

HERITAGE ASSESSMENT

Pukekohe Municipal Chambers and Public
Library (Former)

22 Edinburgh Street, Pukekohe



Prepared for

Heritage Unit, Auckland Council

August 2017



THE HERITAGE STUDIO

Architectural & Building Conservation

HERITAGE ASSESSMENT

Pukekohe Municipal Chambers and Public Library (Former)

22 Edinburgh Street, Pukekohe

Prepared for

Heritage Unit, Auckland Council

August 2017

Cover image: View of the principal north elevation (The Heritage Studio, 2017)

1.0 Purpose

The purpose of this document is to consider the place named the Pukekohe Municipal Chambers and Public Library (Former), 22 Edinburgh Street, Pukekohe against the criteria for the evaluation of historic heritage in the Auckland Unitary Plan (Operative in part¹) (AUPOip).

The document has been prepared by The Heritage Studio Ltd. on the specific instructions of Auckland Council's Heritage Unit. It is solely for the use of Auckland Council for the purpose it is intended in accordance with the agreed scope of work. All photographs in the document were taken by The Heritage Studio Ltd. in 2017, unless noted otherwise.

2.0 Identification

Site address	22 Edinburgh Street, Pukekohe 2120
Legal description and Certificate of Title identifier	LOT 1 DP 154963 (reserve); LOT 2 DP 154963 (subject building) CT-92C/446
NZTM grid reference	Easting: 1768904.52 / Northing: 5880999.66 Longitude: 174.903260 / Latitude: -37.202201
Ownership	Auckland Council
Auckland Unitary Plan zoning	Business – Mixed Use Zone (building) Open Space – Informal Recreation Zone (north lawn)
Existing scheduled item(s)	None
Additional controls	Overlays - Natural Heritage (Notable Trees) (2174) Overlays - Natural Resources (High-Use Aquifer Management Areas; and Quality-Sensitive Aquifer Management Areas)
Heritage New Zealand Pouhere Taonga (HNZPT) listing details	None
Pre-1900 site (HNZPT Act 2014 Section 6)	A villa occupied the site prior to the construction of the subject building. It is unclear when the villa was constructed, but it is likely that the place is associated with human activity prior to 1900.
CHI reference(s)	20167
NZAA site record number(s)	None

¹ Operative in part, 15 November 2016 and updated 14 December 2016.

3.0 Constraints

This evaluation is based on the information available at the time of the assessment. Due to the timeframe presented, historical and contextual research for the evaluation was undertaken to an extent that enables the place to be evaluated against the criteria, but is not exhaustive. It is important to note that additional research may yield new information about the place.

Partial access was made to the interior of the building, principally the main entrance lobby. The physical description and visual observations are therefore based on plans, documents and those parts of the building visible at the time of inspection.

This evaluation does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. Furthermore, this evaluation does not include a structural assessment or condition report; any comments on the structural integrity or the condition of the building are based on visual observations only.

4.0 Historical summary

Refer to **Appendix 1** for a fully referenced historical background and **Appendix 2** and **Appendix 3** for supplementary information.

The land upon which the former Pukekohe Municipal Chambers and Public Library was constructed formed part of original Allotment 69 of Suburban Section 2 of the Parish of Pukekohe, first purchased by Mr William John McGough by Crown Grant in 1875. In 1920, civil engineer, Mr J. F. McArthur acquired the present-day site, which comprised approximately one rood of the original Allotment and housed a late-nineteenth/early twentieth century villa. The property remained in his ownership until 15 December 1955 when it was transferred to the Mayor, Councillors and Citizens of the Borough of Pukekohe.

The history of local governance in Pukekohe began with the establishment of the Pukekohe Highway District (1861), which later split into the Pukekohe West Highway District and the Pukekohe East Highway District (1872). The steady growth and development of towns during the late nineteenth century resulted in the formation of town districts in more urban areas. Pukekohe was gazetted a town district on 10 June 1905, and during its seven-year life span, considerable road improvements were made within the jurisdiction.

In 1912, Pukekohe became the first area in Franklin to gain borough status. It was formally constituted on 1 April 1912, the same day Franklin County was established, which heralded a new chapter in the development of local governance in South Auckland. The borough's primary elections took place on 1 May 1912 and the first meeting of the Council was held a week later at the Pukekohe Public Library on Edinburgh Street. Mr William Dunn was elected as Pukekohe's first Mayor, whilst Messrs. D. R. Hamilton, C. K. Lawrie, R. Bilkey, J. Pollock, J. J. Hart, A. Berriman, J. A. Comrie, and J. W. Johns were nominated as Councillors. Owing to health reasons however, Mr Dunn's appointment as Mayor was short-lived. After just a few months, he was succeeded by Mr C. K. Lawrie, who occupied the post for the following three years.

Early Borough Council meetings were held in a room within the Public Library, which also served as the Council's office accommodation. In 1913, the Borough Council took over responsibility for the library and formally established its offices in the property. Alterations were carried out to the building that same year to more properly

accommodate the needs of the Council, and although originally deemed a temporary measure, the premises were occupied by Council for a number of decades.

In the years that followed, discussions were regularly held regarding the erection of purpose-built council chambers and offices. As early as 1920, Pukekohe ratepayers authorised a public services loan that included an allocation for the construction of municipal buildings. On 1 September 1920, the Borough Council acquired land on the Edinburgh Street and Roulston (now Massey) Street from William Roulston for the purposes of establishing new municipal facilities. That same month, borough engineer, Mr D. W. McArthur, submitted several designs to the Council as a general guide as to what could be achieved on the site. His suggestion was to erect two buildings: one as borough offices with a library reading-room, and another as a public hall. By 1924 however, no further advancements had been made. It was considered by the then Mayor, Mr John Routly, that such a financial burden should not be placed on ratepayers at a time when building costs were high. It was instead proposed that the Council continue to occupy their existing premises, and, if necessary, rent suitable offices elsewhere in the town.

The 1950s saw increased momentum in the establishment of new municipal facilities, which coincided with the mayoralty of Mr S. C. Childs. In c.1951, the Borough Council commissioned award-winning Auckland architectural firm, Massey Beatson Rix-Trott and Carter to design new council accommodation for the site on the corner of Massey and Edinburgh streets. The single-storey structure with basement incorporated a Council Room, General Office, Lending Library, Reading Room, Strong Rooms and other offices. Plans seemingly changed in the following years however, when focus was instead placed on establishing a War Memorial Town Hall on the site (completed in 1958).

In 1955, Council secured a new site on the opposite side of Edinburgh Street, near the corner of Wesley Street for the purpose of building its municipal offices and public library. The site was directly adjacent to a reserve acquired by Council eight years earlier. The development of plans was once again underway for new municipal chambers and public library on Council's newly acquired land. In 1958, borough engineer, Mr F. O. Turner produced plans that showed an adapted version of the 1951 scheme to suit the new site. The plans were annotated with the name of the architectural firm Massey Beatson Rix-Trott and Carter. Whilst the general scale and form of the single-storey building remained the same, some modifications (either by the architects or by Turner) had been made to its plan, internal layout and detailed design. The design also provided for the extension of the west wing in both footprint and height. Detailed drawings were also produced by consulting engineers, Gray Watts & Beca. By 1959, the villa that had been located on the site was removed and work had begun on the construction of the new building by contractors, H. J. Woodbridge and Sons.

On 8 June 1960, Pukekohe's long-awaited, purpose-built Municipal Chambers and Public Library building was officially opened by Mr A. E. Allen, M. P. The opening of the building was reported as marking *"a vast step in the history of the Borough"*² and was attended by a number of official guests and the general public. In his address, Mayor S. C. Childs commented on how the people of Pukekohe had *"achieved magnificently in the erection of the War Memorial Town Hall and of this building comprising as it does, civic chambers and a public library."* He continued *"These two buildings are the visual proof of the change in the status and of the importance and progress of Pukekohe."*³

² Pukekohe's New Civic Chambers, *The Franklin Times*, 10 June 1960, 5.

³ Ibid.

Costing in the vicinity of £32,000, the “*well-appointed, spacious and centrally heated*”⁴ single-storey brick and concrete structure housed a public library, council chamber, general office, committee room, offices, a strong room, together with kitchen and bathroom facilities. Its interior featured natural wood panels, pastel shades and flooring covered by a mixture of linoleum, cork tiles and carpet.

During the mid-1970s, the public library relocated into a building on the neighbouring site, which was acquired by the borough in 1973. In 1984, plans were developed for the renovation of Municipal Chambers by Architects Dodd Paterson. By this time, changes had already been carried out to the building, which included the insertion of internal partitions in the former public library to provide further office accommodation and storage. The lettering on the front elevation of the building was also changed from ‘Public Library Municipal Chambers’ to ‘Pukekohe Borough Municipal Chambers’. The new proposals principally involved the insertion of new partitions, new doors, and the general upgrade of existing facilities and finishes.

In 1989, as part of a central government initiative, local and regional government throughout the country was restructured. The Local Government (Auckland Region) Reorganisation Order (1989) resulted in the creation of Franklin District, formed by the amalgamation of Franklin County and Pukekohe, Waiuku and Tuakau boroughs. Following the dissolution of Pukekohe borough, the former Municipal Chambers and Public Library building was utilised by the Franklin Arts & Cultural Centre and the Franklin Historical Society. In 2008, the metal letters on the front of the building were once again changed to form the word ‘Plunket’. In 2010, all existing councils in the region were replaced by a single unitary authority – Auckland Council.

The building is currently (2017) owned by the Auckland Council governing body and continues to be occupied by the Pukekohe branch of Plunket and the Franklin Historical Society.

5.0 Physical description

A site visit was undertaken on 15 March 2017, during which time the exterior and part of the interior was viewed. For plans and photographic records, refer to **Appendix 3** and **Appendix 5**.

5.1 Location, context and site

The former Pukekohe Municipal Chambers and Public Library is located in the centre of Pukekohe, a rural service town situated on the southern edge of the Auckland Region between the shores of the Manukau Harbour and the mouth of the Waikato River, approximately 50 kilometres south of the CBD. Pukekohe generally comprises a mixture of traditional and modern development that illustrate the town’s growth and development from an area of dispersed rural living to Auckland’s second largest urban area.

The Pukekohe town centre is encircled by a ring road where four arterial roads from the north, south, east and west converge. The subject site is situated in the southern portion of the town centre, visible at the crossroads of Edinburgh Street and Wesley Street/Massey Avenue. The conspicuous corner property comprises two rectangular lots that collectively form part of a relatively level site measuring approximately 1,012m². The northernmost lot is a reserve and mainly laid to lawn, whilst the southern lot is principally occupied by the subject building. Hard and soft landscaping feature throughout the site, with the principal surface materials being tarmac and lawn. A notable Titoki (*Alectryon excelsus*) tree stands close to the north-western corner

⁴ Ibid.

boundary. Vehicular access is gained from both Edinburgh Street and Wesley Street, providing access to an L-shaped tarmac and concrete driveway and parking area along the southern and western boundaries. Neighbouring properties consist of a mixture of traditional and modern buildings in either residential, commercial, educational or community uses. Of particular interest is the adjacent War Memorial Town Hall, which shares a common history and some physical qualities with the subject building.

Occupying its original site, the former Pukekohe Municipal Chambers and Public Library is orientated to face Wesley Street to the north. The building is set back slightly from both the Wesley Street and Edinburgh Street frontages beyond areas of lawn, mid-level planting, flower beds and concrete paths. Free-standing signage is positioned on the lawn adjacent to the front path.



Figure 1: The location of the site of the former Pukekohe Municipal Chambers and Public Library within its local and regional (inset) contexts (Auckland Council GeoMaps).



Figure 2: The location of the subject site in the context of the Pukekohe Town Centre (Auckland Council GeoMaps).



Figure 3: The subject building located on a corner site in its town centre setting (Auckland Council GeoMaps).

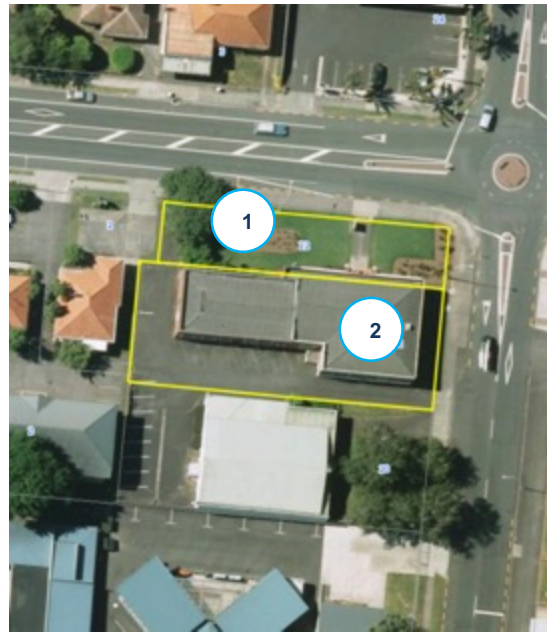


Figure 4: The subject site comprises two lots. Lot 1 is a reserve while lot 2 is principally occupied by the subject building, which is orientated to the north facing Wesley Street (Auckland Council GeoMaps).



Figure 5: The former Pukekohe Municipal Chambers and Public Library viewed from Wesley Street and located on the opposite side of the road to the Pukekohe War Memorial Town Hall (left) (Google Street View, December 2015).

5.2 Structure

The former Pukekohe Municipal Chambers and Public Library is a single-storey structure, built over an elongated plan. Erected on strip foundations, the building is of concrete frame construction with red brick external walls laid in stretcher bond and areas clad in fibrous plaster panels. Parapet walls surround a hipped roof covered by corrugated fibrolite⁵. A series of metal hopper heads and downpipes extend from the base of the parapet down the external walls.

Low-level brick walls run either side of central path and parallel to the building. Set upon the end of each wall and flanking the main entrance are two traditional lamps.

⁵ Plans indicate that the roof was originally covered with corrugated fibrolite. It is possible that this has now been replaced by corrugated metal, although no records have been found to suggest as such. The roof is not visible.
Pukekohe Municipal Chambers and Public Library (Former) | Final, August 2017



Figure 6: Part north (front) and east elevations.



Figure 7: Part north (front) elevation (west wing).



Figure 8: Part east and south (rear) elevations. The horizontal emphasis of the wall cladding is especially evident here.



Figure 9: West and part south (rear) elevations of the western, more restrained, portion of the building.

