Verified location	Verified legal description	Category	Primary features	Heritage values	Extent of place	Exclusions	Additional rules for archaeological sites or features	Place of Maori interest or significance
00056	Broadcasting Corporation of New Zealand Transmitter Station <u>1YA radio transmitter station</u>	2-12 Selwood Road, Henderson	LOT 8 DP 1034; road reserve	A <u>A*</u>	Transmitter station; <u>mast</u>	A, B, <u>D</u> , <u>E</u> , F, G, <u>H</u>	Refer to planning maps	Interior of building(s); <u>cell phone tower</u> ; <u>driveway</u> ; <u>post 1935 transmission equipment</u> ; <u>shipping container/shed</u>		

Planning maps

- The current extent of place extends over a semi-circular driveway and into the road reserve. Historic aerial photography from 1940 and 1959 indicate that the driveway is a recent feature and does not need to be managed. The transmitter station originally had a straight driveway leading from the front entrance directly to Selwood Road. The vegetation in the verge is also more recent.
- Although the place has identified aesthetic values, these values are not best appreciated from Selwood Road, and therefore the EOP does not need to extend into the road reserve.

- The EOP proposed below aligns with a historical boundary. The 1940 and 1959 aerials show a distinct “yard” that is clearly defined around the transmitter station. It is proposed the EOP align with the boundaries of this yard.
- In addition, the EOP should be extended to include the transmitter mast, as this is an original and key component to the historical and technological significance of the place. The space between the transmitter station and mast does not need to be managed, and therefore a non-contiguous EOP is proposed.



Figure 3: Proposed EOP (red line) for ID 00056 (Auckland Council GeoMaps)

Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage, August 2020 (updated August 2021)

Peer Reviewer

Elise Caddigan, Built Heritage Specialist, August 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy, 30 September 2020 (updated August 2021)

Noel Reardon, Manager Heritage, August 2021

Appendix 1: YA Stations

Station	Year opened or relocated	Location	Architect	Current status
1YA studio	1934	74 Shortland Street, Auckland	Wade & Bartley	Extant; AUP Schedule ID 2053 (Cat A); HNZPT List #660
1YA transmitter	1934	2-12 Selwood Road, Henderson	Wade & Bartley	Extant; AUP Schedule ID 56 (Cat A*)
2YA studio	1927 (relocated)	124 Featherston Street, Wellington	(converted Wellesley Club building)	Demolished
2YA transmitter	1927	34 Lookout Road, Roseneath		Extant; no known protection or recognition
3YA studio	1933 (relocated)	64 and 66 Gloucester Street, Christchurch	(converted cottages)	Destroyed during 2011 earthquake
3YA transmitter	1933	South side of Gebbie's Pass Road		Demolished (presumed)
4YA studio	Ca 1928 (relocated)	52 Stuart Street, Dunedin	(moved into Evening Star Building)	Extant; HNZPT List #2135
4YA transmitter	1935	47 Karetai Road, Highcliff	H Mandeno	Extant; no known protection or recognition

Residence - ID 00075

147 Sturges Road, Henderson



Figure 4: 147 Sturges Road, Henderson (Richard and Alison Denyer, February 2022)

INTRODUCTION

Purpose

This review assesses the heritage values of 147 Sturges Road, Henderson to determine whether it meets the Auckland Unitary Plan (Operative in Part) (**AUP**) threshold for scheduling as a category B place. This review has been prompted by information received by Council that confirms the building was relocated to the site in 1987.

Background & constraints

Information on the history of the place and a physical description are sourced from Auckland Council Heritage Unit's property files and any other sources as noted. The information in the files is not exhaustive and additional research may yield new information about the place.

This review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

Since the building has been relocated to the current site and has been altered extensively, the multiple photos provided by the owner were sufficient and a site visit was considered unnecessary (Refer to APPENDIX 1 for photos and plans).

SCHEDULING INFORMATION

Schedule ID	00075
Place Name/and/or Description	Residence
Verified Location	147 Sturges Road, Henderson
Verified Legal Description	LOT 3 DP 193533
Category	B
Primary feature	Not identified
Known Heritage Values	A, F
Extent of Place (Refer to Figure 2)	Refer to Figure 2
Exclusions	Interior of building(s)
Additional Controls for Archaeological Sites or Features	NA
Place of Maori Interest or Significance	NA



Figure 5: Extent of place (purple crosshatching) for ID 00075 (Auckland Council GeoMaps)

HISTORICAL SUMMARY AND PHYSICAL DESCRIPTION

Planning background

147 Sturges Road was originally scheduled in the Waitakere City Council as a Category III place for historical and architectural values. The district plan entry described the place as a large, timber weatherboard villa, pediment entrance and verandah, built 1900s.³⁵

The place was "rolled over" into the AUP and no submissions were received.

History

The origins and date of construction of the subject house are unclear.

Aerial photographs from 1940 and 1959 of the land which is now 147 Sturges Road show rural paddocks with no buildings.

Council files show the house was transported to the site in 1987. It was re-erected and extensively modified first in 1987 and again in 1990.

The building that is currently at 147 Sturges Road was inspected in Airdrie Road, Ranui in August 1987, but from historic aerial photography, Airdrie Road was, and currently remains, a house relocation yard. The provenance of the subject villa is unknown (Refer to APPENDIX 4).

Documents and photographs in Council's records indicate that a villa from 20 Woodward Avenue, Mangere was intended to be re-sited at 147 Sturges Road. Further research has established that this villa is not the same as the villa in situ (Refer to APPENDIX 5 and 6).

Physical description

The house at 147 Sturges Road is a square fronted villa with a basement, constructed of timber weatherboards and iron roofing, with timber joinery.

The building has undergone extensive changes, which broadly include a basement addition, a rear extension, and a wraparound verandah addition with a new entryway with a decorative gabled roof. The building still maintains some of its original architectural features including sash windows, roof form and timber brackets.

SIGNIFICANCE CRITERIA

Historical

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people, or with an idea or early period of settlement within New Zealand, the region or locality.

³⁵ Waitakere District [Plan \(2012\), \[31\], https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/district-and-regional-plans/district-plans/waitakere-district-plan/Pages/waitakere-district-plan-rules.aspx](https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/district-and-regional-plans/district-plans/waitakere-district-plan/Pages/waitakere-district-plan-rules.aspx), last accessed 15 March 2022

The house was relocated to the subject site in 1987. The house was substantially altered in 1990 with large extensions at the rear, a basement addition and changes to the front with the addition of a villa-like wraparound verandah and a gabled roof entryway.

The villa was initially scheduled for its association with the residential development of the Henderson Valley area. As the house was relocated to the site in 1987 and its provenance unknown, it has no known association with the early residential development of the local area.

The house is not known to be associated with a person or group of people that have made a significant contribution to the history of the locality or beyond. It is not associated with an important idea and is not an example of a rare or endangered heritage place.

The residence is considered to have **no** historical value.

Social

The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.

Research to date indicates that the residence has no known social values. It was relocated to the area and as such is not included on any local heritage trails, and it is not known to be held in high esteem by a particular community or cultural group.

The residence is considered to have **no** social value.

Mana Whenua

The place has a strong or special association with, or is held in high esteem by, mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.

147 Sturges Road is not identified in the AUP Schedule 12 Sites or Places of Significance to Mana Whenua (**Schedule 12**). This place has been evaluated primarily for its built heritage values.

Council has a process for assessing sites and places of significance to Mana Whenua. The first step in this process is for iwi to nominate sites. If a site or place is evaluated as significant to Mana Whenua against the factors set in the AUP, it will be considered for inclusion in Schedule 12 and/or, if it has additional values, Schedule 14. No nomination has been received by iwi for this place for its inclusion in Schedule 12.

The residence specifically is unlikely to have value to Mana Whenua in accordance with the factors or criteria set out in the AUP. However, this is not to say that the place does not have value to Mana Whenua or that the site or landscape may not be nominated by iwi at a future time. Mana Whenua are required to be consulted during the preparation of any future plan change to consider the addition of this place to the AUP. If / when Mana Whenua values are identified this evaluation will be amended.

The residence has **no known** Mana Whenua value.

Knowledge

The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.

Dismantling and reconstruction for the relocation to the site has considerably altered the ability of the building to have any potential to provide useful information.

The residence is considered to have **no** knowledge value.

Technology

The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.

The techniques used to construct the house and subsequent alterations are readily understood through other places and sources.

The residence is considered to have **no** technology value.

Physical attributes

The place is a notable or representative example of:

- (i) a type, design or style,*
- (ii) a method of construction, craftsmanship or use of materials, or*
- (iii) the work of a notable architect, designer, engineer or builder.*

The villa has retained some of its original architectural features despite several alterations. These features include timber joinery within the front facade, roof pitch, and decoration such as the eaves brackets. Whilst the residence remains legible as a villa, the alterations have compromised the integrity of the house. The large extension at the rear and additional level added beneath the house, along with the replacement of the front veranda with extensive 'villa'-styled fretworks and the addition of a gabled roof entryway to the front façade, mean the house is no longer a representative example of its type.

The residence is considered to have **little** physical attributes value.

Aesthetic

The place is notable or distinctive for its aesthetic, visual, or landmark qualities.

Although the villa contains some decorative elements, the aesthetic values of the original villa have been largely lost due to relocation and substantial alterations and additions, especially within the front façade of the house.

The residence is considered to have **little** aesthetic value.

Context

The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.

The residence was relocated to its current location in the 1980s. The relocation of the house has totally compromised its historical context. Although it was originally scheduled because it was associated with the residential development of Henderson Valley Area, the house is not part of this original context.

The residence is considered to have **no** context value.

STATEMENT OF SIGNIFICANCE

The villa at 147 Sturges Road, Henderson has retained some of its original features including the roof form, sash windows, and eaves brackets which provide some legibility of its original style. However, relocation from an unknown provenance has diminished its heritage value. A desktop reassessment of the residence under the AUP criteria concludes that the residence does not meet the threshold for scheduling as a historic heritage place.

TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
I- Historical	None	Local
J- Social	None	Local
K- Mana Whenua	None known	NA
L- Knowledge	None	Local
M- Technology	None	Local
N- Physical Attributes	Little	Local
O- Aesthetic	Little	Local
P- Context	None	Local

CATEGORY RECOMMENDATION

147 Sturges Road does not meet the threshold for scheduling as a Historic Heritage Place. It is recommended that the place is deleted from Schedule 14.1 as a Category B place.

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

ID	Place name and/or description	Verified location	Verified legal description	Category	Primary features	Heritage values	Extent of place	Exclusions	Additional rules for archaeological sites or features	Place of Maori interest or significance
0075	Residence	147 Sturges Road, Henderson	Lot 3 DP 193544	B		A,F	Refer to planning maps	Interior of buildings(s)		

Evaluator

Mahshid Ezbarami, Specialist Built Heritage
14 March 2022

Peer Reviewer

Emma Rush, Principal Advisor Special Projects – Heritage
10 May 2022

Managerial Sign-Off

Megan Patrick
Team Leader Heritage Policy
11 May 2022

APPENDIX 1: The subject building before and after relocation



APPENDIX 3: The drawings from 1990 showing the proposed addition and alterations

The alterations are including a basement addition, rear extension, and a new entryway with decorative gabled roof.



596

CITY OF WAITEMATA

REPORT OF INSPECTION CARRIED OUT OF SECOND HAND BUILDING MATERIALS

To MRS D. BRAY-TAYLOR Date 5-8-87 2129
 No 2 HOPE ST
 GREY LYNN Inspection carried out at AIRDRIE St
 Ranui
 Material desired for erecting DWELING.
 At Lot 1 D.P. 104416 No 147 STURGES St HSN

Report AN INSPECTION OF THE 90 YEAR OLD VILLA OF APPROX 137 m² SHOWS THE FOLLOWING CONSTRUCTION:-
 230 WEATHAR BOARDS SHIP LAP Pattern, showing BORR, ROT, DAMAGE & PEELING PAINT - JOINTS W/OUT DOUBLE HUNG, Poor PAINT condition, PARTS REQUIRE REMOVAL OR REPAIRING. - C.G.I. ROOF OF RUSTED IRON, FISHTAILY LEANS TO CONSTRUCTION. - WOODEN CORBELS UNDER NARROW SOFFIT - ROISED VERANDAH FLOOR & JOISTS. SUB FLOOR W/OUT HOUSE 100X100 BEAMS, ROT & DAMAGE EVIDENT - 150X50 JOISTS, SOME SHOWING - 150X25 FLOORING BOARD ALSO INSIDE, RAUGH LINE & G. BUNKERS - SEALS & BATTER CURBS. 5 ROOMS - KITCHEN - BATH ROOM W.C. LAUNDRY IN LEAN TO AT REAR WHICH IS VERY POOR CONDITION. RECONDITION SATISFACTORY TO SHIRT SUBJECT TO ① APPROVAL OF COUNCIL ② UP GRADE EXTERIOR & RE ROOF ③ UP GRADE SUB FLOOR & FLOOR SPRAY WITH CERTIFICATE ISSUED ④ RE PAINT LAUNDRY WITH NEW BED. ⑤ CLEAN DOWN & RE FINISH EXTERIOR WITHIN 6 MONTHS OF SHIRT

R. J. Alcock

BUILDING INSPECTOR

Fee Paid \$220-00 Date 29-5-87 Rec. No. 1964/1

N.B. THIS IS NOT A BUILDING PERMIT

Before any Building work or Re-erection of Old Buildings is carried out, a Building Permit MUST be obtained.

APPENDIX 5: Application for inspection of building in 20 Woodward Avenue, Mangere in May 1987.

KEY IN SHEDS AND
UNDER BRIDGE
Possession
15 June 87

**APPLICATION FOR INSPECTION OF SECONDHAND BUILDINGS
MATERIALS**

**The Senior Building Inspector
WAITEMATA CITY COUNCIL**

I, Joan + Debbie Bray Taylor
hereby make application:

(a) Villa To erect a secondhand building, viz. Dwelling, Garage, Other, or _____
(b) To use secondhand timber or materials for the erection of _____
Quantity and age of timber: _____
and other materials: _____

Legal Description and address of property where building is to be re-erected or
secondhand materials used: LOT: 1 D.P. 104416 ROAD STURGES
MR S Gidd Joan + Debbie Bray Taylor
2 Hope St Grey Lynn

OWNER OF LAND DESCRIBED ABOVE:

The Building Materials to be inspected are located at:
20 Woodward Rd OFF church St mangere
66 8522

IMPORTANT

See Notes attached to this form regarding re-erection of secondhand buildings.

I have read the Notes attached to this application form and am aware of the
restriction imposed on the re-erection of secondhand buildings or use of secondhand
materials, and I fully accept Council's policy of a Bond and Non-compliance Fee
and this application is made in the light of my acceptance of that condition, and
any failure on my behalf to pay this Bond makes my application null and void.

I enclose: (1) Inspection Fee of \$ _____ (See Notes attached)
(2) The Key to the building.
(This **MUST** be deposited with application unless specific
arrangements are made with the Inspector for the building to be open when he
calls).

Signature of Applicant: D C Bray Taylor
Address: 2 Hope St Grey Lynn

Date: 28.5.87
Phone: 762-849.

FOR OFFICE USE ONLY

No. of Receipt: _____ Date Fee Paid: _____

The Building is **NOT APPROVED** - Refer Secondhand Report No. _____
The Material is **NOT APPROVED** - Refer Secondhand Report No. _____
Signed: _____ 0196A001 29/05/87SUBT 220.00
(Senior Building Inspector)

The Building was inspected on _____ and subject to the conditions set
out in Secondhand Report No. _____ may be used for the purpose required.

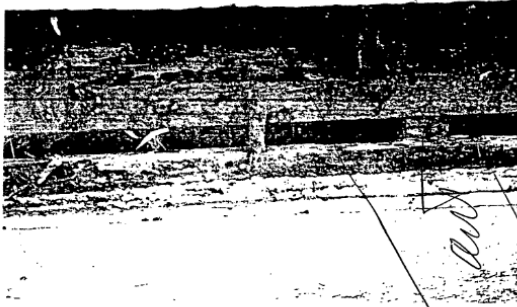
The material was inspected on _____ and subject to the conditions
set out in Secondhand Report No. _____ may be used for the purpose required.

Signed: _____
(Senior Building Inspector)

BUILDING PERMIT NO: _____ **Issued:** _____

+
7c/1381

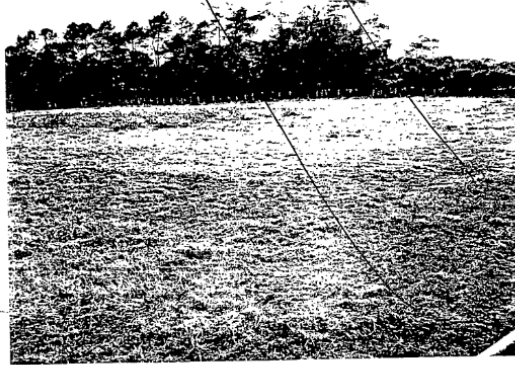
submit
\$10.00



but



No wood work to sell



BRAY-TAYLOR

No 145 stiles lot

APPENDIX 6: Report of inspection of building in 468 Rose Bank Road, Avondale in May 1987.

CITY OF WAITEMATA

REPORT OF INSPECTION CARRIED OUT OF SECOND HAND BUILDING MATERIALS

To J & D. BEAY-TAYLOR Date 21-8-87 2138
No 2 HOPE ST
CITY CENT Inspection carried out at 468 Rose Bank Rd
AVONDALE

Material desired for erecting FARM SHED.
 At LOT 21.104416 No 147 STURGES Rd HENDERSON.

Report AN INSPECTION OF THE 93m² AND APPROX 40 YEAR old SHED SHOWS THE FOLLOWING CONSTRUCTION - 150x25 B/S WOODEN BOARDS, SOME DAMAGE - SPOT-POOR FITTING - PANELS MISSING & POOR PAINT TRUSS ROOF WITH OFFSET RIDGE TO GABLE ENDS, C.C.F., NOT EVEN FALL OVER SPACING WHICH WAS MISSING. WOODEN JOINTS SHOWING ROT AND SCRIBES TO FIT, BASE, 100x25 BEARERS - 150x50 JOISTS @ 400c - 150x40 TIG. FLOORING, ALL PINE INSIDE 2.700 STRUD - HARD BOARD WALLS - Annex SUEET CEILING, SOME DAMAGE WHERE TIMBER VERTICAL POSTS FIXED THROUGH CEILING TO TRUSSES. RECOMMENDATION - SATISFACTORY TO SUIT SUBJECT TO

- ① Building Permit applied for & issued.
- ② EXTERIOR CLADDING TO BE UPGRADDED & MADE WATER PROOF.
- ③ REPAIR FAULTY WINDOW FRAMES & SASHES AND ALSO INSTALL WINDOW IN CAP NOW COVER BY IRON OR BE WEATHERED BEARDS.
- ④ G.F. ROOFING TO FALL INTO NEW CURTAINING
- ⑤ CLEAN DOWN & REPAINT BUILDING WITHIN BUDGET OF \$1000

[Signature]
 BUILDING INSPECTOR

Fee Paid \$46-00 Date 19-8-87 Rec. No. 20A/2

N.B. THIS IS NOT A BUILDING PERMIT Before any Building work or Re-erection of Old Buildings is carried out, a Building Permit MUST be obtained.

LP 877294

Falls Hotel – ID 00127

22 Alderman Drive, Henderson



Figure 6: The Falls Hotel as viewed from the footpath on Alderman Drive (photo by author dated 27 July 2020).