5.3 Exterior

Visually, the former Pukekohe Municipal Chambers and Public Library appears as two separate structures – the more formal ‘public’ building with central entrance, and the more restrained secondary wing that steps back from the principal building line and extends to the west. Stylistically, the symmetrical façade of the main portion of the building hints at the Georgian arrangement that appears to have influenced its earlier (1951) design⁶. However, the horizontal emphasis of the structure, reinforced by its contrasting cladding and fenestration, together with its controlled ornamentation, underlines the building’s modernist architectural language.

A key aspect of the building’s principal (north) elevation is its well-balanced front entrance, comprising a recessed entry framed by fluted pilasters and scalloped detailing. Access into the building is gained via a tiled lobby that leads to a set of modern (1980s) glazed and metal double doors. Positioned above the entrance is the Pukekohe Borough emblem, composed of images associated with the area’s market gardening history. Either side of the main entrance is a large window, the opening of which is formed by a concrete frame and series of chamfered mullions, overhung by a plastered pelmet. Set within the openings are six metal units, each with two horizontal glazing bars that provide top and bottom opening lights. Above the right west window, metal letters set out the word ‘Plunket’ and attached to the parapet edge is a flag pole.

A distinctive feature of the fenestration throughout the building is the ‘concrete box’ framing that surrounds each of the units and projects from the face of the external walls. Of varying proportions, the plastered boxes provide an interesting dimension to the building’s otherwise taut brick and panelled facades. Each opening comprises a

⁶ Refer to **Appendix 3, Figure 59**.

multi-glazed metal unit, with fixed and opening lights of plain or patterned glass. Two rear doorways provide secondary access into the building. One is an original (1960) multi-panelled timber door, set within the main portion of the building, while the other is a modern (1980s) door recessed into the brick western portion of the building and accessed via a flight of concrete steps.



Figure 10: The building's main entrance, flanked by decorative fluted pilasters. The Borough emblem is positioned centrally above the entrance.



Figure 11: One of the main multi-glazed windows and 'Plunket' sign.



Figure 12: The collection of openings on the rear elevation.



Figure 13: Showing one of multi-glazed metal windows, set within projecting concrete box frames, a distinctive feature of the buildings design.

5.4 Interior

Full access to the interior of the building was not possible at the time of inspection. The following description is therefore based on a combination of visual observations and information provided in other documentation. Whilst it is apparent that some internal changes have occurred since the building's renovations in 1984, it is assumed that its layout⁷ remains largely unchanged since that time.

Although the original layout of the building, which comprises a central hall and corridor from which rooms are clearly separated and accessed, remains, internal partitions have been installed, particularly to those areas originally designed as large open spaces (e.g. the public library). The entrance hall and corridor feature linoleum covered floors, walls and ceilings lined with fibrous plaster, and some original plain timber skirting boards. A number of original timber panelled doors remain in addition to a series of more modern plain doors. Above a number of the doors situated along the corridor is a series of top-lights. It is not known whether the strong-room still exists.

⁷ As shown in **Appendix 3, Figure 63**.



Figure 14: The main entrance hall showing the original timber panelled doors (centre) that lead to the former Council Chambers, and the modern plain doors (left) lead to the former Public Library.



Figure 15: The main corridor that runs almost the full width of the building, with linoleum covered floor, painted plastered wall lining, and fibrous plaster ceiling tiles.

5.5 Condition

Based on visual observations only, the external fabric and features of the former Pukekohe Municipal Chambers and Public Library appear to be in very good condition.

5.6 Use

The building is currently (2017) in community use, occupied by organisations such as the Pukekohe branch of Plunket and the Franklin Historical Society.

5.7 Summary of key features

- The Pukekohe Municipal Chambers and Public Library (Former), including all fabric and features associated with its original construction (1960).

6.0 Comparative analysis

Refer to **Appendix 3** and **Appendix 4** for further details.

When considering the former Pukekohe Municipal Chambers and Public Library in relation to other similar or related places within the locality, region or nation, one comparison is with other purpose-built buildings of the council/local government building type, particularly those associated with borough councils. Emphasis has been placed on early or first examples within that jurisdiction. Whilst the council/local government buildings is a key theme, consideration has also been given to shared physical qualities with other examples of the work of architectural firm, Massey Beatson Rix-Trott and Carter. The comparisons made are based on the *known* places mainly within the locality and region, and the level of research permitted within the project timeframe. It is therefore acknowledged that more targeted research leading to a broader comprehensive comparison with other heritage places within a broader geographic area may yield further information.

6.1 Building type: Council/local government buildings

6.1.1 National context

Examples of the council/local government building type can be found throughout New Zealand. Whether a small-scale structure built in a provincial town, or a grand landmark that served an urban centre, each made an important contribution to the establishment and/or development of local governance in their jurisdictions. The significance of this building type for representing important aspects of the country's history, is recognised in the inclusion of over two-dozen such buildings in the New Zealand Heritage List/Rārangi Kōrero (the "List") (administered by HNZPT). The scale and style of the buildings were generally tailored to reflect the size and importance of the council and community it served, ranging in design from modest buildings of domestic proportions to elaborate large-scale structures. Many have now been converted to accommodate alternative uses, such as museums, offices, private dwellings, and even a pub, to ensure their long-term future.

Borough council buildings can be viewed as a sub-category of the council/local government building type, holding an intimate association with the evolution of local governance in New Zealand. Approximately 10 examples (eight of which were purpose-built) exist on the List, ranging from the former Arrowtown Borough Council Building (1874) in Arrowtown, a single-storey stone structure of domestic proportions that is now in use as a shop, to the former Municipal Chambers (1938-41) in Westport, a striking Moderne structure. In this context, it is apparent that whilst the former Pukekohe Municipal Chambers and Public Library is representative of the development of local governance in its locality, it is neither a rare nor an early example of the building type. Given its later date, it shares few physical similarities with these other examples.

6.1.2 Regional context

In Auckland, several examples of purpose-built council buildings are known to still exist, all of which were the first to be built for that local authority and now have an alternative use. Varying in scale and style, they range from the former Grey Lynn Council Chambers and Fire Station (1889), a distinctive two-storey late-Victorian building, to the former Waiuku Town Board (later Borough) Offices (1939), a modest single-storey structure of streamline design. Recognised as representative examples of an increasingly uncommon building type in the region, four of these former council buildings are currently scheduled as significant historic heritage places in the AUPŌip, and one is included in the List. In this regional context, the former Pukekohe Municipal Chambers and Public Library is one of the latest known examples of a purpose-built Borough Council building.

6.1.3 Local context

In Pukekohe, the former Pukekohe Municipal Chambers and Public Library (1960) is one of four purpose-built council/local government buildings that remain in the town. The other examples include the Franklin County Council Chambers (1914), a single-storey brick structure of classical design now in commercial use; the second former Franklin County Council Building (1958), now a three-storey structure occupied by the Freemasons; and the third former Franklin County Council Building (1981), a modern structure currently in use as the Pukekohe Service Centre. They form part of a broader group of municipal buildings in the vicinity, including the former Fire Station (1930) and the War Memorial Town Hall (1957). In terms of building type, the former Pukekohe Municipal Chambers and Public Library is one of the latest purpose-built council/local government buildings in the locality.

6.2 Architectural comparisons

6.2.1 Massey Beatson Rix-Trott and Carter

Award-winning architectural firm, Massey Beatson Rix-Trott and Carter was formed in Auckland during the 1940s and progressed rapidly during the post-war building boom, becoming one of the region's most prominent architectural practices. The 1950s and 1960s were especially prolific for the firm, which coincided with a national surge in architectural work following a time of minimal activity brought on by the Depression and the Second World War. During this time, they won NZIA bronze medals for three of their residential designs and developed a varied portfolio of educational, municipal, ecclesiastical, industrial and commercial buildings, including some of the Auckland's first high-rise structures. Furthermore, at a time when the search for a 'local' New Zealand architecture was connected to a commitment to being modern, the firm was credited for contributing to the emergence of a 'Pacific Style'.

The former Pukekohe Municipal Chambers and Public Library building (1960) was based on a c.1951 design by Massey Beatson Rix-Trott and Carter. Plans drawn up by the borough engineer in 1958 show an adapted version of the design. Whilst it remains unclear whether the architects were responsible for the changes, the building's scale, form and principal materials were evidently based on its original design. The main discernable changes applied to the Pukekohe Municipal Chambers and Public Library's final 1958 design relate to the windows and cladding, principally on the main portion of the building. The application of wider and elongated windows together with the incorporation of areas of contrasting cladding, emphasise the horizontality of a design that is more modern in appearance and more in touch with the firm's later work.

Interestingly, the 1951 drawings share greater stylistic similarities with some of Horace L. Massey's earlier works, prior to the establishment of Massey Beatson Rix-Trott and Carter. One example is the Whangarei Public Library (1936) for which he received (in association with A. P. Morgan) a NZIA gold medal. Common physical qualities are visible in the buildings' simple lines and proportions, their oversized main entrances and rhythmically spaced windows, and the use of red brick as the principal material. Decorative elements apparent in some of Massey's buildings are also perceptible in the 1958 design of the subject building. These include the scalloped detailing above the entry, which can be seen (albeit in reverse) on the heads of the Whangarei Public Library windows, and the solid fluted pilasters that flank the main entrance, which are a key decorative feature of his Heard's Ltd. Factory in Parnell (1929, 1936-7).

In terms of type, the Pukekohe Municipal Chambers and Public Library is one of only three known council offices designed by Massey Beatson Rix-Trott and Carter, only two of which were actually built. The other example is the Papakura Borough Council Offices (1960), constructed at a similar time to the subject building but with an appearance that lacks comparison. Whilst adopting the same horizontal emphasis of the Pukekohe building, the design of the Papakura offices, with its large expanses of glazing and low-slung projecting gable roofs that hint at the Ranch style, is of a markedly different design. The building also appears to have undergone considerable changes.

A building that has the closest comparisons with the Pukekohe Municipal Chambers and Public Library is the Pukekohe War Memorial Town Hall (1958), with which it shares an intimate history and a number of physical qualities. Also designed by Massey Beatson Rix-Trott Carter (and Co.), the neighbouring town hall was erected on the borough council land for which the subject building was originally designed (in c.1951). Although of much grander proportions, the two-storey town hall also exhibits the simplicity of design associated with the period. Physical similarities include the use of the same external cladding (although this is used more sparingly on the subject building); the incorporation of distinctive concrete box-like window frames with multi-

glazed metal units onto otherwise plain elevations; and the inclusion of scalloped detailing above their main entrances. It is possible that the Pukekohe War Memorial Town Hall influenced many of the changes made to the design of the Pukekohe Municipal Chambers and Public Library between 1951 and 1958.

7.0 Significance criteria

(a) 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 idea or early period of settlement within the nation, region or locality.

The former Pukekohe Municipal Chambers and Public Library has moderate historical value for reflecting aspects of social, political and economic history in the locality and region during the latter decades of the twentieth century.

Erected in 1960 as the first purpose-built offices for the Pukekohe Borough Council, the long-awaited Municipal Chambers and Public Library is closely linked to the ongoing development of local governance in South Auckland and more specifically, the development of Pukekohe as a borough. Constructed 48 years after the establishment of the borough council in 1912, the place cannot claim to be associated with an early period of settlement within the locality, but can be viewed as a symbol of the town's progress during a period of marked population growth and prosperity. It is also the only building remaining in the locality that is representative of a legislative system that characterised local government in Auckland for the majority of the twentieth century.

As a place where important policy and financial decisions were made, the building is of interest for its close association with the former Borough Council, Mayors (particularly those in office from 1960), Councillors and council employees who made a notable contribution to the history and development of the locality over a period of almost 30 years.

Overall, the place has **moderate** historical value within the **locality** and **region**.

(b) 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 former Pukekohe Municipal Chambers and Public Library has moderate social value as a place of public interaction, community focus and as the base for local government administration in the borough for almost 30 years. Closely associated with the town, it was a place where matters of local interest were discussed and debated, and where important governance and legislative decisions that affected the day-to-day lives of the area's citizens were made and implemented. Although the building ceased to operate as the public library in 1974 and as the council offices in 1989, it continues to play a role in defining communal identity and retains a community focus by being utilised by organisations such as Plunket and the Franklin Historical Society. Whilst it is unknown whether the place is held in high public esteem, its inclusion in a

number of local publications means that it is likely to be a marker that the local community identifies with.

The place has **moderate** social value within the **locality**.

(c) 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.

An assessment of the place's value to Mana Whenua has not been undertaken as part of this evaluation.

(d) 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.

Established as the second (albeit first purpose-built) Pukekohe Municipal Chambers and Public Library and highly visible within the town centre, the place is a tangible reminder of the important role the borough council played in the ongoing development of the locality. A symbol of local government in Pukekohe, the place has the potential to enhance public understanding and appreciation of the locality's and region's political history. However, the building alone is unlikely to provide meaningful or useful information not already available from documentary sources. As such, the place is considered to have little knowledge value.

The place has **little** knowledge value with the **locality**.

(e) Technological

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

The place is not known to demonstrate a creative or technical accomplishment, innovation or achievement in its structure, construction, components or use of materials and as such is considered to have no technological value.

The place has **no** technological value.

(f) 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 former Pukekohe Municipal Chambers and Public Library has considerable physical attributes value as a representative example of the council/local government building type, as a notable example of post-war modern architecture in the locality, and for its association with prominent architectural firm, Massey Beatson Rix-Trott and Carter.

Purpose-built as the Pukekohe Municipal Chambers and Public Library in 1960, the place represents the small-scale local government buildings that have become increasingly uncommon across the region. Largely intact, the building's streamlined design, controlled ornamentation, versatility of materials and distinctive detailed design results in a notable, albeit modest, representation of post-war modern architecture in the locality.

The place is of value for its association with the award-winning practice, Massey Beatson Rix-Trott and Carter during a prolific period in their history. Whilst the degree of formal involvement the firm had in the building's adapted design (1958) remains uncertain, it is apparent that its scale, form and principal materials were heavily based on their original design (1951). Furthermore, the modifications to its cladding and detailing were undoubtedly influenced by the adjacent War Memorial Town Hall, also designed by the practice. The building is also of note as one of only a small number of known local government structures included in the firm's extensive body of work.

Overall, the place has **considerable** physical attributes value within the **locality**.

(g) Aesthetic

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

Located on a corner site at the edge of the Pukekohe town centre, the former Pukekohe Municipal Chambers and Public Library has considerable aesthetic value as a conspicuous and familiar building in the context of the locality. Despite its relatively modest scale and restrained design, the building retains an aesthetic quality that is evocative of its municipal beginnings, whilst its associated reserve reinforces the place's visual appeal, collectively contributing to a positive streetscape presence.

The place has **considerable** aesthetic value within the **locality**.