INTRODUCTION

Purpose

This review assesses the heritage values of the Falls Hotel to determine whether it meets the Auckland Unitary Plan (Operative in part) (**AUP**) threshold for scheduling as Category A, Category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils.³⁶ Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring that the historic heritage overlay of the AUP is robust.

Background and constraints

Information on the history of the place and a physical description are sourced from Auckland Council Heritage Unit's property files and any other sources as noted. The information in the files is not exhaustive and additional research may yield new information about the place.

³⁶ AUP, D17.1 Background

This review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 27 July 2020.

SCHEDULING INFORMATION

Schedule ID	0127
Place Name/and/or Description	Falls Hotel (former)
Verified Location	22 Alderman Drive, Henderson
Verified Legal Description	PT LOT 7 DP 1467
Category	A*
Primary feature	Hotel
Known Heritage Values	A,B,F,G
Extent of Place (Refer to Figure 2)	Refer to planning maps
Exclusions	Interior of building(s)
Additional Controls for Archaeological Sites or Features	
Place of Maori Interest or Significance	



Figure 7: Historic Heritage Overlay Extent of Place for ID 00127 (Auckland Council GeoMaps)

HISTORICAL SUMMARY

Planning background

The Falls Hotel was originally scheduled in the Waitakere District Plan 2003 as a category I place.

The place was included in the AUP as a category A* place. The place is also subject to the AUP's Significant Ecological Areas Overlay³⁷. The place is identified in the Auckland Council Cultural Heritage Inventory as Falls Hotel/Falls Hotel (former)/Old Oratia Hotel (ID 3799).

History

The Falls Hotel began life in 1873 as the Oratia Hotel and was the first licensed hotel in the Henderson area (then known as Henderson's Mill). Newspaper reports from the time indicate that the hotel was constructed by John McLeod on land owned by Thomas Henderson, founder of the town, businessman and politician. The hotel was apparently built in response to the extension of Great North Road further west, to offer accommodation to travellers visiting the Waitakere Falls and other settlements on the Kaipara. A train line servicing the area was not established until 1880, and was not fully operational until the following year, making day trips to the area difficult. The name of the hotel was changed to the Falls Hotel around 1880, likely as a marketing tool to take advantage of the popularity of the Waitakere Falls with tourists.

From 1873, the hotel was also used as premises for local businesses, including McLeod's store and butchery. The local post office was located in the hotel until the mid-1880s.

There has been some confusion in the past regarding the date of construction and who commissioned the hotel to be built. This may have stemmed from the fact that there were two John McLeod's associated with the settlement of Henderson's Mill during the early years. The first has been referred to historically as "Long John" McLeod, who carried out extensive upgrades to the mill in 1854. "Long John" McLeod left the mill in 1859 and later set up his own mill in Helensville, in around 1863. The villa in which he and his wife Helen lived is the origin of the name of the Helensville area.

The second John McLeod to be associated with the Henderson's Mill settlement is referred to historically as "Shepherd" McLeod. This John McLeod is believed to have been the settlement's first storekeeper and butcher. He appears to have leased the farmland adjacent to the original hotel site on Great North Road from Thomas Henderson from 1862 until the mid-1870s. This is the John McLeod who held the first publican's license for the hotel and is attributed with commissioning the construction of the building. It is unclear who exactly carried out the construction, however in March 1873 tenders were called for its construction in the advertisements section of the *New Zealand Herald*.

The housewarming for the hotel was held on June 30, 1873, and was chaired by Thomas Henderson, the landowner. The last recorded license in the name of John McLeod appears to have been in 1875, after which the lease for the hotel seems to have passed through many hands.

In 1898 Great North Road was realigned to open road frontages throughout the township. While this realignment took the road further away from the hotel, the road wasn't widely used until a bridge over the Opanuku Stream was completed in 1912. In 1908 the Henderson district was declared "dry", forbidding the sale of alcohol, which helped improve the reputation of the hotel, which had been increasingly considered unsavoury. The hotel continued to be run successfully as a private hotel and boarding house. In 1931 the hotel and site were purchased by Steve Ozich, who would continue to

³⁷ AUP, SEA_T_4959, Terrestrial

operate the hotel as a boarding house for a further 30 years. In 1953 a roof fire, and subsequent water used to extinguish the fire, damaged some of the interior features. Further shops were constructed at the corner of Great North Road and Station Road (now known as Rainside Avenue) in 1956, which served to isolate the hotel further.

In 1961 Steve Ozich was granted a permit to shift the hotel further back from its position on Station Road. The relocation necessitated the demolition of the two original brick chimneys and resulted in the isolation of the hotel entirely from the public realm. It is thought the hotel ceased to be used in a commercial capacity at this point until its later relocation and restoration. Despite selling the building in 1978, Steve Ozich remained living there until 1991, after which it remained vacant for a period, used only for storage.

In 1996, the Norcross family, who had purchased the building off Ozich, donated the Falls Hotel to the Waitakere City Council. That same year the hotel was relocated for the second time to its current position in Alderman Drive and a restoration project spanning two years was undertaken by the Falls Hotel Preservation Trust (precursor to the Henderson Heritage Trust). During the restoration works a ground level addition was created to house kitchens, pantry and further indoor space. A gabled structure providing additional space for restaurant seating or events has subsequently been added in 2009. Since the relocation, the building has been owned by the Falls Hotel Preservation Trust and is operated as a restaurant and café.

Physical Description

The Falls Hotel is a two-storey timber building which was originally constructed in a rectangular form, with a chamfered face to one corner, where it addressed the intersection of Great North Road and Emma Street (later Station Road, and now known as Rainside Avenue). The hotel was clad in weatherboards with Georgian-style sash windows and is believed to have originally been roofed with timber shingles, later replaced with corrugated iron. A ground level verandah originally ran the full length of the two elevations which addressed the roads.

A 1907 addition to the rear of the building, constructed in the same style, changed the form into an L-shape with the same Georgian-style sash windows continued, despite the much later date towards the end of the 19th century. A single storey lean-to was constructed against the remaining rear façade of the original part of the building during the 1930s. The exact date the verandah was lifted to cover the first floor as well as the ground floor is unknown, but it appears to have been in place by 1923.

The two decorative brick chimneys were reconstructed in accordance with historic photos during the 1996-1998 restoration. The larger, more ornately corbelled chimney would have sat at the rear of the original volume of the building but is now enclosed within the double storey addition. The smaller chimney sits to the rear of the double storey addition. Much of the verandah detailing, including the posts, has also been reconstructed from historic photos due to the condition of the building at the time of its final relocation and restoration.

The 1997 ground level addition wraps around the ends of the 1930s lean-to and the late 19th century double storey addition, which converts the overall floor plan to almost rectangular again. However, the earlier double storey form is still clearly legible. The 1997 building consent drawings indicate that the single level addition carried out at this time largely engulfed the earlier lean-to structure, resulting in only a small number or remnant areas of the early lean-to remaining. A timber fire escape stair was also added to the upper-level verandah at this time. A substantial gable structure now sits at the north-west corner of the building, connected to the ground floor addition by way of a modest linking structure.

SIGNIFICANCE CRITERIA

Historical

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people, or with an idea or early period of settlement within New Zealand, the region or locality.

The Falls Hotel is one of the earliest surviving buildings in the Henderson area and was the first licensed hotel in the settlement. The construction of the hotel improved the ability of people from the Auckland region to travel to and around the Henderson area, prior to the construction of the railway line, by providing accommodation for an otherwise long, slow journey.

The hotel is loosely associated with Thomas Henderson, founder of the area and Member of Parliament, being constructed on his land with his permission. It is also associated with John “Shepherd” McLeod, who is believed to have been the settlement’s first storekeeper and butcher. Well-known local businessman Steve Ozich was a long-time owner of the building.

The Falls Hotel has **considerable local** historical values.

Social

The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.

The Falls Hotel was an important social hub in the area and was where the townspeople gathered after the annual races at the nearby horseracing track for refreshments. In its time it also served as a location for the coroner’s court, the post office and, for a while, prize fighting was held in the street outside, including the 1892 National Bantamweight title. The hotel also provided accommodation and refreshments for people from all over the surrounding district who attended the regular cattle sales held at Alfred Buckland’s cattle yards near to the hotel.

With the introduction of the train service between Henderson’s Mill and central Auckland at the end of 1880, the need for accommodation for visitors to the immediate area dwindled and the post office was relocated to the train station in 1881. However, the township became a convenient location to stay for those wishing to visit the Waitakere Falls or the western beaches, which were still a day trip for the return voyage to the Waitakere Ranges, and so the hotel also played an important part in the burgeoning west Auckland tourism market.

Provincial hotels often provided additional services to the community as a collection point for post and messages, as well as being a hub for social functions and a meeting place for local clubs and organisations, and the hotel would have been a valuable part of the early Henderson community.

The hotel is held in esteem by the Henderson community as being one of the earliest surviving buildings in the area, as evidenced by the creation of the Falls Hotel Preservation Trust which was set up to restore and preserve the building. The hotel is a tangible reminder of the long history of settlement in the area and represents important aspects of collective memory and identity of Henderson, as a former provincial centre.

The Falls Hotel has **considerable local** social values.

Mana Whenua

The place has a strong or special association with, or is held in high esteem by, mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.

The Falls Hotel has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the hotel.

The Falls Hotel has **no known** Mana Whenua value.

Knowledge

The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.

The Falls Hotel is a relatively rare, but not unique, example of the early provincial hotel. The hotel has undergone much change with respect to materiality and it is therefore unlikely to hold much potential to provide knowledge. The removal of the building from its original site has also lessened the potential for education regarding its relationship to the early development of the Henderson township.

The Falls hotel has **little local** knowledge values.

Technology

The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.

The Falls Hotel follows a standard and common construction method of the time and uses no known innovative construction materials or techniques.

The Falls Hotel has **no** known technology values.

Physical attributes

The place is a notable or representative example of a type, design or style; a method of construction, craftsmanship or use of materials; or the work of a notable architect, designer, engineer or builder.