(h) Context

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

Situated on its original site for over 57 years, the former Pukekohe Municipal Chambers and Public Library has considerable context value for its contribution to the locality's and region's historical and cultural landscape. Of thematic interest as a purpose-built borough council building and library, the place has collective value as one of a group of interrelated structures across Auckland directly associated with the region's development of local governance. In a local context, it positively contributes to a collection of twentieth century municipal structures, such as the former Franklin County Council Chambers, the former Fire Station, and the War Memorial Town Hall, that have coherence for illustrating patterns of local political and social history associated with the growth and development of Pukekohe as the largest town in Franklin.

The place has **considerable** context value within the **locality** and **region**.

8.0 Statement of significance

The former Pukekohe Municipal Chambers and Public Library has moderate historical value for reflecting aspects of social, political and economic history in the locality and region during the latter half of the twentieth century. As a place of public interaction, community focus and as the base for local government administration in the borough for almost 30 years, the place has moderate social value. The former Pukekohe Municipal Chambers and Public Library has considerable physical attributes value as a representative example of the council/local government building type, as a notable example of post-war modern architecture in the locality, and for its association with prominent architectural firm, Massey Beatson Rix-Trott and Carter. Located on a corner site at the edge of the town centre, the place has considerable aesthetic value as a conspicuous and familiar building in the locality, and has considerable context value as one of a group of interrelated municipal structures in Pukekohe and Auckland that positively contribute to the broader historical and cultural landscape of the locality and region.

9.0 Extent of the place for scheduling

- The identified extent of place is the area that is integral to the function, meaning and relationships of the place.
- The land (Lot 2) upon which the former Pukekohe Municipal Chambers and Public Library was built was acquired by the Pukekohe Borough Council in 1955. The neighbouring reserve (Lot 1) was purchased eight years earlier. The reserve has formed part of the building's setting since its construction in 1960. Both lots make up the present day boundary for 22 Edinburgh Street and as such form the principal portion of the proposed extent of place. Furthermore, an area of footpath along the northern and eastern boundaries has been incorporated to ensure that the open views of the building are retained (as shown in **Figure 16**).
- Only partial access inside the building was made as part of this evaluation. Based on existing records and on those parts of the building visible at the time of inspection, it is clear that aspects of the building's internal layout and fabric have been modified to accommodate its conversion and community focus. For this reason, and to ensure its ongoing use and function, the interior is identified as an exclusion. It is important to note however that whilst the building's internal spaces have changed to a degree, it is likely that historic fabric and features remain from its original construction (1960). The appropriate management of this fabric and these features, together with any remnants of the building's original layout, is therefore strongly encouraged.



Figure 16: Showing the extent of place of the former Pukekohe Municipal Chambers and Public Library, which encompasses the boundary of 22 Edinburgh Street and a section of the footpath along its north and east boundaries (Auckland Council GeoMaps).

10.0 Recommendations

- Based on the preceding evaluation, the former Pukekohe Municipal Chambers and Public Library, 22 Edinburgh Street, Pukekohe is shown to demonstrate *considerable* physical attributes, aesthetic and context values and *moderate* historical and social values within the locality.
- Overall, the former Pukekohe Municipal Chambers and Public Library is of **considerable** historic heritage significance within the **locality** and as such, meets the threshold to be included as a **Category B** historic heritage place in the Schedule of Historic Heritage.
- The extent of place includes all that land set out in **Figure 16**.

11.0 Table of Historic Heritage Values

Significance Criteria (A-H)	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National, International)
A- Historical	Moderate	Local and Regional
B- Social	Moderate	Local
C- Mana Whenua	Not evaluated	Not evaluated
D- Knowledge	Little	Local
E- Technological	None	N/a
F- Physical Attributes	Considerable	Local
G- Aesthetic	Considerable	Local
H- Context	Considerable	Local and Regional

*Levels of significance or value:

Exceptional: of outstanding importance and interest; retention of the identified value(s)/significance is essential.

Considerable: of great importance and interest; retention of the identified value(s)/significance is very important.

Moderate: of some importance and interest; retention of the identified value(s)/significance is desirable.

Little: of limited importance and interest.

NA/None: none identified

12.0 Overall significance

Place Name and/or Description	Pukekohe Municipal Chambers and Public Library (Former) 22 Edinburgh Street, Pukekohe
Category	B
Primary Feature	Principal building
Known Heritage Values	F, G, H
Extent of Place	All that land shown in Figure 16.
Exclusions (within the extent of place)	Interior of the building
Additional Controls for Archaeological Sites or Features	
Place of Maori Interest or Significance	

Author:

The Heritage Studio Ltd.
Carolyn O'Neil, Heritage Consultant

Date:

August 2017

Reviewer:

Auckland Council
Richard Bland, Heritage Assets Advisor

Date:

August 2017

APPENDICES

Appendix 1: Historical background

Appendix 2: Supplementary information: Historical

Appendix 3: Supplementary information: Architectural

Appendix 4: Comparative analysis: Supplementary information

Appendix 5: Photographic record

APPENDIX 1

Historical background

Early local governance in Franklin

The first local body established in the Franklin area was the Pukekohe Highway District, formed in 1861 by a group of Pukekohe East landowners under the Public Roads and Works Ordinance (1845).⁸ This represented the start of a 149-year tradition of an independent local government in the Franklin area. Within six months, the passing of the Auckland Provincial Highways Act (1862) resulted in the body's disbandment. On 25 August 1862, a new Pukekohe Highway District became operational, followed by the formation of a further 13 highway districts in the Franklin area between 1867 and 1876.⁹ On 20 July 1872, the Pukekohe Highway District was split into the Pukekohe West Highway District and the Pukekohe East Highway District. The former incorporated the town of Pukekohe, whilst the latter included Pukekohe East, Buckland and Tuakau.¹⁰

Highway boards (known as road boards from 1882) administered their respective areas for the following four decades. Many laid the foundations for modern-day road infrastructure, with work including the clearing of bush, road formation, bridging, drainage and metalling.¹¹ However, it became apparent that the steady growth and development of the towns during the late nineteenth century required an alternative means of governance in urban areas. As a result, town districts were established.¹²

On 10 June 1905, Pukekohe was gazetted a town district, the second (after Papakura in 1882) to be formed in South Auckland.¹³ It covered an area of two square miles.¹⁴ The first election was held on 22 July 1905 and the newly elected Pukekohe Town Board held its first meeting a week later. Town commissioners included W. Reid (chairman), W. Roulston, H. Dell, J. Kenelly and E. Stevens.¹⁵ During the town district's seven-year life span, considerable road improvements were made and a water supply was installed.¹⁶

Pukekohe Borough

In 1887, the Pukekohe Borough Act came into force, which provided the township to become a borough if at least fifty resident householders petitioned for its constitution.¹⁷ This evidently did not occur; it would take a further 25 years before Pukekohe became the first area in Franklin to gain borough status.

⁸ Nona Morris, *Early days in Franklin* (Christchurch: Cadsonbury Publications, 1999 ed.), 199; Bruce Ringer, *A brief history of local government in the Franklin area*, Auckland Libraries website:

<http://www.aucklandlibraries.govt.nz/EN/heritage/localhistory/countiesmanukau/government/Pages/historyoflocalgovernmentinfranklin.aspx> (accessed 10.05.2017).

⁹ Ibid.

¹⁰ Auckland Libraries, 20 July 1872, *Manukau's Journey*, <http://manukau.infospecs.co.nz/dbtw-wpd/exec/dbtwpub.dll> (10 July 2017).

¹¹ N. M. Morris and N. K. Brown, *Pukekohe Borough Golden Jubilee 1912-1962* (Auckland: Franklin Printing and Publishing Co. Ltd., 1962), n.p.

¹² Bruce Ringer, *A brief history of local government in the Franklin area*, Auckland Libraries website:

<http://www.aucklandlibraries.govt.nz/EN/heritage/localhistory/countiesmanukau/government/Pages/historyoflocalgovernmentinfranklin.aspx> (accessed 10.05.2017).

¹³ Ibid.

¹⁴ N. M. Morris and N. K. Brown, n.p.

¹⁵ Auckland Libraries, 10 June 1905, *Manukau's Journey*, <http://manukau.infospecs.co.nz/dbtw-wpd/exec/dbtwpub.dll> (10 July 2017).

¹⁶ N. M. Morris and N. K. Brown, n.p.

¹⁷ Auckland Libraries, 23 December 1887, *Manukau's Journey*, <http://manukau.infospecs.co.nz/dbtw-wpd/exec/dbtwpub.dll> (10 July 2017).

On 1 April 1912, Pukekohe was formally constituted a borough.¹⁸ That same day, the newly formed Franklin County was also established.¹⁹ The borough comprised the former Town Board District, together with additional areas, that collectively amounted to an area of approximately 3,500 acres.²⁰

Pukekohe Borough's first elections took place on 1 May 1912 and the first meeting of the Council was held a week later at the Pukekohe Public Library. Mr William Dunn was elected as Pukekohe's first Mayor, whilst Messrs. D. R. Hamilton, C. K. Lawrie, R. Bilkey, J. Pollock, J. J. Hart, A. Berriman, J. A. Comrie, and J. W. Johns were nominated as Councillors.²¹ Owing to health reasons however, Mr Dunn's appointment as Mayor was short-lived. After just a few months, he was succeeded by Mr C. K. Lawrie, who occupied for post for the following three years.²²

In the borough's first ten years, five Mayors²³ held office, and Pukekohe "*advanced out of all recognition*".²⁴ During that time, the Borough Council was responsible for the installation of an electric generating plant, which supplied a limited area of the constituency with a light and power; the extension of the water supply service (obtained from an underground stream and spring); and the improvements to roading facilities.²⁵

Borough Council offices

Early Borough Council meetings were held in a room within the Pukekohe Public Library located on Edinburgh Street. The room also provided office accommodation for the Council.²⁶ The quarter-acre library site²⁷ had been gifted to the Literary and Debating Society by Mr James Roulston during the early years of the town's settlement. A library was subsequently built, which also comprised a reading room and an additional room for the purpose of holding committee meetings and other functions, including those held by the Pukekohe Boys' Club.²⁸ On 21 May 1913, the Borough Council took over responsibility for the library and formally established its offices in the property.²⁹ Initial alterations were carried out to the building in 1913 to more properly accommodate the needs of the Council, and although originally deemed a temporary measure, the premises were occupied by Council for a number of decades.³⁰

In the years that followed, discussions were regularly held regarding the erection of purpose-built council chambers and offices. As early as 1920, Pukekohe ratepayers

¹⁸ Bruce Ringer, *A brief history of local government in the Franklin area*, Auckland Libraries website: <http://www.aucklandlibraries.govt.nz/EN/heritage/localhistory/countiesmanukau/government/Pages/historyoflocalgovernmentinfranklin.aspx> (accessed 10.07.2017).

¹⁹ By 1912 New Zealand, with a total population of just 1 million, was said to boast 115 counties, 113 boroughs, 56 town boards, 37 hospital boards, 38 river boards, 32 harbour boards, 20 fire boards, three rabbit boards, two tramway boards and one rabbit-proof fencing board. In total, the country had almost 4,000 territorial and ad hoc local authority bodies (Mark Derby, 'Local and regional government - Local authorities multiply', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/local-and-regional-government/page-3> (accessed 26 July 2017).

²⁰ N. M. Morris and N. K. Brown, n.p.

²¹ The Borough Council, *Pukekohe & Waiuku Times*, Volume 1, Issue 9, 8 May 1912, 2, [Papers Past](#) (accessed 11.07.2017); Borough Council Elections, *Pukekohe & Waiuku Times*, Volume 1, Issue 9, 8 May 1912, 2, [Papers Past](#) (accessed 11.07.2017).

²² Bruce Ringer, *A brief history of local government in the Franklin area*, Auckland Libraries website: <http://www.aucklandlibraries.govt.nz/EN/heritage/localhistory/countiesmanukau/government/Pages/historyoflocalgovernmentinfranklin.aspx> (accessed 10.07.2017).

²³ W. Dunn (1912); C. K. Lawrie (1912-1915); H. G. R. Mason (1915-1919); C. K. Lawrie (1919-1921); and J. Routly (1921-1935).

²⁴ The District Illustrated: Pukekohe Proper, *Pukekohe & Waiuku Times*, Volume 9, Issue 693, 16 December 1921, 9, Supplement, [Papers Past](#) (accessed 14.07.2017).

²⁵ N. M. Morris and N. K. Brown, n.p.

²⁶ Local and General, *Pukekohe & Waiuku Times*, Volume 1, Issue 13, 5 June 1912, 2, [Papers Past](#) (accessed 11.07.2017).

²⁷ Lot 10 of Allotment 30 of Suburban Section 2, Parish of Pukekohe.

²⁸ The Library Site. Can it be sold?, *The Franklin Times*, 16 June 1930, 5.

²⁹ The Mayor's Report, *Pukekohe & Waiuku Times*, Volume 1, Issue 91, 9 May 1913, 3, [Papers Past](#) (accessed 11.07.2017); Auckland Libraries, 21 May 1913, *Manukau's Journey*, <http://manukau.infospecs.co.nz/dbtw-wpd/exec/dbtwpub.dll> (11.07.2017).

³⁰ Local and General, *Pukekohe & Waiuku Times*, Volume 2, Issue 107, 4 July 1913, 2, [Papers Past](#) (accessed 11.07.2017).

authorised a public services loan on £84,000, which included an allocation for the construction of municipal buildings.³¹ On 1 September 1920, the Borough Council acquired land on the Edinburgh Street and Roulston (now Massey) Street from William Roulston for the purposes of establishing new municipal facilities. The land comprised Lots 45, 46, 47 and part Lot 44 of Allotments 29, 30 and 282 of Suburban Section 2 of the Parish of Pukekohe.³² That same month, borough engineer, Mr D. W. McArthur, submitted several designs to the Council as a general guide as to what could be achieved on the site. His suggestion was to erect two buildings: one as borough offices with a library reading-room, and another as a public hall.³³ By 1924 however, no further advancements had been made. The Borough Council still occupied the former library building, which had been altered and extended on several occasions to become the centre of municipal activities in Pukekohe. At this time, the building comprised a public office, council chamber, engineer's office, store room, library and reading-room, but had reached capacity and its facilities and accommodation considered sub-standard.³⁴ Despite the majority of the Councillors being in favour of constructing new offices, it was the view of then Mayor, Mr John Routly, that such a financial burden should not be placed on ratepayers at a time when building costs were high. It was instead proposed that the Council continue to occupy their existing premises, and, if necessary, rent suitable offices elsewhere in the town, such as those that had been offered in the new buildings of Messrs Shotbolt and Sons and the Central Building.³⁵ During the 1920s, the back section of the Edinburgh Street site was utilised as the borough depot and part of the site occupied by the Fire Brigade.³⁶

The subject of accommodation continued to be a topic of discussion at the meetings of the Pukekohe Borough Council during the 1930s. In 1937, steps were once again taken to prepare plans, specifications and estimates for the erection of new council chambers, offices and library, together with a town hall, and investigations made into the sale of the existing Edinburgh Street site.³⁷ At this time, the proposed building was designed as a two-storey structure with an estimated cost of £5,500.³⁸ A year later, an agreement for the sale of the property was made with a provision that allowed Council's continued occupancy of the premises until new municipal offices were built on the corner of Massey Street (later Avenue) and Edinburgh Street.³⁹ Despite the ongoing attempts to progress the long-standing issue of accommodation, the onset of the Second World War in 1939 inevitably delayed proceedings. In 1947, the Borough Council still occupied their Edinburgh Street premises in addition to another site further south along the street on part of the land they purchased in 1920 (refer to **Figure 17** and **Figure 26**).