The Falls Hotel is an early surviving example of the timber provincial hotel typology and is a notable example of a Stripped Georgian vernacular hotel, which was common to rural townships during the latter half of the 19th century. The wrap-around verandah, the chamfered corner housing the main entry door, and primarily timber construction are all characteristic of the provincial hotel style, in contrast to hotels in the main centres which were usually of masonry construction. Heritage New Zealand Pouhere Taonga identifies the style of the building as the "Filigree Screen style" which became popular from 1869. However, the upper-level verandah which helps to place the building within this style was a later addition (in place by 1923), so the hotel cannot be considered as one of the earliest examples of this style. It is, however, a good example of its type.

The growth of Auckland has resulted in Henderson now being a suburb of the greater city, but the vernacular of the hotel recalls the provincial origins of the area. Although Thomas Henderson's sawmill had closed by the time the hotel was built, its timber construction strongly reflects the early origins of the community and of many provincial towns of the time.

The Falls Hotel has **considerable local** physical values.

Aesthetic

The place is notable or distinctive for its aesthetic, visual, or landmark qualities.

The Falls Hotel is an attractive and substantial Georgian style building which has been positioned in its new location to formally address both the street and the park entrance. There are few surviving buildings of this age in the locality, and no others of this scale, making it aesthetically notable within the Henderson area.

Although much of the landmark value was lost when it was relocated from its original site at the heart of the early Henderson township, the building does still possess some landmark value as a well-known historic building sited near a major intersection, occupying a prominent position at the entry to a park.

The Falls Hotel has **considerable local** aesthetic values.

Context

The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.

Much of the context value of the Falls Hotel was lost when it was relocated within its original site, and then later when it was removed from its site in central Henderson, at the heart of the early township.

The Falls Hotel has **little local** context values.

STATEMENT OF SIGNIFICANCE

The Falls Hotel is a rare surviving example of early timber hotel buildings within the Auckland region and is one of the oldest buildings in the settlement of Henderson (formerly known as Henderson's Mill). Constructed in 1873, it was the area's first licensed hotel and provided food and accommodation for those travelling to visit the Waitakere Falls or more remote areas of the Kaipara, at a time when there was no train service and travel by road was slow.

The building serves as a local landmark which illustrates the town's early origins, with the full-length verandahs and Georgian details referencing a somewhat romanticised view of provincial life in colonial New Zealand. The Falls Hotel is also associated with Thomas Henderson, John "Shepherd" McLeod and Steve Ozich, all notable local identities.

TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
Q- Historical	Considerable	Local
R- Social	Considerable	Local
S- Mana Whenua	No known	NA
T- Knowledge	Little	Local
U- Technology	No	NA
V- Physical Attributes	Considerable	Local
W- Aesthetic	Considerable	Local
X- Context	Little	Local

CATEGORY RECOMMENDATION

The Falls Hotel meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

- Reduce the extent of place and amend legal description

The extent of place should be reduced to cover an area around the building footprint as the larger park area is not directly associated with the early history of the building. The extent of place should cover the later extensions to enable adequate protection of the historic portion of the building should alterations occur in these areas. The extent of place is proposed to extend south into the adjacent car park as a boundary adjustment is being sought between the land parcel that the hotel is situated on and the car park; the proposed extent follows the proposed new boundary between the two properties. The legal description should be amended to match the proposed extent of place.

- Identify further exclusions

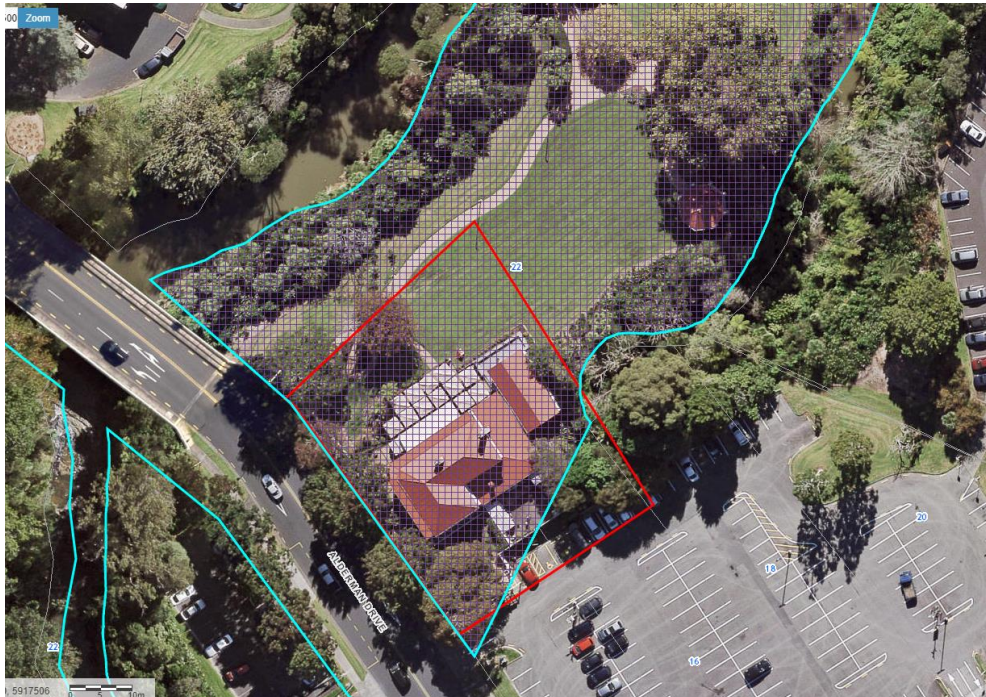
The later, single level additions (1992 and later) and fire escape should be noted as exclusions as these date from after the relocation of the building and have no historical value. Although a small portion of the earlier ground floor lean-to survives, this has largely been subsumed by the later additions and little original fabric is likely to remain in this area.

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

ID	Place name and/or description	Verified location	Verified legal description	Category	Primary features	Heritage values	Extent of place	Exclusions	Additional rules for archaeological sites or features	Place of Maori interest or significance
00127	Falls Hotel (former)	Falls Park, 22 Alderman Drive, Henderson	Pt LOT 7 DP1467; <u>LOT 1 DP 24633</u> ; <u>LOT 2 DP 24633</u>	A*B	Hotel	A, B, F, G	Refer to planning maps	Interior of building(s); <u>post-1992 single storey additions</u>		

Planning Maps



Evaluator

Jean Keay, Built Heritage Specialist, 11 August 2020

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage, August 2020 (updated August 2021)

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy, 20 November 2020 (updated August 2021)

Sources

Works Consultancy Services (Dave Pearson), *Conservation Plan for the Old Oratia/Falls Hotel, Henderson*, (November 1991), Auckland Council Heritage File.

Heritage New Zealand Pouhere Taonga, *Historic Place Assessment Under Section 23 Criteria, No.194, Falls Hotel, Henderson*, (September 1997).

The Falls Hotel Preservation Trust, *Souvenir Brochure*, (undated, circa 1998).

Auckland Council property file.

Papers Past:

New Zealand Herald, Volume VII, Issue 1956, 25 April 1870

New Zealand Herald, Volume X, Issue 2858, 27 March 1873

New Zealand Herald, Volume X, Issue 3634, 4 July 1873

Swan Arch - ID 00134

Swan Arch Reserve, Central Park Drive, Te Atatu South



Figure 8: Swan Arch, viewed from the footpath at the northern end of the park (photo by author dated 27 July 2020).

INTRODUCTION

Purpose

This review assesses the heritage values of Swan Arch to determine whether it meets the Auckland Unitary Plan (Operative in part) 2016 (**AUP**) threshold for scheduling as category A or category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A* which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils³⁸. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring that the historic heritage overlay of the AUP is robust.

Background and constraints

Information on the history of the place and a physical description are sourced from Auckland Council Heritage Unit's property files and any other sources as noted. The information in the file is not exhaustive and additional research may yield new information about the place.

³⁸ AUP, D17.1 Background

This review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 27 July 2020.

SCHEDULING INFORMATION

Schedule ID	00134
Place Name/and/or Description	Swan Arch
Verified Location	Swan Arch Reserve, Central Park Drive, Te Atatu South
Verified Legal Description	Lot 39 DP 134558
Category	A*
Primary feature	Arch
Known Heritage Values	A,F,G
Extent of Place (Refer to Figure 2)	Refer to planning maps
Exclusions	
Additional Controls for Archaeological Sites or Features	
Place of Maori Interest or Significance	



Figure 9: Historic Heritage Overlay Extent of Place (EOP) of ID 00134 (Auckland Council GeoMaps)

HISTORICAL SUMMARY

Planning background

Swan Arch was originally scheduled in the Waitakere District Plan 2003 as a category I place.

The place was included in the AUP as a category A* place.

Swan’s Arch is included in the New Zealand Heritage List/Rārangi Kōrero as a category 2 place.³⁹ The place is identified in the Auckland Council Cultural Heritage Inventory as Swans Arch/Swans Bridge (ID 3526).

³⁹ List No. 5429

History

Swan Arch was constructed by Henry Charles Swan on land that he owned from 1898 until his death in 1931. The actual date of construction is unclear, with both Heritage New Zealand Pouhere Taonga (**HNZPT**) and Auckland Council's Cultural Heritage Inventory (**CHI**) record providing a range of 1901-1931.

The exact reason for the construction of the arch is also unclear, with accounts varying as to its original purpose. What is known is that Swan moored his boat, the *Awatea* (which he lived on), at the stream the arch was constructed over.⁴⁰ One theory is that the arch was built to provide shelter for the boat – this is unlikely given the relative size of the arch compared to the *Awatea* which records indicate was 30 feet long. It may, however, have provided shelter for Swan's small dinghy which appears in many archival photos.

It is known that Henry Swan was deeply concerned about the drowning rate in New Zealand in the early 20th century and used the area of the stream immediately next to the arch to teach children to swim. Photos taken at the time show a circular pool partially enclosed by brickwork at the sides and a flight of steps leading to the water. An obituary shortly after his death states that Swan had begun building the pool specifically for teaching the local children to swim. Accounts indicate that Swan had dug down to a limestone base which could be swept on the outgoing tide to keep the pool clean, while others talk of a brick bottom. All accounts which discuss the pool suggest that Swan died before the pool was completed.

Another theory is that the arch was created as a bridge over the stream, however archival photos show the bulk of the arch completed but not the western wing wall (now absent) which would have enabled its use as a bridge. These photos also show that the shallower surface towards the rear of the arch was underwater when the tide was in. Yet another theory is that it was created as a type of folly, with Victorian follies being popular at the time that Swan left England for New Zealand. Without an account from Swan himself as to the purpose of the arch, it is difficult to say if any (or even all) of these theories are valid.

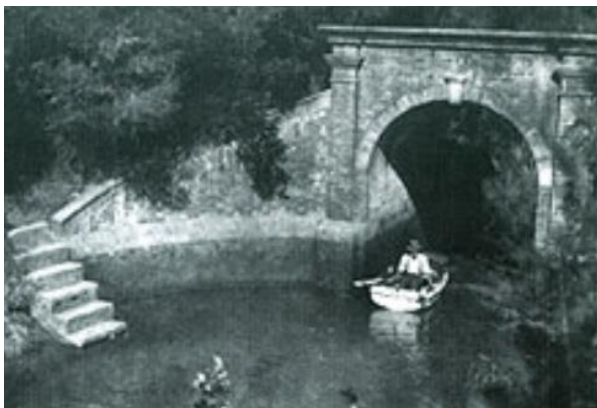


Figure 3: Historic photo of Swan Arch, showing original depth of structure. Steps lead down to the pool area where people can be seen swimming. Photo courtesy of www.geocaching.com



Figure 4: Rear view of Swan Arch showing the truncated vault structure with lower walls still present. In the background is the fenced-off vault.

Also associated with the arch is a large brick vault (to the north-east of the arch) which is currently fenced off due to substantial collapse of the roof. It is believed that this vault was created by Swan to store his collection of books. Around 1921 a fire swept through Swan's property and destroyed his storage hut, and it is thought that the vault was subsequently constructed as fire-proof storage for

⁴⁰ The stream no longer runs beneath the arch.

his books. If this is correct, it would place the construction of the vault during the last decade of his life, between 1921 and 1931.

Swan was known to have loaned his books to local children, as well as setting up his telescope on top of the arch to teach them astronomy and encouraging their interest in the natural environment. Swan has been credited by Lucy Cranwell-Smith, a leading New Zealand botanist recognised internationally for her research on fossilised pollen samples, for encouraging her interest in the sciences and supporting her to pursue a career in botany, and for the impact he had on her life and those of other local children. Cranwell-Smith would also become renowned for her work to encourage children's interest in the natural world and the Cranwell Medal is awarded to scientists for excellence in communicating science to the general public.

Some accounts refer to a second vault, used for storing fruit from Swan's orchard, while other accounts describe the fruit storage as caves carved out of the earth. HNZPT notes these as being destroyed in floods around 1929. If a second, formal vault was ever constructed, there is now no evidence of this above ground.

There is much urban legend surrounding the life of Henry Swan, stemming largely from newspaper articles written shortly after his death which exaggerated Swan's eccentricity and lifestyle. These factual inaccuracies were repeated over the years and sometimes further exaggerated, resulting in the legend bearing only a small resemblance to the man himself.

Accounts from people who knew Swan describe an intelligent and kind man, who preferred the simple life of living on his boat and tending his orchard. Swan was a man of independent means, thought to have come from a substantial family inheritance. He had initially trained and practiced as a lawyer in England before he and his wife, Edith, emigrated to New Zealand. It is thought they arrived in 1896, with Swan purchasing the land in Henderson in 1898.

Edith never lived with her husband at Henderson, remaining at their property in Devonport, although the pair were understood to be on good terms. It is thought that it was a case of Mr. Swan preferring the quiet, rural life and Mrs. Swan preferring the comforts of life in the city. Edith would visit Henry every Friday, Henry walking to the Henderson railway station to meet her. It is thought she was likely delivering money to Henry to cover his living costs, her having much better access to Auckland's banks.

Henry Swan died on 7 November 1931 in the home of Mrs. Florence Stuart, mother-in-law of Swan's neighbour, who nursed Swan in his final days. Although Swan left his estate to his wife Edith, upon settling of the will Edith gifted the Swan's Henderson land to Mrs. Stuart.

The somewhat isolated location of the arch appears to have largely protected it from modification or removal for many decades, until Central Park Drive was created during the 1980s to connect Lincoln and Edmonton Roads. The creation of the road, and subsequent land modification, saw the eastern portion of the stream in-filled and the surrounding landform largely modified to accommodate the raised level of the roadway. Fortunately, local efforts to preserve the arch, including obtaining

inclusion on the HNZPT List have seen the arch preserved (albeit partially buried and some of the arch vault removed) and a park created around it.



Figure 5: 1959 aerial photograph showing the arch circled in blue (Auckland Council GeoMaps)

Physical Description

Swan Arch is essentially an open-ended barrel vault with a decorative façade constructed at its northern end. A curved wing wall to the eastern side smoothly decreases in height down to ground level. More than half of the barrel vault is now missing at the southern end with only the foundation bricks remaining. It is unclear if the missing portion of the barrel vault was due to collapse or deliberately removed for some reason during the restoration works. The decorative façade consists of a pair of square Tuscan pilasters either side of the vault entry which finish above the height of the vault, supporting a parapet structure between. The parapet continues two brick courses above the pilaster capitals and is topped with a second pair of capitals, identical to the lower, which are extruded across the length of the parapet.

The decorative capital elements appear to be moulded concrete and the curved wing wall also has a deep concrete capping element to the top, though this is simpler than the extruded capital capping to the parapet. The semi-hemisphere portion of the vault within the northern façade has a decorative keystone and base stones on each side, also apparently concrete. Remnants of render on the rear face and sides of the façade suggest the exterior of the vault, the brickwork immediately adjacent, and the back of the curved wing wall may all have been rendered originally. This is likely to have been to waterproof those parts of the structure (the wing wall appears in photos to be a retaining structure). It appears that an attempt to remove the render was made to one area, however this resulted in the fired face of the brick being removed. Widespread damage such as this to the brick work would likely have negatively impacted the structure over time so it is as well that it was only carried out on a small area. The remaining brick walls which formed the constructed half of the swimming pool, along with the steps which led down into it from the eastern bank, are either buried or have been removed.

The brick vault is a long, relatively narrow structure which was largely subterranean, although the roof appears to have sat above ground level. It is likely that the brick roof was a barrel vault, like the arch structure, but this has long since collapsed. There appears to be a small window to the western

side just above ground level, and a set of steps at the south end. Close scrutiny of the structure is not possible, as the vault is fenced off for safety reasons and now surrounded by trees and shrubs.



Figure 5: Part of the remaining vault structure with what appears to be a window to the west wall.

SIGNIFICANCE CRITERIA

Historical

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people, or with an idea or early period of settlement within New Zealand, the region or locality.

Swan's Arch⁴¹ has historical values for its association with Henry Charles Swan, a local identity from the Henderson area. Swan is the embodiment of the free spirited individual that west Aucklanders often perceive themselves as and, although much of his actual identity has been intertwined with legend, his living off the land and somewhat isolated way of life was highly unusual for a man of wealth at that time.

Swan had a positive impact on many local children at the time, teaching them to swim and broadening their education. He was known to donate money to families for children's books and stationery, as well as making other charitable donations within the community. He contributed to the creation of the Plumer Domain in Henderson and was chairman of the Plumer Domain Board from 1907 to 1923.

Swan's Arch has **moderate local** historical values.

Social

The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.

Swan's Arch is a symbolic reminder of the self-sufficiency, independence and non-conformity that many west Aucklanders choose to align themselves with. The arch was incorporated into one of two heritage trails created by the West Auckland Historical Society as part of the area's 150th anniversary. Signage for the trail remains on site, giving a brief biography of Swan's life.

Henry Swan was a well-known figure in the Henderson area, highly regarded for his generosity with his time, money and knowledge. He left a lasting impact on the children of the area, through both education and swimming skills, and has been the subject of many newspaper articles and talks over

⁴¹ The name of this place is proposed to be changed through this review. The new name will be used from this point forward.

the years, as each new generation becomes curious about the arch and the man who built it. His arch remains a valued landscape feature in the Te Atatu community.

Swan's Arch has **considerable local** social values.

Mana Whenua

The place has a strong or special association with, or is held in high esteem by, mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.

Swan's Arch has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the arch.

Swan's Arch has **no known** Mana Whenua value.

Knowledge

The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.

Since the exact purpose of Swan's Arch is not clear, and this was not a common or usual structure for the time or place, any knowledge value is related to Swan himself (and his life), which the arch itself does not directly convey.

Swan's Arch has **little local** knowledge values.

Technology

The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.

Swan's Arch uses materials and technologies which were common to the period.

Swan's Arch has **little local** technology values.

Physical attributes

The place is a notable or representative example of a type, design or style; a method of construction, craftsmanship or use of materials; or the work of a notable architect, designer, engineer or builder.

Swan's Arch and associated brick vault has physical attributes value as an example of the individuality and resourcefulness of many of the people drawn to settle in provincial areas of New Zealand. The arch was designed and built by Swan himself and is an unusual structure which is known to have very few comparisons within New Zealand. If it were constructed partly as a Victorian style folly, then there are few examples of these within New Zealand, and there are unlikely to be many which also served as swimming pools, dinghy shelter, and/or as a stream crossing.

At a time when New Zealand was still a developing country in a lot of respects, the time and money spent on building structures such as these would have seemed extravagant, and contrasts curiously with Swan's simple lifestyle. In addition, folly type structures are usually associated with other buildings and formal landscapes, but this one was constructed in a relatively remote location by a man who chose to live on a boat rather than build himself a house. The vault was a creative solution to the problem of fire in remote areas and its construction within the ground provided a temperature-controlled environment for storage, illustrating the intelligence and thoughtfulness of its creator.