A new site

The 1950s saw increased momentum in the establishment of new municipal facilities, which coincided with the mayoralty of Mr S. C. Childs. In c.1951, the Borough Council commissioned award-winning Auckland architectural firm, Massey Beatson Rix-Trott and Carter to design new council accommodation for the site on the corner of Massey and Edinburgh streets.⁴⁰ The single-storey structure with basement incorporated a

³¹ Voted 17 Years Ago, *New Zealand Herald*, Volume LXXIV, Issue 22788, 23 July 1937, 12, [Papers Past](#) (accessed 17.07.2017).

³² Certificate of title: NA314-17, LINZ records (refer to **Appendix 2**).

³³ Pukekohe Borough Council, *Pukekohe & Waiuku Times*, Volume 9, Issue 567, 17 September 1920, 2, [Papers Past](#) (accessed 17.07.2017).

³⁴ Borough Offices, *Pukekohe & Waiuku Times*, Volume 14, Issue 112, 21 November 1924, 5, [Papers Past](#) (accessed 17.07.2017).

³⁵ Ibid.

³⁶ The Library Site. Can it be sold? *The Franklin Times*, 16 June 1930, 5.

³⁷ Municipal Offices, *Auckland Star*, Volume LXVIII, Issue 18, 22 January 1937, 3, [Papers Past](#) (accessed 17.07.2017).

³⁸ Municipal Building Proposal at Pukekohe, *New Zealand Herald*, Volume LXXIV, Issue 22758, 18 June 1937, 13, [Papers Past](#) (accessed 17.07.2017).

³⁹ Borough Offices Sold, *New Zealand Herald*, Volume LXXV, Issue 23198, 18 November 1938, 10, [Papers Past](#) (accessed 17.07.2017).

⁴⁰ CPRW Fisher records.

Council Room, General Office, Lending Library, Reading Room, Strong Rooms and other offices (refer to **Appendix 3**). Plans seemingly changed in the following years however, when focus was placed on establishing a War Memorial Town Hall on the site instead. Furthermore, in 1955, Council secured a new site on the opposite side of Edinburgh Street, near the corner of Wesley Street for the purpose of building its municipal offices and public library.⁴¹

The new site, which measured approximately one rood and housed a late-nineteenth/early-twentieth century villa, was acquired from civil engineer, Mr J. F. McArthur, who had owned the property since 1920.⁴² The land formed part of original Allotment 69 of Suburban Section 2 of the Parish of Pukekohe, first purchased by Mr William John McGough by Crown Grant in 1875.⁴³ The new site was situated directly south of a strip of land on the corner of Edinburgh and Wesley streets acquired by the Borough Council for recreational purposes in 1947.⁴⁴



Figure 17: A 1955 aerial of Pukekohe in the vicinity of the Edinburgh Street/Massey Avenue/Wesley Street junction (centre). It shows the former public library and long-established premises of Pukekohe Borough Council (1), the site used by Council, possibly for storage by 1947 (2), the empty sites acquired by Council in 1920 upon which the War Memorial Town Hall was later built (3), and the villa site and reserve that was later replaced by the Pukekohe Municipal Chambers and Public Library (4). (Close-up image of **Figure 34, Appendix 2**).

By mid-1957, work on the construction of the War Memorial Town Hall was underway. Designed by the same architectural firm who produced plans for the municipal chambers and public library on the site several years earlier, the two-storey structure opened with much ceremony on 4 October 1958.⁴⁵ During this time, focus was also placed on developing plans for the new municipal chambers and public library on Council's newly acquired land on the opposite corner of the street.

In 1958, borough engineer, Mr F. O. Turner produced plans that showed an adapted version of the 1951 scheme to suit the new site. The plans were annotated with the name of the architectural firm Massey Beatson Rix-Trott and Carter.⁴⁶ Whilst the general scale and form of the single-storey building remained the same, some modifications (either by the architects or by Turner) had been made to its plan, internal layout and detailed design. The modified design also provided for the extension of the

⁴¹ Certificate of title: NA568/276, LINZ records (refer to **Appendix 2**).

⁴² Deeds index 25A 409, Archway records, Archives New Zealand (refer to **Appendix 2**).

⁴³ Deeds index 16A 108, Archway records, Archives New Zealand (refer to **Appendix 2**).

⁴⁴ Certificate of title: NA772/241, LINZ records (refer to **Appendix 2**).

⁴⁵ War Memorial Hall Opened, *The Franklin Times*, 6 October 1958.

⁴⁶ CPRW Fisher records and Auckland Council property records (refer to **Appendix 3**).

west wing in both footprint and height. Detailed drawings were produced by consulting engineers, Gray Watts & Beca. By 1959, the villa that had been located on was removed and work had begun on the construction of the new building by contractors, H. J. Woodbridge and Sons, who were also responsible for the erection of the Town Hall.⁴⁷



Figure 18: Showing the newly opened War Memorial Town Hall and the Municipal Chambers and Public Library under construction, 1959. Taken from an aerial photograph of central Pukekohe (close-up image of **Figure 35, Appendix 2**).

Pukekohe Municipal Chambers and Public Library

On 8 June 1960, Pukekohe's long-awaited, purpose-built Municipal Chambers and Public Library building was officially opened by Mr A. E. Allen, M. P. The opening of the building was reported as marking "a vast step in the history of the Borough" and was attended by a number of official guests and the general public.⁴⁸ In his address, Mayor S. C. Childs commented on how the people of Pukekohe had "achieved magnificently in the erection of the War Memorial Town Hall and of this building comprising as it does, civic chambers and a public library." He continued "These two buildings are the visual proof of the change in the status and of the importance and progress of Pukekohe."⁴⁹

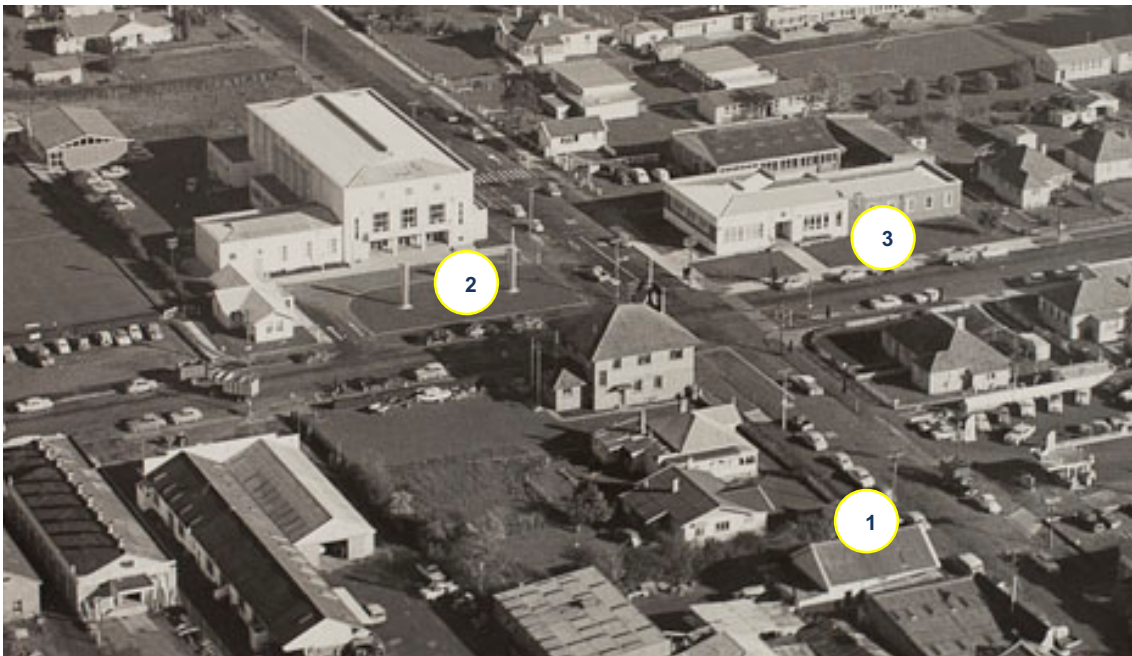


Figure 19: Aerial view of Pukekohe looking roughly southwest, 1961, showing the former offices of the Borough Council (1), the War Memorial Town Hall (2), and the newly opened Municipal Chambers and Public Library (3) (close-up image of **Figure 36, Appendix 2**).

⁴⁷ A photograph taken of the Town Hall opening ceremony in October 1958 shows that the subject site had been cleared (Auckland Libraries, South Auckland Research Centre, FRA: I, 5 / Footprints 03114); Pukekohe's New Civic Chambers, *The Franklin Times*, 10 June 1960, 5.

⁴⁸ Pukekohe's New Civic Chambers, *The Franklin Times*, 10 June 1960, 5.

⁴⁹ *Ibid.*

Costing in the vicinity of £32,000, the “*well-appointed, spacious and centrally heated*”⁵⁰ single-storey brick and concrete structure housed a public library, council chamber, general office, committee room, offices, a strong room, together with kitchen and bathroom facilities.⁵¹ Its interior featured natural wood panels, pastel shades and flooring covered by a mixture of linoleum, cork tiles and carpet.⁵²



Figure 20: The Pukekohe Municipal Chambers and Public Library, 1962 (Auckland Libraries, South Auckland Research Centre, FRA: I, 5 / Footprints 04868).

In 1973, the section of land directly south of the Municipal Chambers was transferred from Cooper and Curd Limited to the Mayor, Councillors and Citizens of the borough of Pukekohe.⁵³ Over the next three years, the public library relocated into the building on the newly acquired site, which provided three times the space of the former library, and officially opened on 11 November 1976.⁵⁴

In 1984, plans were developed for the renovation of Municipal Chambers by Architects Dodd Paterson.⁵⁵ By this time, changes had already been carried out to the building, which included the insertion of internal partitions in the former public library to provide further office accommodation and storage. The lettering on the front elevation of the building was also changed from ‘Public Library Municipal Chambers’ to ‘Pukekohe Borough Municipal Chambers’. The new proposals principally involved the insertion of new partitions, new doors, and the general upgrade of existing facilities and finishes.⁵⁶

In 1989, as part of a central government initiative, local and regional government throughout the country was restructured. The Local Government (Auckland Region) Reorganisation Order (1989) resulted in the creation of Franklin District, formed by the amalgamation of Franklin County and Pukekohe, Waiuku and Tuakau boroughs.⁵⁷

⁵⁰ Ibid.

⁵¹ Auckland Council property records (refer to **Appendix 3**).

⁵² Pukekohe’s New Civic Chambers, *The Franklin Times*, 10 June 1960, 5.

⁵³ Certificate of title: NA771/104, LINZ records.

⁵⁴ Auckland Libraries, 11 November 1976, *Manukau’s Journey*, <http://manukau.infospecs.co.nz/dbtw-wpd/exec/dbtwpub.dll> (11.07.2017).

⁵⁵ Auckland Council property records (refer to **Appendix 3**).

⁵⁶ Ibid.

⁵⁷ Bruce Ringer, *A brief history of local government in the Franklin area*, Auckland Libraries website: <http://www.aucklandlibraries.govt.nz/EN/heritage/localhistory/countiesmanukau/government/Pages/historyoflocalgovernmentinfranklin.aspx> (accessed 15.07.2017).



Figure 21: The Municipal Chambers, c.1985. By this time, the public library had relocated to a building at the rear of the site and the lettering changed on the front of the building (Auckland Libraries, South Auckland Research Centre, FRA: 1, 5 / Footprints 04869).

Following the dissolution of Pukekohe borough, the former Municipal Chambers and Public Library building was utilised by the Franklin Arts & Cultural Centre and the Franklin Historical Society (established in 1958).⁵⁸ In 2008, the metal letters on the front of the building were changed again to form the word 'Plunket'.⁵⁹ In 2010, all existing councils in the region were replaced by a single unitary authority – Auckland Council.

The building is currently (2017) owned by the Auckland Council governing body and continues to be occupied by the Pukekohe branch of Plunket and the Franklin Historical Society.

Chronological summaries

Land ownership

The following table provides a chronological summary of the known landowners of the subject site, now 22 Edinburgh Street, Pukekohe.

Date	Event/Change
1875	Original Allotment 69, Suburban Section 2, Parish of Pukekohe, which formed part of the Pukekohe Block subdivision, was first purchased by Crown Grant by William John McGough.
1882	The land was conveyed to Allentors(?) Trustees.
1913	Two roods of Allotment were acquired by Stembridge.
1920	Part of Allotment 69 was acquired by J. F. McArthur.
1926	The Pukekohe Methodist Church Trustees transferred a portion of land to the Pukekohe Borough Council for the formation of Wesley Street.
1947	The Pukekohe Borough Council acquired a strip of land on the corner of Edinburgh Street and Wesley Street from H. M. the King, which formed part of original Allotment 69.
1955	The neighbouring section, owned by J. F. McArthur was transferred to Pukekohe Borough Council.

⁵⁸ Auckland Libraries, August 1958 and 11 October 1997, *Manukau's Journey*, <http://manukau.infospecs.co.nz/dbtw-wpd/exec/dbtwpub.dll> (20.07.2017).

⁵⁹ infonews.co.nz, *Original Letters Make a Come Back*, 16 May 2008, <https://www.infonews.co.nz/news.cfm?id=20709> (accessed 20.07.2017).

Events and changes

The following table provides a chronological summary of known events and changes and associated with the history of the Pukekohe Borough Council and the former Pukekohe Municipal Chambers and Public Library.