Swan’s Arch as associated vault has **considerable local** physical attributes values.

Aesthetic

The place is notable or distinctive for its aesthetic, visual, or landmark qualities.

Positioned as it is now within the park setting, Swan’s Arch appears as a picturesque piece of sculpture. The restoration works have led to the arch appearing from a distance as a more recent addition to the landscape. This gives it post-modernist undertones as an ornate piece of structure divorced from any built context, like a gateway to nowhere. Only on closer inspection, particularly when viewed from behind, does its age become apparent.

Though the reformation of the land around it may have diminished its context, the arch still has strong landmark value. The distinctly Victorian detailing of the arch provides a visual reminder of the history of settlement in the location, much longer than the 1980s housing development around it suggests.

Swan’s Arch has **considerable local** aesthetic values.

Context

The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.

The context in which the arch and vault were constructed has been considerably altered. A large amount of the arch structure is now below ground and, more importantly, there is no longer any connection to the stream.

Swan’s Arch has **little local context** values.

STATEMENT OF SIGNIFICANCE

Swan’s Arch and associated brick vault are an interesting example of the ingenuity and resourcefulness of early settlers in provincial New Zealand. It speaks of the individuality and “alternative” lifestyle often associated with the west Auckland area and its people. Henry Swan, who built the arch, was a local character known for his kind and learned nature. Particularly fond of children, he was instrumental in teaching local children to swim and encouraging their interest in the sciences. The arch is a well-known landmark within the Te Atatu South area, with its Victorian detailing referencing the long history of settlement within the location.

TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
Y- Historical	Moderate	Local
Z- Social	Considerable	Local
AA- Mana Whenua	No known	NA
BB- Knowledge	Little	Local
CC- Technology	Little	Local
DD-Physical Attributes	Considerable	Local
EE- Aesthetic	Considerable	Local
FF- Context	Little	Local

CATEGORY RECOMMENDATION

Swan's Arch meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

- Name and primary feature – the remains of Swan's brick vault should be included in the name of the place and as a primary feature. It has value as an example of the resourcefulness found in early provincial New Zealand in finding creative solutions to problems (in this case bush fires). The name should also be amended to correct the grammar.
- Heritage values – delete historical (A) and add social (B).

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

ID	Place name and/or description	Verified location	Verified legal description	Category	Primary features	Heritage values	Extent of place	Exclusions	Additional rules for archaeological sites or features	Place of Maori interest or significance
00134	Swan Swan's Arch <u>and vault</u>	Swan Arch Reserve, Central Park Drive, Te Atatu South	LOT 39 DP 134558	A A B	Arch; <u>vault</u>	A, <u>B</u> , F, G	Refer to planning maps			

Planning Maps

No change is proposed. Due to the uncertainty surrounding the existence of the swimming pool walls and steps, along with the fruit storage caves or additional vault, it is considered appropriate that the EOP remain over the current area.

Evaluator

Jean Keay, Built Heritage Specialist, 25 August 2020 (updated by Emma Rush, August 2021)

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage, October 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy, 18 October 2020 (updated August 2021)

Henderson Railway Station - ID 00143

35 Railside Avenue, Henderson



Figure

10: Henderson Railway Station as viewed from Railside Avenue (photo by Jean Keay, 27 July 2020).

INTRODUCTION

Purpose

This review assesses the heritage values of Henderson Railway Station to determine whether it meets the Auckland Unitary Plan (Operative in part) (**AUP**) threshold for scheduling as category A or category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils.⁴² Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring that the historic heritage overlay of the AUP is robust.

Background and constraints

Information on the history of the place and a physical description are sourced from the Auckland Council Heritage Unit's property files and any other sources as noted. The information in the file is not exhaustive and additional research may yield new information about the place.

This review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 27 July 2020.

⁴² AUP, D17.1 Background

SCHEDULING INFORMATION

Schedule ID	00143
Place Name/and/or Description	Henderson Railway Station
Verified Location	Henderson Railway Station, Railside Avenue, Henderson
Verified Legal Description	Railway reserve; road reserve
Category	A*
Primary feature	Station Building
Known Heritage Values	A, B, F
Extent of Place (Refer to Figure 2)	Refer to planning maps
Exclusions	Interior of building(s)
Additional Controls for Archaeological Sites or Features	
Place of Maori Interest or Significance	

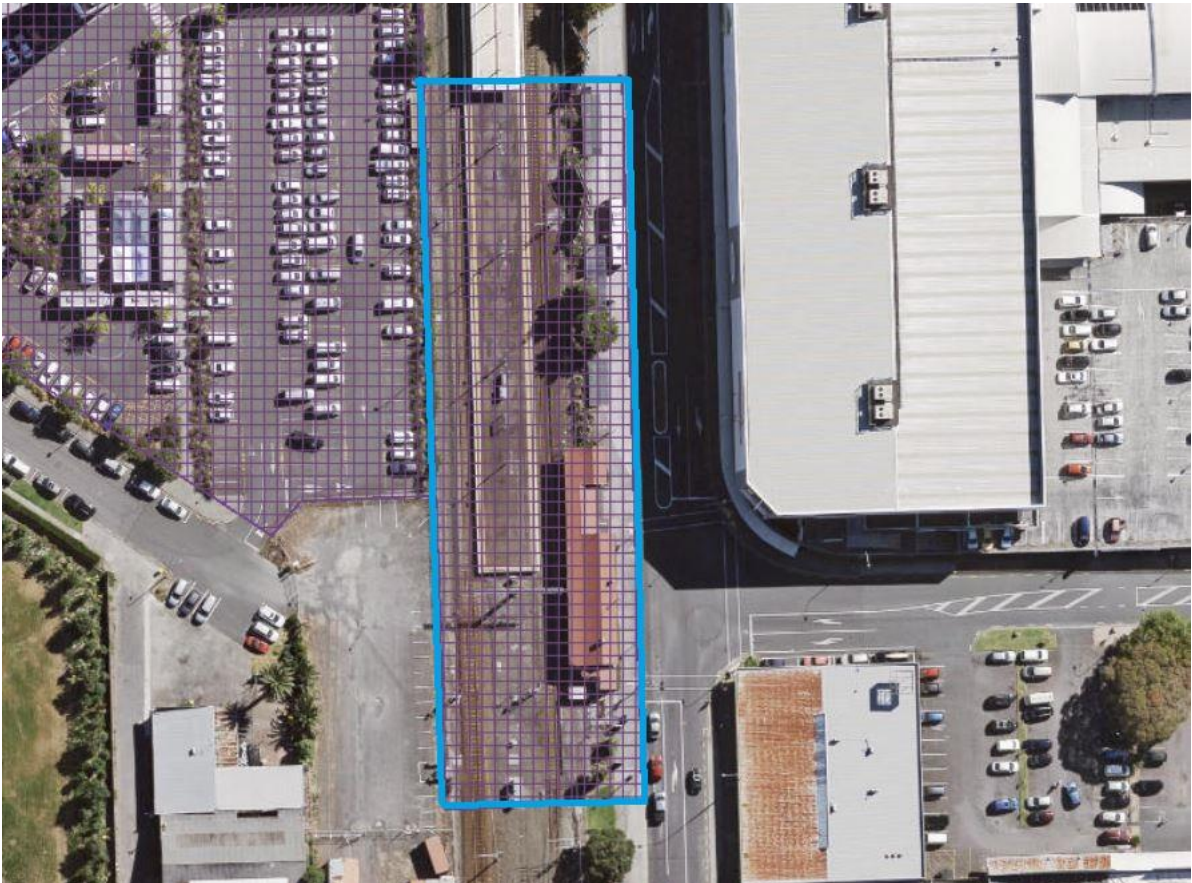


Figure 11: Historic Heritage Overlay Extent of Place (EOP) for ID 00143 (area within blue outline) (Auckland Council GeoMaps)

HISTORICAL SUMMARY

Planning background

Henderson Railway Station was scheduled in the Waitakere City Council District Plan 2003 as a category I place.

The place was included in the AUP as a category A* place. The place is also designated in the AUP for the North Auckland Railway Line.⁴³

The place is also included in the New Zealand Heritage List/Rārangī Kōrero as a category 2 place and is named Railway Station and Platform (former).⁴⁴ The place is identified in the Auckland Council Cultural Heritage Inventory as Former Henderson Railway Station/Former Railway Station and Platform/ Henderson Station/Henderson Railway Station (ID 3806).

History

In 1872 an extension to the Kaipara Railway line connecting Auckland to Helensville was planned as part of Colonial Treasurer Julius Vogel's ambitious public works and assisted immigration scheme, which was intended to help revitalise the economy following the New Zealand Land Wars.

The rail line was not initially intended to run through Henderson, however, local residents, including Thomas Henderson who was the district representative in Parliament, successfully lobbied to change the route. In December 1880 the line was completed to Henderson, and the first passenger train service arrived on 17 March 1881.

The establishment of passenger and freight train services played an integral part in the growth and development of Henderson. The train service also contributed to the economic growth of the area by making commercial-scale food production viable, as produce could now arrive in Auckland quickly and in good condition. Henderson and the surrounding areas became known for their orcharding and wine industries which were made possible by the freight services provided by the rail line.

As Henderson continued to grow, the 1881 train station buildings underwent a number of additions and alterations to accommodate increases in both passengers and freight. However, by 1912, the station buildings required total replacement. A new station building was constructed in 1912 to the design of Sir George Troupe, a Scottish-born architect who created a series of standard station designs known as Class A, B and C stations, with various sizes and layouts within each class. Although the designs were standard, small modifications were sometimes made for individual stations, as was the case with Henderson. The Henderson Railway Station is an example of Troupe's 4A Class B station, but slightly larger in size, and with a separate ladies' waiting room.