Date	Event/Change
1861	The Pukekohe Highway District was formed.
1872	The Pukekohe Highway District was split into the Pukekohe West Highway District and the Pukekohe East Highway District.
1905	Pukekohe was gazetted a town district.
1912	On 1 April, Pukekohe was formally constituted a borough. The first elections took place on 1 May and the first meeting of the Council on 8 May. Meetings were held in the Public Library on Edinburgh Street.
1913	The Borough Council took over responsibility for the library and formally established its offices in the property.
1920	A public services loan was authorised, which included an allocation for the construction of new municipal buildings. The Borough Council acquired four allotments on the corner of Edinburgh Street and Roulston (now Massey) Avenue for the purpose of establishing new municipal facilities. Plans were developed by borough engineer, Mr D. W. McArthur for borough offices, a library and a public hall.
1937	Investigations made into the sale of the existing Edinburgh Street premises (including the former public library building).
c.1951	Plans for new municipal facilities were drawn up architectural firm, Massey Beatson Rix-Trott and Carter for the site on the corner of Massey and Edinburgh streets.
1955	The Borough Council acquired a further section of land on the opposite side of Edinburgh Street, near the corner of Wesley Street.
1958	Plans were produced by borough engineer, Mr F. O. Turner that showed an adaptation of the architectural drawings produced by Massey Beatson Rix-Trott and Carter in c.1951 to suit the newly acquired site on the corner of Edinburgh and Wesley streets.
1959	The villa on the site had been removed and construction of the new building was underway by contractors, H. J. Woodbridge and Sons.
1960	The Municipal Chambers and Public Library building was officially opened by Mr A. E. Allen, M. P.
1973	The Borough Council acquired the neighbouring southern section from Cooper and Curd Limited.
1976	The public library is relocated into the building on the newly purchased site. Over the following years, changes were made to the internal layout of the Municipal Chambers.
1984	Plans were developed for the renovation of the Municipal Chambers.
1989	Under the Local Government (Auckland Region) Reorganisation Order, Pukekohe Borough was amalgamated with Waiuku and Tuakau boroughs and Franklin County to form Franklin District.
2008	The metal letters on the front of the building were changed to form 'Plunket' who occupied the building.
2010	A single unitary authority, Auckland Council, replaced all existing councils in the region.
2017	The subject building is in the ownership of Auckland Council and is occupied by the Pukekohe Plunket branch and the Franklin Historical Society.

Pukekohe Borough Council Mayors 1912-1989

From its inception in 1912 until its dissolution in 1989, Pukekohe Borough Council saw eight individuals act as its Mayor, a number of whom served for multiple terms, both consecutively and non-consecutively.

Dates	Mayor
1912	William Dunn
1912-1915	C. K. Lawrie
1915-1919	Henry Greathead Rex Mason
1919-1921	C. K. Lawrie
1921-1935	John Routly
1935-1938	C. K. Lawrie
1938-1941	John Routly
1941-1950	Maxwell Rae Grierson
1950-1963	S. C. Childs
1963-1974	C. W. J. Lawrie
1974-1989	Max R. Short



Figure 22: Photographs of Pukekohe's mayors between 1912 and 1989 (Auckland Libraries, Pukekohe Library, Footprints 07941, 07940, 07938, 07943, 07944, 07939, and 07942; Auckland Council Archives, Timeline of Auckland Mayors, <http://www.aucklandcity.govt.nz/dbtw-wpd/exec/dbtwpub.dll> (accessed 14.07.2017).

Pukekohe Borough population numbers

During the 77-years that Pukekohe was a borough, the town experienced marked population growth and development. Based on census records, Pukekohe's greatest population increase occurred between 1951 and 1966, when the number almost doubled from 3,647 to 6,547. The following figures were obtained from Auckland Libraries' 'Manukau's Journey' website: <http://manukau.infospecs.co.nz/>

Census date	Population
1926	2,352
1941	2,690 (estimate)
1951	3,647
1966	6,547
1976	8,770
1986	9,336

APPENDIX 2

Supplementary information: Historical

Historical maps and images



Figure 23: A map showing the eastern half of Manukau County, showing allotments and parish, survey and county boundaries from the Tamaki River to the Waikato River, 1907 (Sir George Grey Special Collections, Auckland Libraries, NZ Map 478).



Figure 24: A map showing the western half of Manukau County, showing allotments and parish, survey and county boundaries, from the Manukau Harbour to the Waikato River, 1902 (Sir George Grey Special Collections, Auckland Libraries, NZ Map 4790).

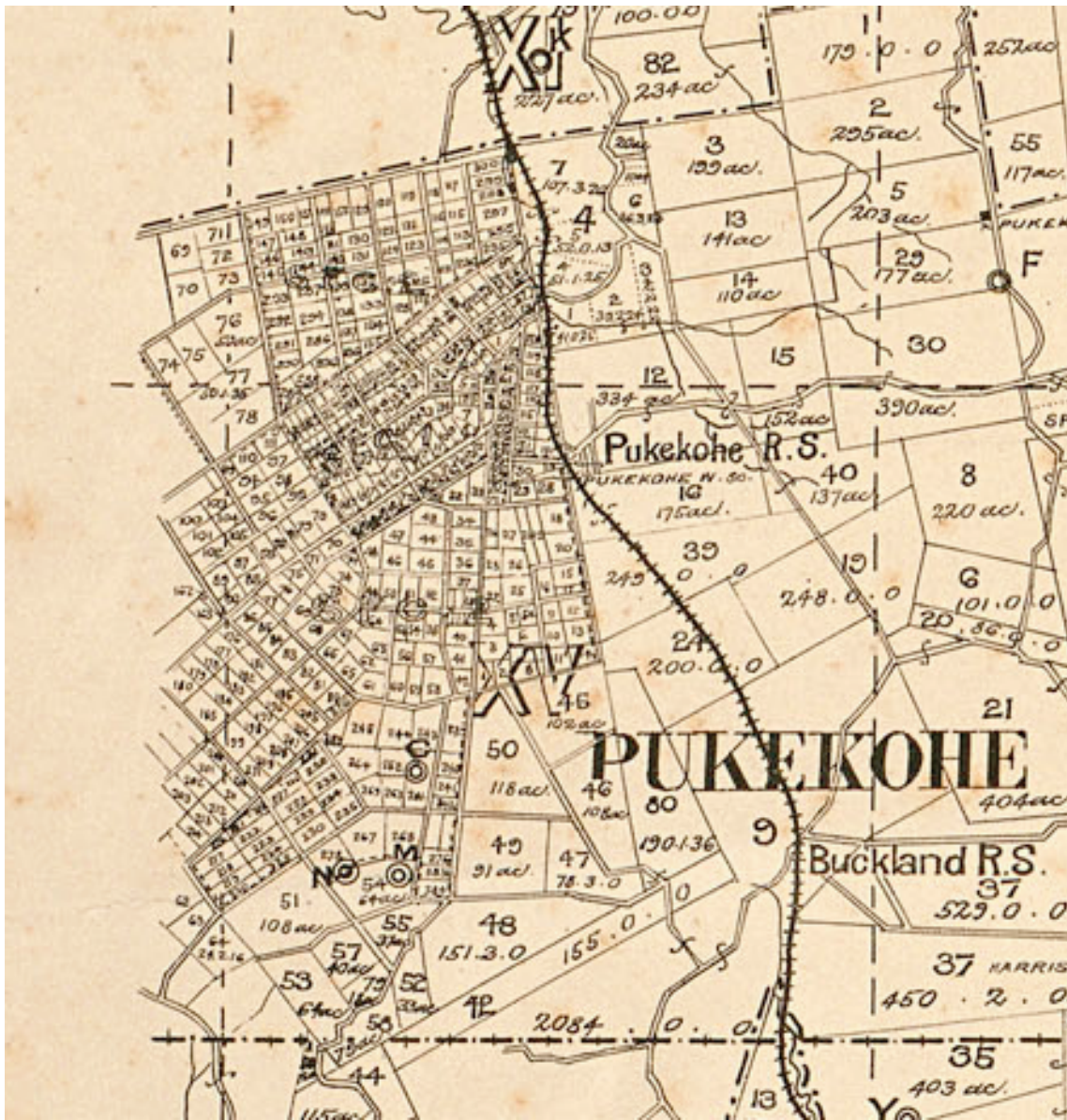


Figure 25: Close-up of Figure 23, showing the Pukekohe allotment boundaries.



Figure 26: Part of the Pukekohe Borough Reticulation No. 1, 1947, showing the names and locations of electricity users including the Borough Council (circled). North is to right. (Franklin Electric Power Board Archives: Franklin Heritage Collection, Pukekohe Library, Auckland Libraries).

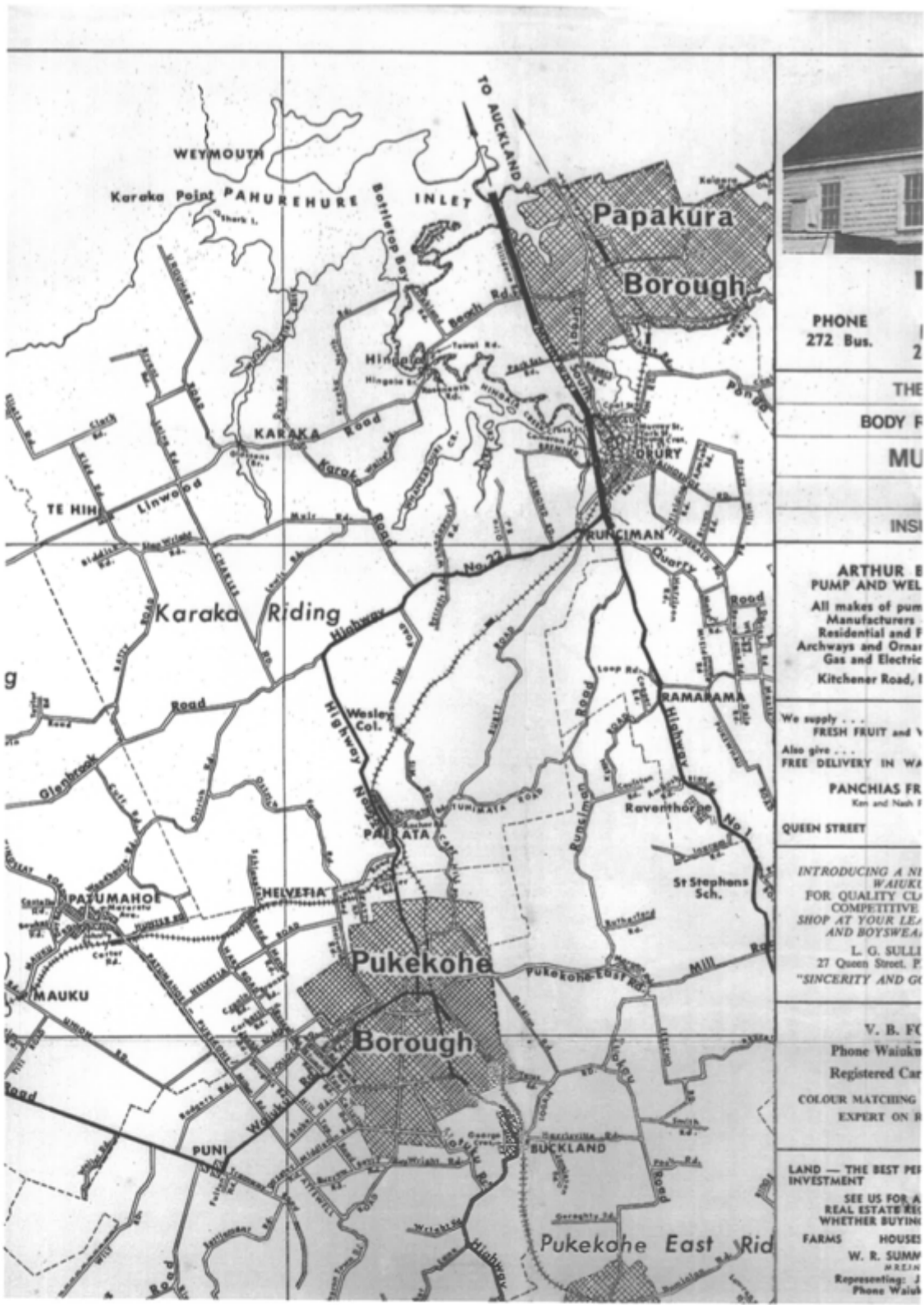


Figure 27: Showing part of the map of Franklin roads in use, 1964, which shows the extent of the Pukekohe Borough boundaries (Map DRAW 17, South Auckland Research Centre).



Figure 28: Showing part of the map of Franklin roads in use, 1965, which shows the extent of the Pukekohe Borough boundaries (Map DRAW 17, South Auckland Research Centre).