When the 1912 station was constructed, part of the 1881 station building (the porters' and guard's shed) was retained and relocated to the northern end of the new building.

By the late 1920s, the train station was used less as transport over road became more popular. This decline continued steadily for the next 60 years until September 1987, when the station building was decommissioned and closed. A number of small businesses occupied the building after it was closed to rail services, including a café and a furniture company, but the building was not maintained and began to deteriorate.

⁴³ AUP Designation 6300, North Auckland Railway Line from Portage Road, Otahuhu to Ross Road, Topuri, KiwiRail

⁴⁴ List No. 7538

In 2000, the Henderson Heritage Trust purchased the station building. In 2009 the Trust secured a long-term lease of the land and began restoring the station building. The restored building reopened in 2013 and is now leased to various community organisations.

Physical Description

The Henderson Railway Station consists of two buildings: the 1912 station building and a smaller building which was originally the porters' and guards' shed of the 1881 station. The two buildings are connected by a canopy roof. Both buildings are rectangular with gabled roofs, and the 1912 station building has a small wing at the southern end with a hipped roof.

The buildings are clad in rusticated-profile timber weatherboards, with corrugated iron roofing and timber joinery. The 1912 station features exposed eaves and crossbars and finials at the gable ends. The 1912 station building also has two brick chimneys.

The windows of the 1912 station building are timber double hung sashes with a central mullion. The 1881 foyer and guards' shed had windows of varying styles and sizes. The entryways for both buildings are four panel doors with a transom divided by a central mullion.

The 1912 building has a verandah that is supported by steel stanchions made from bent railway track and decorative steel hoops. The verandah is finished at each end by rounded pickets which form a drape curve between the verandah and the station building.

Architect – Sir George Troupe

Sir George Troupe was a renowned Wellington-based architect and engineer who became head of the architectural branch of the New Zealand Railways Department in 1919, part of a 39-year career with the Railways Department. He was responsible for the design of railway stations, railway housing, bridges, and viaducts. Troupe was active in the arts, charities, and the church, as well as the Wellington City Council where he served as Mayor from 1927 until 1931.

SIGNIFICANCE CRITERIA

Historical

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people, or with an idea or early period of settlement within New Zealand, the region or locality.

The Henderson Railway Station has historical values because it demonstrates a significant period of development within Henderson in the late nineteenth and early twentieth century. The extension of the Kaipara Rail Line through Henderson during the late 1870s facilitated the transport of passengers and freight to and from Auckland and served as a catalyst for both residential and commercial growth. Important industries now associated with Henderson, such as orcharding and viticulture, were developed and made possible during this time because of the rail line.

The place also has historical values for its association with a significant phase in the history of Auckland during which the government invested heavily in the development and extension of rail lines through the region. Between 1870 and 1929, half of the government's public works money was spent on the railways, and the Henderson station is one of 16 rail stations in Auckland that date from this period. It is one of only five stations on its original site and the only station on the Western Line that is in situ.

The Henderson Railway Station has **considerable local** historical value.

Social

The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.

The Henderson Railway Station has social values for the important role it plays in defining the communal identity of Henderson. From 1881, the station acted as the local transport hub and provided an impetus for growth and development in the area. The existence of the Henderson township is largely reliant on the community's lobbying efforts to have the rail line redirected through the area in the 1870s.

The place is held in high public esteem as evidenced by the Henderson Heritage Trust that was formed to purchase and restore the place in 2000 for community use. The place remains in community use and is valued as a local icon. The place embodies important collective memories for the community, and the valuable social contact it provided both as a rail station and as a hub for community organisations.

The Henderson Railway Station has **considerable local** social value.

Mana Whenua

The place has a strong or special association with, or is held in high esteem by, mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.

The Henderson Railway Station has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the Railway Station.

The Henderson Railway Station has **no known** Mana Whenua value.

Knowledge

The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.

The Henderson Railway Station has knowledge values for its potential to be used to educate the public about important aspects of local history. As a community-owned building, the place could be used to interpret the history and development of the Kaipara Rail Line and the township of Henderson, with a focus on the key role of the Henderson station.

The Henderson Railway Station has **moderate local** knowledge value.

Technology

The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.

The Henderson Railway Station uses construction techniques and materials which were common throughout the late 19th and early 20th centuries in New Zealand. Although the use of railway track to create the struts supporting the platform verandah is interesting, it was a feature common to the Troupe-designed stations and does not constitute a technical achievement.

The Henderson Railway Station has **no known** technology value.

Physical attributes

The place is a notable or representative example of a type, design or style; a method of construction, craftsmanship or use of materials; or the work of a notable architect, designer, engineer or builder.

The Henderson Railway Station has physical attributes value as a good, representative example of an early 20th century railway station designed by Railways Department architect Sir George Troupe. The 1912 station building is a largely intact example of Troupe's standardised 4A Class B station, with a few adjustments for the local context, and incorporating part of the original 1881 station building.

The place is also representative of smaller scale public buildings of the time. Built as economically as possible, these buildings tend to be modest in scale and design, but with simple decorative features.

The Henderson Railway Station has **considerable local** physical attributes value.

Aesthetic

The place is notable or distinctive for its aesthetic, visual, or landmark qualities.

The Henderson Railway Station has aesthetic values because of its strong visual appeal as an example of early 20th century train stations within New Zealand. Troupe's ubiquitous and recognisable standardised designs with simple Edwardian detailing, express the purpose and use of the place while also transforming these small-scale public buildings into local landmarks.

The Henderson Railway Station has **moderate local** aesthetic value.

Context

The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.

The Henderson Railway Station has context value as part of the historic rail network within Auckland and New Zealand as a whole. The group of stations collectively inform where early centres within Auckland developed, which is particularly valuable now that the once distinct and separate townships have merged into the greater Auckland region.

The station building has occupied its original site for over 100 years and has also maintained its railway yard setting and relationship with the platform, all of which contribute to its context values.

The Henderson Railway Station has **considerable local** context value.

STATEMENT OF SIGNIFICANCE

The Henderson Railway Station is a George Troupe-designed railway station building located at 35 Rainside Avenue, Henderson. The place was constructed in 1912, and is a good, representative example of Troupe's standardised 4A Class B stations. The place also demonstrates a significant period of development within the locality during which the Kaipara Rail Line was extended through Henderson, serving as a catalyst for residential and commercial growth.

The place is part of the historic rail network within Auckland. Between 1870 and 1929, half of the government's public works money was spent on the railways, and the Henderson station is one of 16 rail stations in Auckland that date from this period. It is one of only five station on its original site and the only station on the Western Line that is in situ. The station building has occupied its original site for over 100 years and continues to maintain its railway yard setting and relationship with the platform.

Rail services ceased in 1987, and the station building was purchased by the Henderson Heritage Trust to be restored for community use. The place embodies important collective memories for the community, and the valuable social contact it provided both as a rail station and as a hub for community organisations.

TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
GG-Historical	Considerable	Local
HH-Social	Considerable	Local
II- Mana Whenua	No known	NA
JJ- Knowledge	Moderate	Local
KK- Technology	No known	NA
LL- Physical Attributes	Considerable	Local
MM- Aesthetic	Moderate	Local
NN-Context	Considerable	Local

CATEGORY RECOMMENDATION

Henderson Railway Station meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

- Amend heritage value – Add (h) context
- Amend exclusions to exclude any buildings or structures constructed after 1987, when this station ceased to be used for rail services

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

ID	Place name and/or description	Verified location	Verified legal description	Category	Primary features	Heritage values	Extent of place	Exclusions	Additional rules for archaeological sites or features	Place of Maori interest or significance
00143	Henderson Railway Station	Henderson Railway Station, Railside Avenue, Henderson	Railway reserve; road reserve	A*B	Station building	A, B, F, <u>H</u>	Refer to planning maps	Interior of building(s); <u>buildings and structures constructed after 1987</u>		

Planning Maps

No change proposed.

Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage
January 2021

Peer Reviewer

Carolyn O'Neil, Heritage Consultant
January 2021

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
18 January 2021

RESIDENCE - ID 00168

19 Longbush Road, Te Atatū Peninsula



Figure 12: 19 Longbush Road – view of western elevation (photo by Jean Keay, 27 July 2020).

INTRODUCTION

Purpose

This review assesses the heritage values of the residence at 19 Longbush Road to determine whether it meets the Auckland Unitary Plan (Operative in part) 2016 (**AUP**) threshold for scheduling as category A or category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A* which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils.⁴⁵ Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring that the historic heritage overlay of the AUP is robust.

Background and constraints

Information on the history of the place and a physical description are sourced from Auckland Council Heritage Unit's property files and any other sources as noted. The information in the files is not exhaustive and additional research may yield new information about the place.

⁴⁵ AUP, D17.1 Background

This review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 27 July 2020.

SCHEDULING INFORMATION

Schedule ID	00168
Place Name/and/or Description	Residence
Verified Location	19 Longbush Road, Te Atatu
Verified Legal Description	Lot 87 DP 203198
Category	A*
Primary feature	Residence
Known Heritage Values	A, F, G
Extent of Place (Refer to Figure 2)	Refer to planning maps
Exclusions	
Additional Controls for Archaeological Sites or Features	
Place of Maori Interest or Significance	



Figure 13: Historic Heritage Overlay Extent of Place (EOP) for ID 00168 (Auckland Council GeoMaps)

HISTORICAL SUMMARY

Planning background

19 Longbush Drive was originally scheduled in the Waitākere City Council District Plan 2003 as a category I place.

The place was included in the AUP as a category A* place. The place is also designated in the AUP for Defence purposes, for the protection of the approach and departure paths at Whenuapai Air Base.⁴⁶ The place is identified in the Auckland Council Cultural Heritage Inventory (CHI) (ID 4104).