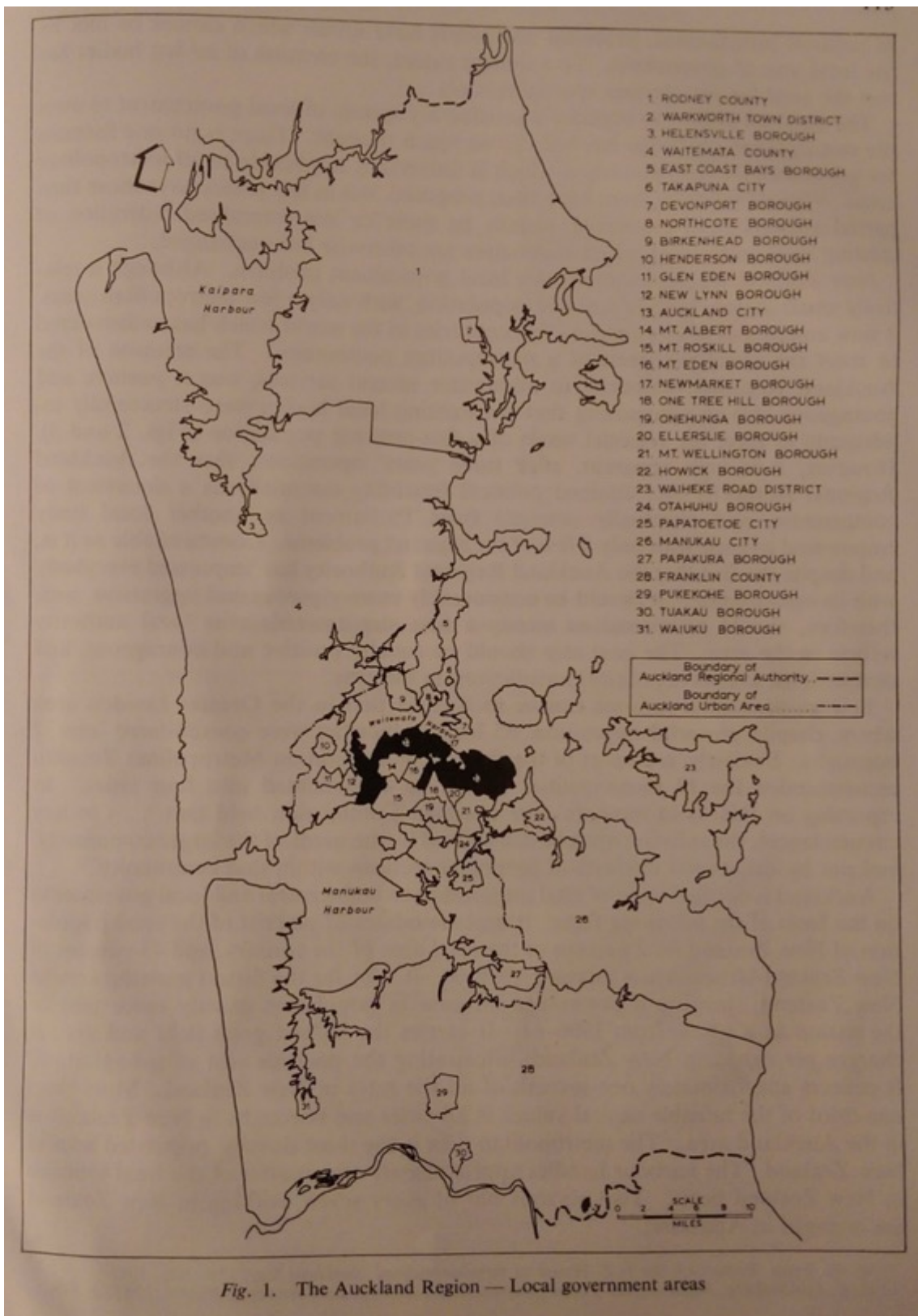


Figure 29: Showing the local government areas within the Auckland region in 1967. At this time, Pukekohe (29) was one of 22 boroughs in the region (New Zealand Geographical Society, Auckland in Ferment, 1967, 113).



Figure 30: Pukekohe Borough Council, 1921-1923, dated 1921. Group portrait of members of Pukekohe Borough Council and staff. Left to right, back row: Councillors R.H. McGough and J. Patterson; S. Clews (Borough foreman); Councillor G.H. Armstrong; J.F. Deane (Town Clerk); W. Wyatt (waterworks foreman); Councillors T. Brownlee and A.P. Daysh. Front row: Miss Kensington (office assistant); D.W. McArthur (Consulting Engineer); Councillor D.R. Hamilton; J. Routley (Mayor); Councillors J. Kennelly and F.J. Morrow; Miss Middlemiss (office assistant) (Auckland Libraries, South Auckland Research Centre, FRA: I, 5 / Footprints 03138).



Figure 31: Pukekohe Borough Council, 1959-1962, dated 1959. Group portrait of Pukekohe Borough Council members and senior staff, 1959-1962. Left to right, standing: D.L. Goord (Assistant Engineer); Councillors C.L. W. Key, C.W.J. Lawrie, G.C. Revell, E.S. Crotty and J.M. Stevenson; E.V. Henry (Assistant Town Clerk). Seated: F.O. Turner (Borough Engineer); Councillor C.E. Stembridge (Deputy Mayor); S.C. Childs (Mayor); Councillor R.J. Crosbie; B. W. Sharkey (Town Clerk). Absent: Councillor J.A. Richards (Auckland Libraries, South Auckland Research Centre, FRA: I, 5 / Footprints 03135).

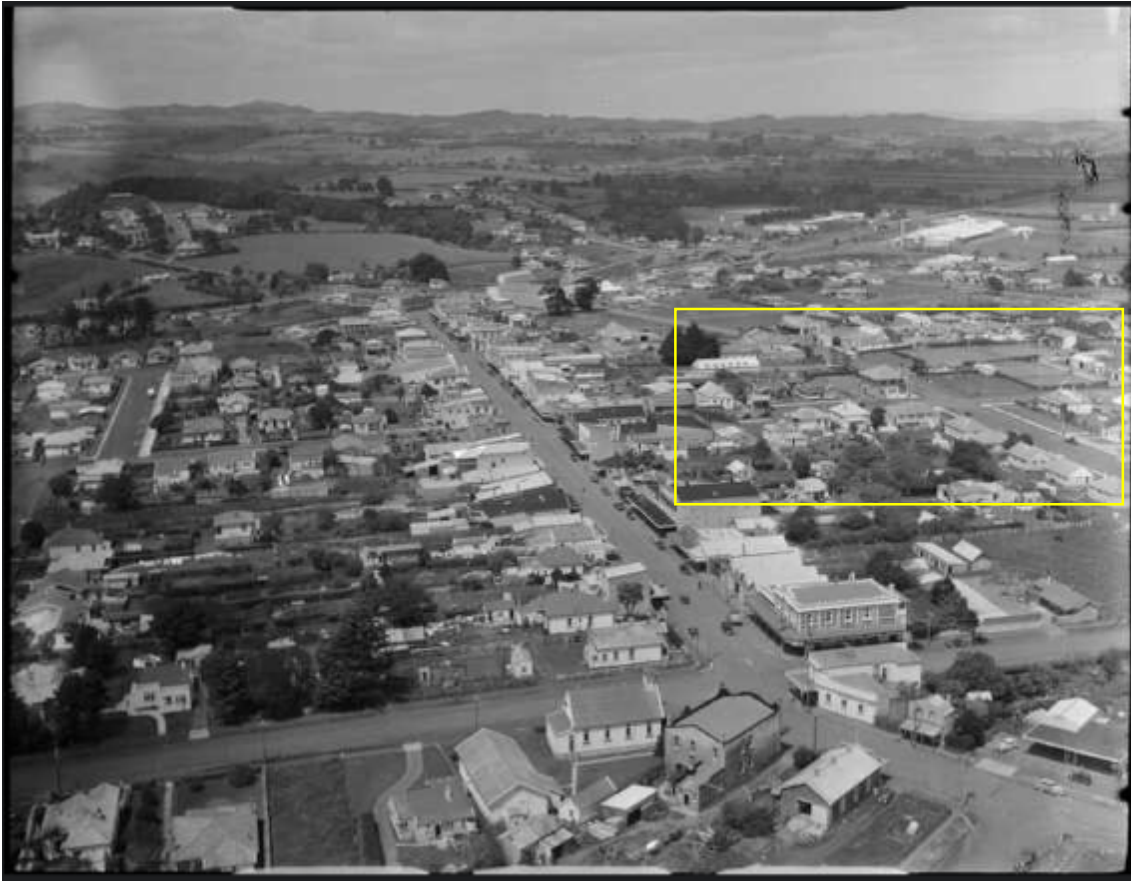


Figure 32: Looking roughly southeast across Pukekohe town centre. The identified area shows Edinburgh Street and Massey Avenue crossroads, November 1946. Refer to **Figure 33** below for a close-up image (Whites Aviation Collection WA-04322-F, Alexander Turnbull Library).



Figure 33: Close-up image of **Figure 32** showing the former public library and long-established premises of Pukekohe Borough Council (1), the empty site acquired by Council in 1920 upon which the War Memorial Town Hall was later built (2), and the villa site that was later replaced by the Pukekohe Borough Municipal Chambers and Public Library (3).



Figure 34: Looking roughly east across Pukekohe and the town centre. The identified area shows parts of Edinburgh Street (horizontal) and Massey Avenue (vertical), 23 February 1955. Refer to **Figure 17, Appendix 1** for a close-up image (Whites Aviation Collection WA-37240-F, Alexander Turnbull Library).

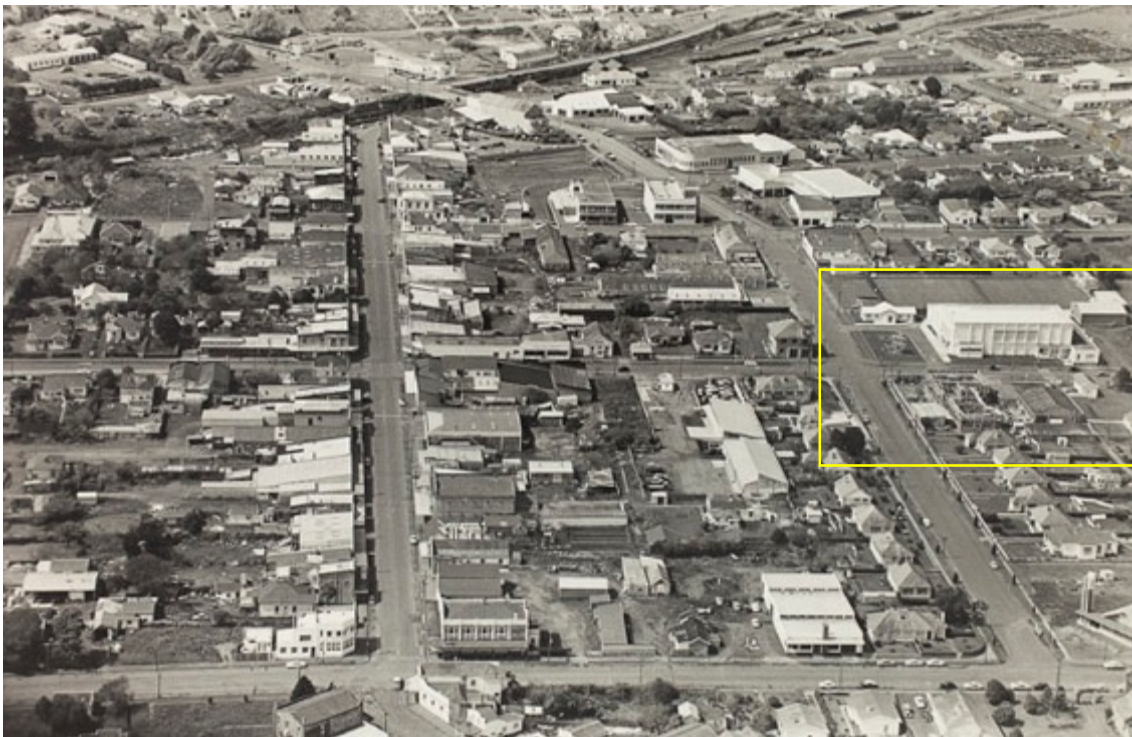


Figure 35: Aerial photograph of central Pukekohe looking roughly east, 1959. The identified area shows the newly built War Memorial Town Hall and the Municipal Chambers and Public Library under construction. Refer to **Figure 18, Appendix 1** for a close-up image (Auckland Libraries, South Auckland Research Centre, FRA: I, 5, Footprints 03142).



Figure 36: Aerial view of Pukekohe looking roughly southwest, 1961, the newly opened Municipal Chambers and Public Library (just above mid-centre). Refer to **Figure 19, Appendix 1** for a close-up image (Auckland Libraries, South Auckland Research Centre, FRA: I, 5, Footprints 03147).

Land Information New Zealand (LINZ) records

SO 364



Figure 37: (Above) Plan of the Pukekohe Block, c.1875, highlighting Allotment 69 of Suburban Section 2 Parish of Pukekohe, upon which the subject building was constructed less than a century later (Plan SO 364, LINZ records).

Figure 38: (Left) Close-up of above plan, showing Allotment 69 and the name of the then owner of the land – William John McGough.

SO 4143A

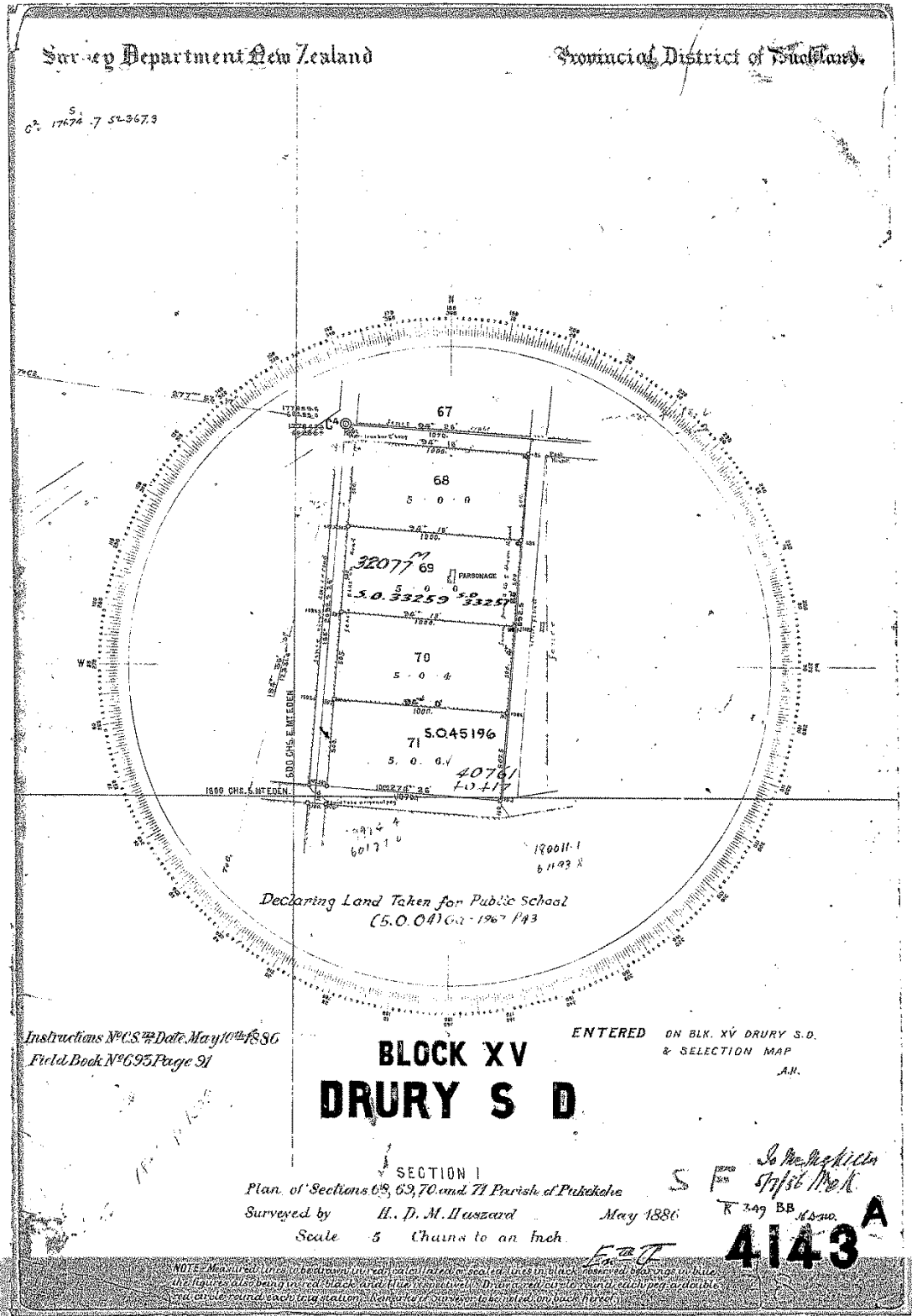


Figure 39: Plan showing Allotment 69, 1886, upon part of which the Pukekohe Borough Municipal Chambers and Public Library was later constructed. Note that at this time, a parsonage was situated close to the centre of the allotment, possibly in the vicinity of present-day Massey Avenue (SO4143A, LINZ records).

DP 7997

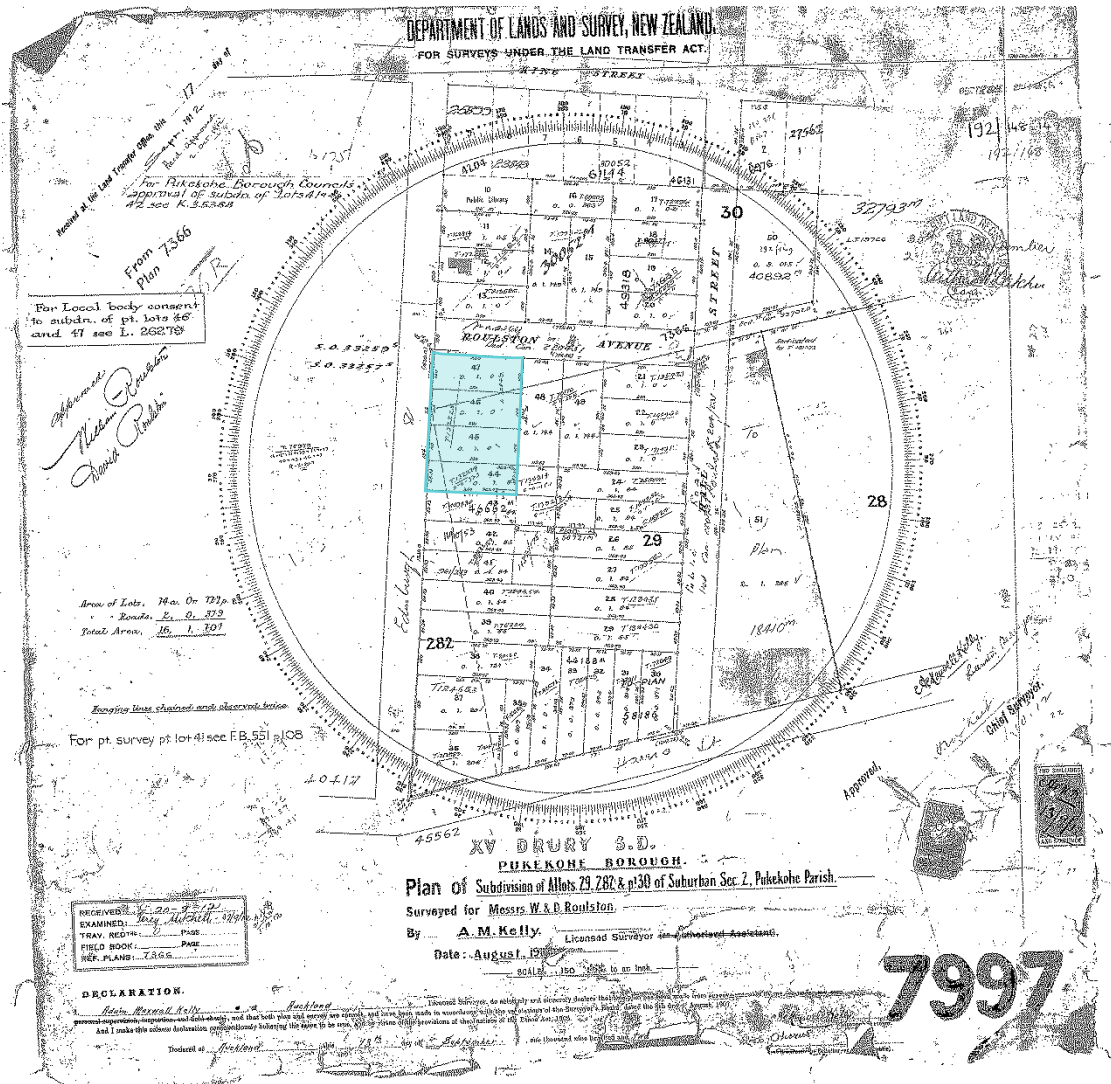


Figure 40: Plan showing the subdivision of Allotments 29, 282 and part of Allotment 30 into 51 lots, surveyed for W and D Roulston, 1912. Lots 44, 45, 46 and 47 (highlighted) are those acquired by the Pukekohe Borough Council in 1920 as the site of the new centre of municipal activity. However, it was not until 1958 that the present-day War Memorial Town Hall was built on the site. The Municipal Chambers and Public Library were established on the western side of Edinburgh Road two years later (DP 7997, LINZ records).

DP 32077

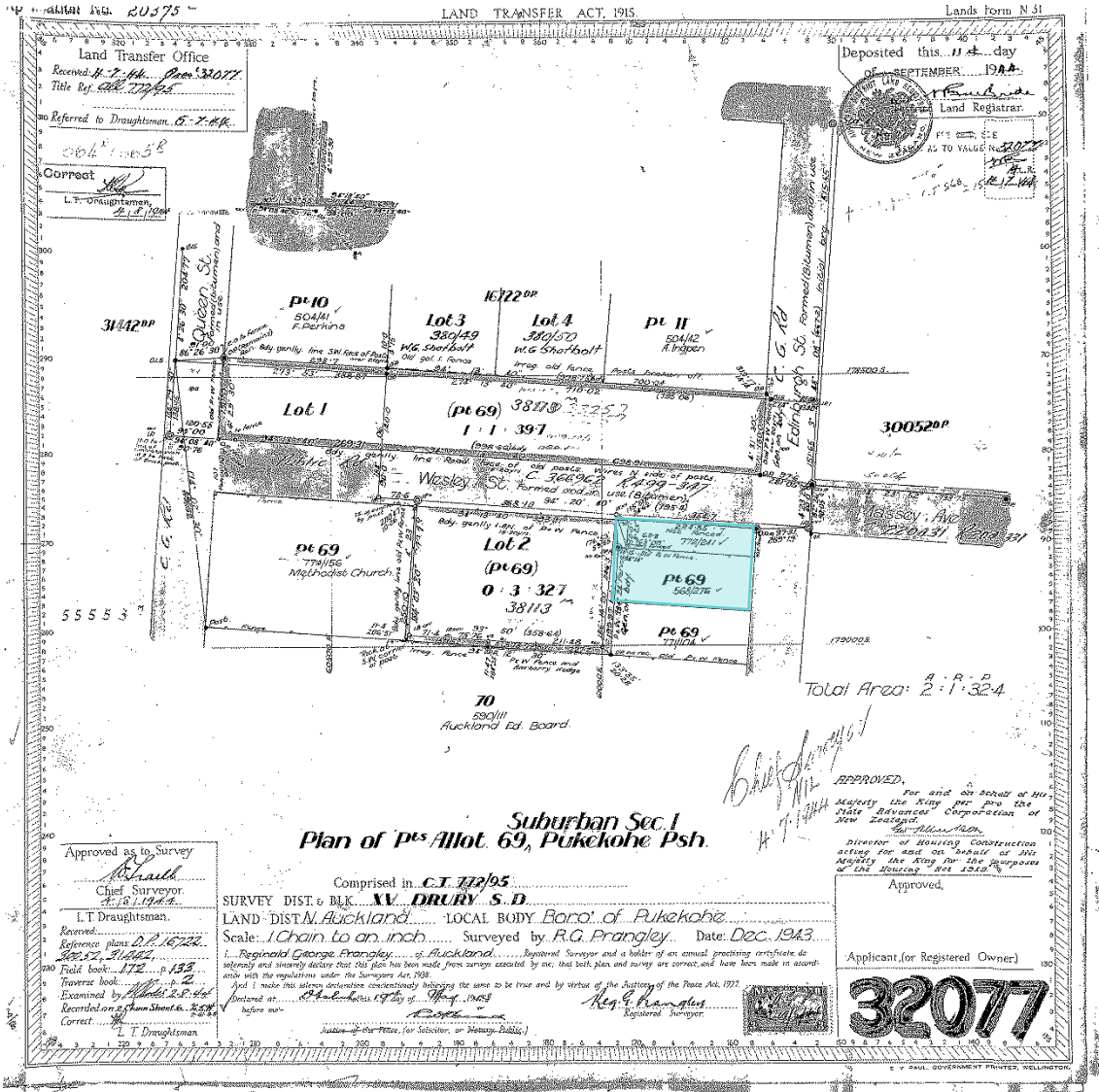


Figure 41: Plan showing the parts of Allotment 69, 1943. The lots highlighted are those upon which the Pukekohe Borough Municipal Chambers and Public Library and reserve were later established (DP 32077, LINZ records).

DP 33257

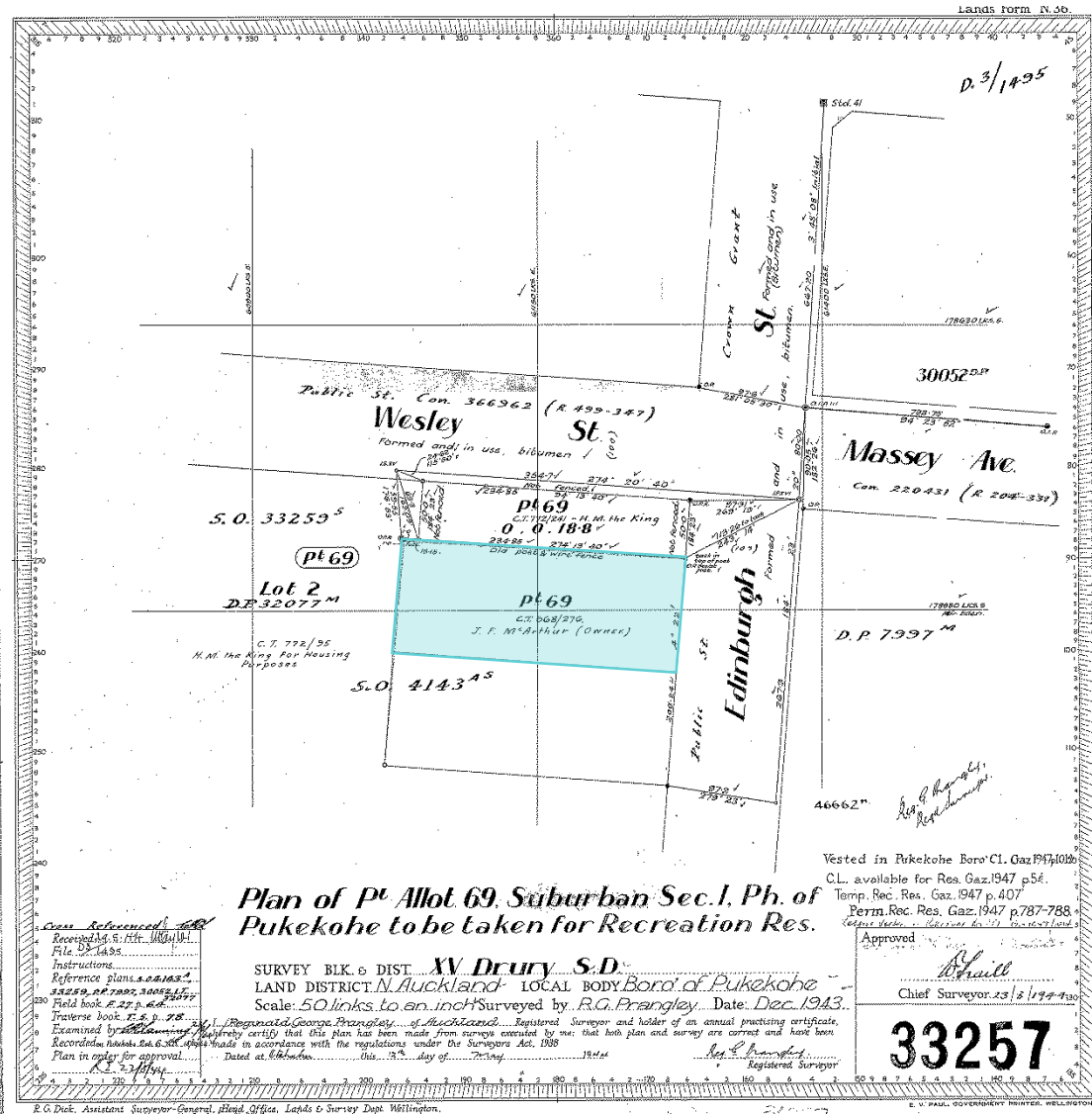


Figure 42: Plan showing the parts Allotment 69, 1943. At this time, the land upon which the subject building was later constructed (highlighted) was in the ownership J. F. McArthur, and the front reserve in the ownership of H. M. the King (DP 33257, LINZ records).