⁴⁶ AUP, Designation 4311, Minister of Defence

History

19 Longbush Road was originally part of a larger lot (Lot 80) which now forms part of the Harbourview-Orangihina Reserve. Lot 80 was sold by auction in 1894 to William Harkin who died intestate in 1900. The land reverted to the mortgagee, the Melanesian Trust Board, who then on-sold the property to settler Donald McLeod in 1904. McLeod is believed to have constructed the foundations of the subject place and part of the walls around 1907. McLeod sold the land and incomplete villa to Edward Semadeni in 1910. Sources⁴⁷ indicate that McLeod completed the villa while Semadeni and his family lived in McLeod's old house, eventually moving in in August 1911.

Edward Semadeni was a wood turner who previously lived in Mount Eden and was a descendant of Swiss immigrants. He and his wife Ethel were devout Methodists and Edward was Superintendent of the Methodist Sunday School in the area from 1910 until his death in 1931. In 1933 the land was sold to Frederick and Florence Smith, who also owned Lot 81. They appear to have used the property as a dairy farm.

In 1943, gun pits were constructed on Lots 80 and 81 by the New Zealand Army as part of an anti-aircraft defence system around Auckland's coast. Around February 1946 a wireless receiving station was constructed in the command post of the gun pits. It began operating under the New Zealand Broadcasting Service, who paid a £5 per annum lease to Frederick Smith. The receiving station operational until September 1971.

In 1951 Smith agreed to sell his land to the Auckland Harbour Board after they declared an intention to use it for public works. Around the same time, the Waitematā County Council determined that the villa was unsanitary and declined to upgrade the building on grounds of economy. The land was subsequently leased for farming until the dissolution of the Auckland Harbour Board in 1989. The land was then transferred to the Waitākere City Council on 27 November 1989.

In June of 1967 the neighbouring Lot 79 was vested as reserve land under the *Reserves and Domains Act 1953* for use as recreational land. By 1979 the adjacent land on Lot 81 had been vested as reserve land under the *Reserves Act 1977*, also as a recreation reserve. In 1999, the land which had been held under Lots 79 and 80 were amalgamated into a single title and it appears that this is when the site of the villa officially became reserve land as part of the Harbourview–Orangihina Open Space Management Plan.

The villa was occupied up until the late 1980s. After this the building stood vacant until repair works were undertaken approximately ten years later. The house (together with the land) was then leased for at least 12 years, until again it is understood to have fallen out of use and into disrepair. A project was undertaken by the Waitākere City Council in 2009-2010 to restore the building, which is now occupied by residential tenants. It is believed to be the oldest surviving building on the Te Atatū Peninsula.

Physical Description

The residence at 19 Longbush Road is a one-storey, brick Edwardian bay villa. It differs from the typical configuration of bay villas in that the verandah wraps around the adjacent (north) side as well. Originally situated well away from the road, the primary elevation faces west, overlooking the Waitematā Harbour with a view across to the central city.

At the time the villa was constructed, there were three established brickworks along the Whau River inlet, including one on the Te Atatū Peninsula. The Longbush Road villa is one of a collection of brick

⁴⁷ Leonard Pauling's diary (1911). P. 262-280

villas which were constructed in proximity to the brickworks around the Whau, with bricks sourced from those businesses.

The staged construction of the walls is evident in the brickwork which varies in both colour and format between elevations. There is also some variation in lintel design above the windows, primarily to the west elevation where the flat lintels differ from the shallow arches found on the other elevations. The windows are predominantly timber double-hung sashes, and the doors are timber with decorative panels. All doors leading to the verandah have glazing to the top two thirds.

The main roof is pyramidal and clad in corrugated iron. The gable end of the bay is clad with a finely corrugated metal and framed by flared barge boards. The finial at the top of the gable has been broken off above the line of the apex. The verandah is also roofed with corrugated iron and has a simple picketed frieze between the posts.

There is a brick lean-to structure at the rear of the place. To the side of the lean-to is a conservatory clad with vertical timber weatherboards. This appears to be a later addition.

There are two brick chimneys, one in the main roof and the other in the rear lean-to. The chimneys have been sealed off inside with brick, although the decorative mantels and associated hearths are still in situ in the interior.

The interior of the building appears relatively intact. The floors appear to be kauri, while the rear lean-to structure has narrower floorboards which appear to be matai. The place has retained its board and batten ceilings, although a change in batten design to an area in one of the bedrooms suggests repairs may have been carried out at some stage. The interior of the brick walls has been finished with smooth plaster and paint.

SIGNIFICANCE CRITERIA

Historical

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people, or with an idea or early period of settlement within New Zealand, the region or locality.

The Semadeni Residence⁴⁸ has historical values as the oldest surviving building on the Te Atatū Peninsula and is a physical link to the early settlement of the area. The building is also a tangible reminder of the locality's early European settlement, agricultural history and brickmaking industry, which provided employment to early settlers in the area. The place is also associated with notable early settlers in the area, including Donald McLeod, and Edward Semadeni, a founding member of the local Methodist church.

The Semadeni Residence has **considerable local historical** value.

Social

The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.

The Semadeni Residence has always been used as a private residence and was relatively isolated in surrounding farmland until the subdivision occurred at the turn of the 21st century. However, during the 2009-2010 restoration project, there was interest from the local community in the building being

⁴⁸ The name of this place is proposed to be changed through this review. The new name will be used from this point forward.

repurposed for community use. Community newspapers have also published articles describing the history of the building, suggesting that there is interest in the wider community regarding the site.

The Semadeni Residence has **moderate local social** value.

Mana whenua

The place has a strong or special association with, or is held in high esteem by, mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.

The Semadeni Residence has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the residence.

The Semadeni Residence has **no known** Mana Whenua value.

Knowledge

The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.

The Semadeni Residence has retained much of its early interior detailing, however other dwellings exist which have been less modified and provide greater educational value with regards to domestic life in early New Zealand. The dwelling has been constructed using a variety of bricks sourced from the local brickworks, including the Auckland Brick and Tile Co, and the Henderson Brick and Tile Syndicate, and, on analysis, may provide information regarding material compositions and brick-making techniques used by the local manufacturers.

The Semadeni Residence has **little local knowledge** value.

Technology

The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.

The Semadeni Residence uses construction techniques which were very common at the time of construction. Although the extended time period and staged nature of the construction, along with the variation in bricks between elevations is unusual, there is nothing technologically innovative in the way in which this was done.

The Semadeni Residence has **no known technology** value.

Physical attributes

The place is a notable or representative example of a type, design or style; a method of construction, craftsmanship or use of materials; or the work of a notable architect, designer, engineer or builder.

One of the few brick-built villas within the west Auckland area, the place is a now relatively uncommon example of this method of construction in the context of stand-alone residential buildings. The differing types of bricks used as the building was constructed over time gives the building a slightly unusual appearance. This not only provides visual evidence of its gradual construction, but also showcases examples of the different types of bricks produced in the area during the first decade of the 20th century.

The Semadeni Residence is also a largely intact example of a brick villa in the locality and demonstrates a vernacular approach to Edwardian house design.

The Semadeni Residence has **moderate local physical attributes** value.

Aesthetic

The place is notable or distinctive for its aesthetic, visual, or landmark qualities.

The Semadeni Residence occupies a prominent position overlooking the Waitematā Harbour. It sits within a large area of public reserve land and, although there is suburban development along the other side of Longbush Road, the residence is the only building on the seaward side of the road. The prominent ridgeline position, and its relative isolation from surrounding development give the building a picturesque quality and the park land around it evokes its farmland origins. The location and brick construction, together with its much greater age than the nearby dwellings, make the villa stand out in both the landscape and the streetscape of plaster and timber houses, giving it a landmark quality.

The Semadeni Residence has **considerable local aesthetic** values.

Context

The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.

The Semadeni Residence was constructed as a residence for a small farm. Originally sitting within a much larger lot and set well back from Longbush Road, residential subdivision has since occurred between Longbush Road and the original property boundary at Harbourview Road. While this subdivision has lessened the farmland context of the dwelling somewhat, its relationships with its original site, agricultural setting and coastal context are still legible.

The Semadeni Residence has **moderate local context** values.

STATEMENT OF SIGNIFICANCE

The Semadeni Residence is a brick Edwardian bay villa on the Te Atatu Peninsula. The place is significant as the oldest surviving building on the Te Atatū Peninsula, and also provides a tangible reminder of the locality's early European settlement, agricultural history and brickmaking industry. The place is associated with early local settlers including Donald McLeod and Edward Semadeni, both of whom were responsible for the construction of the place between 1900 and 1911.

The place is also significant for its aesthetic qualities as a local landmark, constructed of locally sourced materials, located in a prominent coastal setting. Surrounded by reserve land, the place retains its relationships with its original site, agricultural setting and coastal context and provides a physical and visual link to the history of settlement.

TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
OO-Historical	Considerable	Local
PP- Social	Moderate	Local
QQ- Mana Whenua	No known	NA
RR- Knowledge	Little	Local
SS- Technology	No known	NA
TT- Physical Attributes	Moderate	Local
UU-Aesthetic	Considerable	Local
VV- Context	Moderate	Local

CATEGORY RECOMMENDATION

The residence at 19 Longbush Road meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

- Amend the place name to Semadeni residence
- Amend the verified location from Te Atatū to Te Atatū Peninsula as this is the name of the location as stated on the Auckland Council GeoMaps system.
- Remove Physical Attributes (F) as a heritage value
- Amend exclusions column to include the interior – the interior spaces are reasonably intact, but do not contribute to the values for which the place is scheduled

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

ID	Place name and/or description	Verified location	Verified legal description	Category	Primary features	Heritage values	Extent of place	Exclusions	Additional rules for archaeological sites or features	Place of Maori interest or significance
00168	<u>Residence Semadeni residence</u>	19 Longbush Road, Te Atatū <u>Atatū Peninsula</u>	LOT 87 DP 203198	<u>A*B</u>	Residence	A, F, G	Refer to planning maps	<u>Interior of building(s)</u>		

Planning Maps

No changes proposed

Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage, January 2021 (updated August 2021)

Peer Reviewer

Carolyn O'Neil, Heritage Consultant, January 2021

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy, January 2021 (updated August 2021)