DP 154963

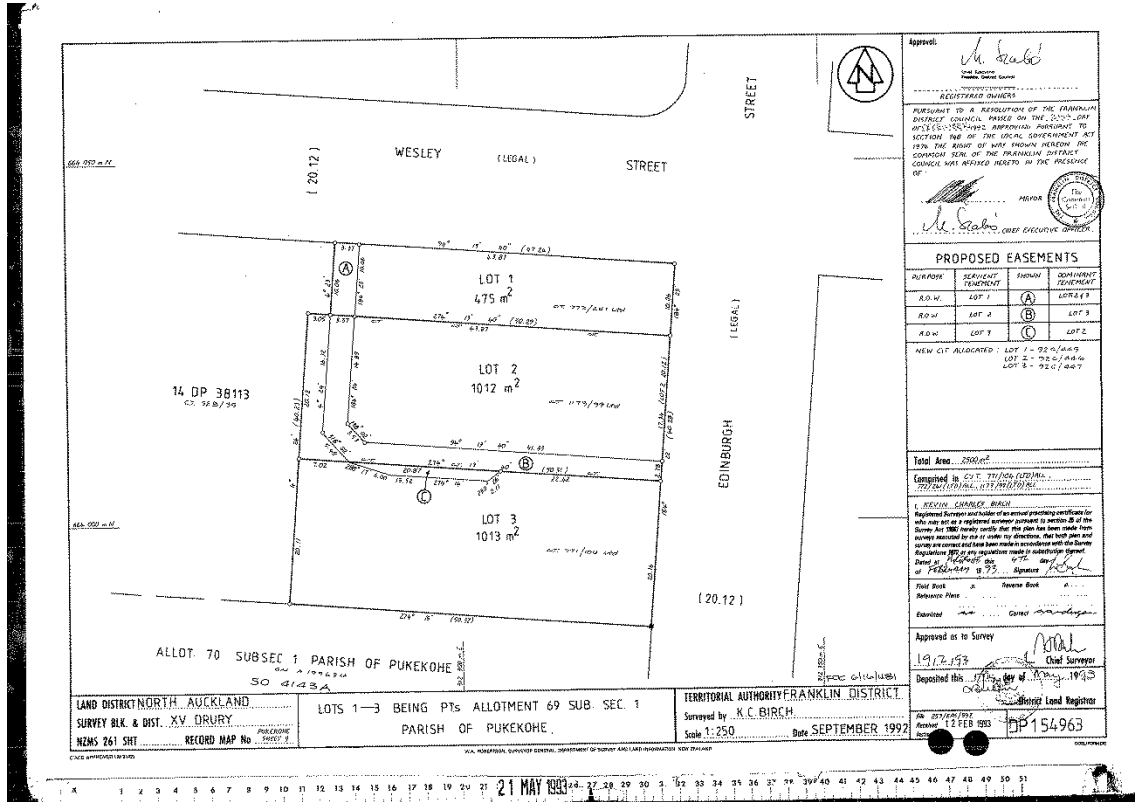


Figure 43: Plan showing Lots 1-3 of part Allotment 69, 1992. Lot 2 is where the subject building stands (DP 154963, LINZ records).

Deeds index

108

Deeds Pukekohe Suburban
Case 161/108

No.	Receipt of Instrument.	Nature of Instrument.	PARTIES.	Date of Instrument.	Where recorded.	Reference.	SIGNATURE.
51327	10 10 Nov 1875	Crown Grant	M. & S. Schute & Co.	7 Oct 1875	126 38		W. J. McLaugh
58501	11 16 Feb 1878	Mortgage	M. & S. Schute to Campbell	16 Feb 1878	214 201		W. J. McLaugh
78228	11 3 May 1882	Reconveyance	Campbell to M. & S. Schute	29 April 1882	42 17		M. S. Schute
75351	10 9 May 1882	Conveyance	Schute to Allotment Trustees	29 April 1882	42 35		W. J. McLaugh
211078	2 2 May 1911	Probate	John & Sarah Schute	13 Jan 1911	182 337		W. J. McLaugh
227168	11 17 Apr 1913	Conveyance	Trustees to Stambrook	2 April 1913	R214 A32	069109	W. J. McLaugh
266943	22 25 Jul 1926	Dedication	Stambrook to Wesley Street	20 Sept 1926	179 304		Wesley Street

Certificate of Title, Vol. 565
fol. 275, issued under Land
Transfer Act 1908/31
Appl. 20275

Figure 44: Deeds index showing early ownership of original Allotment 69 from the Crown Grant in 1875 to the dedication of Wesley Street in 1926 (Deeds index 16A 108, Archway records, Archives New Zealand).

409

Deeds Pukekohe Suburban
Case 25A/409

No.	Receipt of Instrument.	Nature of Instrument.	PARTIES.	Date of Instrument.	Where recorded.	Reference.	Signature.
227168	11 17 Apr 1913	Conveyance	Trustees to Stambrook	2 April 1913	R214 A32	169108	W. J. McLaugh
230469	15 Dec 1913	Mortgage	Stambrook to Bank N.Z.	2 Dec 1913	R214 334		W. J. McLaugh
202519	22 Nov 1916	Receipt	Bank National Bank	12 Oct 1916	R214 510		W. J. McLaugh
252753	26 5 Dec 1916	Mortgage	Stambrook & Wallace	12 Oct 1916	R214 344		W. J. McLaugh
285058	3 18 Aug 1920	Receipt	Wallace	7 July 1920	R 334 225		W. J. McLaugh
285059	3 13 Aug 1920	Conveyance	Stambrook to McArthur	16 July 1920	" 225		W. J. McLaugh
285060	3 13 Aug 1920	Mortgage	McArthur to Keyes	16 July 1920	" 226		W. J. McLaugh
330024	11 20 13 Oct 1924	Receipt	Keyes	8 Feb 1924	R214 609		W. J. McLaugh
330025	11 20 13 Oct 1924	Mortgage	McArthur to State Advances	5 Oct 1924	" 609		W. J. McLaugh

Certificate of Title, Vol. 565
fol. 276, issued under Land
Transfer Act 1908/31
Appl. 20276

Figure 45: Deeds index showing early twentieth century ownership of parts of original Allotment 69, and the acquisition of land to McArthur in 1920 from whom the subject land was transferred to the Borough Council in 1955 (Deeds index 25A 409, Archway records, Archives New Zealand).

Certificate of Titles

NA314/17

[Land and Deeds-4.

[Form B.

NEW ZEALAND.

Reference: Vol. 192, Folio 148
Transfers Nos 13224, 13225
Application No.
Order for N/O No.



Register-book,
Vol. 314, folio 17

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

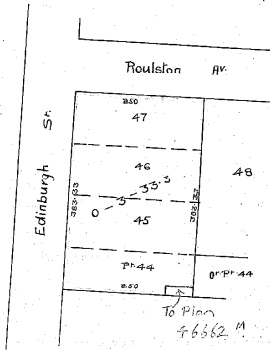
This Certificate, dated the first day of September, one thousand nine hundred and twenty seven under the hand and seal of the District Land Registrar of the Land Registration District of Auckland witnesseth that The Mayor, Councillors and Burgesses of the Borough of Pukekohe a Body Corporate duly incorporated under the provisions of the Municipal Corporations Act 1908.

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing Three (3) roods and thirty three and three fourths (33 3/4) perches more or less being Lots Nos 45 (forty five) 46 (forty six) 47 (forty seven) and part of Lot No 44 (forty four) on a Plan deposited in the Land Registry Office at Auckland under No 7997 which said parcel of land is portion of Allotments Nos 29 (twenty nine) 30 (thirty) and 31 (thirty one) two hundred and eighty two of Suburban Section No 2 of the Parish of Pukekohe.



District Land Registrar.

Memorial respecting fencing contained in Transfer Nos 13224 & 13225



Deeds Regd
Plan No 12849 parts of lots 46 and 47 plan 7997
The Mayor, Councillors and Burgesses of the Borough of Pukekohe to the Royal New Zealand Society for the Health of Women and Children Franklin Branch Incorporated Term - 66 years from 21/3/27 produced 7/1/27 at 12.30 pm.

Transfer 620671 of Lot 1 Plan 26512 to The Pukekohe Bowling Club Incorporated. Produced 13.5.1937 at 2.30 pm.

Vol. 192, fol. 148 (transfers 620672, 620673, 620674, 620675)
Transfer 620671 cancelled as to the residue and mid. c.t. issued Vol. 192, fol. 148.

Scale: 1/2" showing 10 sq ft approx. T.M.F. 2017

CANCELLED.

NA568/275 (1 of 2)

[Land and Deeds-104.]

NEW ZEALAND.

Land Transfer (Compulsory Registration of Titles) Act, 1884. Deeds Index. 16A.108. Application No. 20375C.



Register-book, Vol. 568, folio 275

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT. LIMITED AS TO PARCELS AND TITLE.

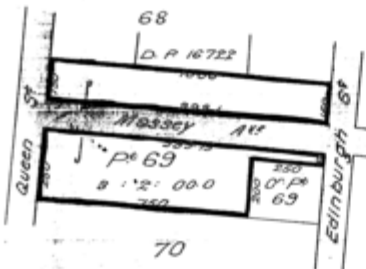


This Certificate, dated the fifth day of October one thousand nine hundred and thirty-three under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND (Witness) that the persons named in the schedule hereto as trustees under the provisions of the Methodist Wodel Deed of New Zealand 1887, are

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing three acres and two roods more or less situate in the Borough of Pukekohe being part of allotment 69 Suburban Section 1 of the Parish of Pukekohe.



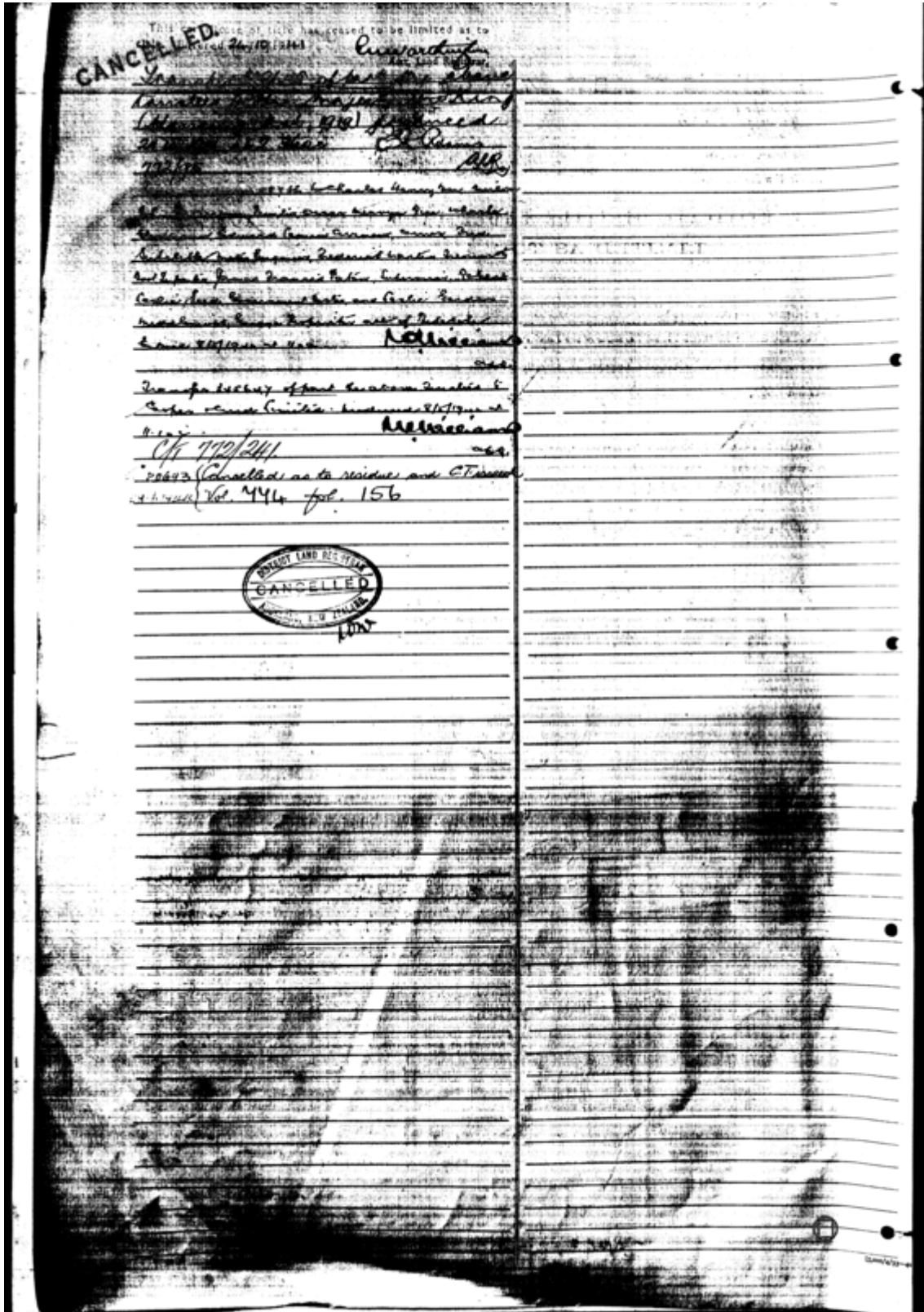
Assistant District Land Registrar. (Signature)



- Trustees: Enos Stevenson, Farmer. John Routly, Architect. Charles Henry Mes. Builder. Thomas Brownlee, Farmer. John Patterson, Printer. Joseph Bellhouse, Builder. Ebenezer Smith, Builder. Robert Craig Vant, Coach Builder. Oscar Mervyn Rice Wharfe, Electrician. Edward Lemin Curnow, Carrier. Harold Leslie Wright Farmer. Robert Stanley Hulme, Motor Driver. Onohura Hinarapa Geoffrey Hughson, Boot Importer. Fred Sutcliffe, Motor Engineer. Arthur Alfred Trenwith, Boot Importer and Gerald Elmer Martin, Journalist.

Transmission 7722 to Charles Henry Mes, builder, Thomas Brownlee, farmer, John Patterson printer, Oscar Mervyn Rice Wharfe, electrician, Edward Lemin Curnow, carrier, Harold Leslie Wright farmer, Robert Stanley Hulme, motor driver, Onohura Hinarapa, boot importer, Fred Sutcliffe, motor engineer, Frederick Martin, motor engineer, Arthur Alfred Trenwith, boot importer, and Gerald Elmer Martin, journalist. Government vested all of Pukekohe in the 24th 1941 at 2.35 a/c. (Signature)


CANCELLED.



(Land and Deeds—104.)

NEW ZEALAND.

Reference: *(Land Transfer (Compulsory Registration of Titles) Act, 1938.)*
Deeds Index. 25A.409;
Application No. 20376^C.



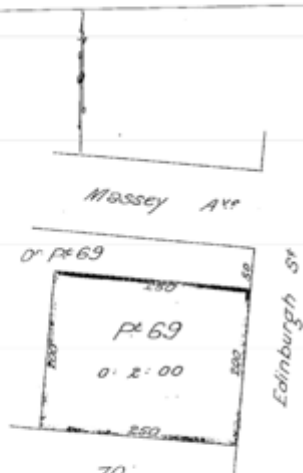
Register-book,
Vol. 568, folio 276


**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.
LIMITED AS TO PARCELS AND TITLE.**

This Certificate, dated the fifth day of October one thousand nine hundred and thirty-three under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that

JAMES FREDERICK MOARTHUR of Pukekohe, civil engineer

is seised of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing two roads more or less situate in the Borough of Pukekohe being part of allotment 69 Suburban Section 1 Parish of Pukekohe.





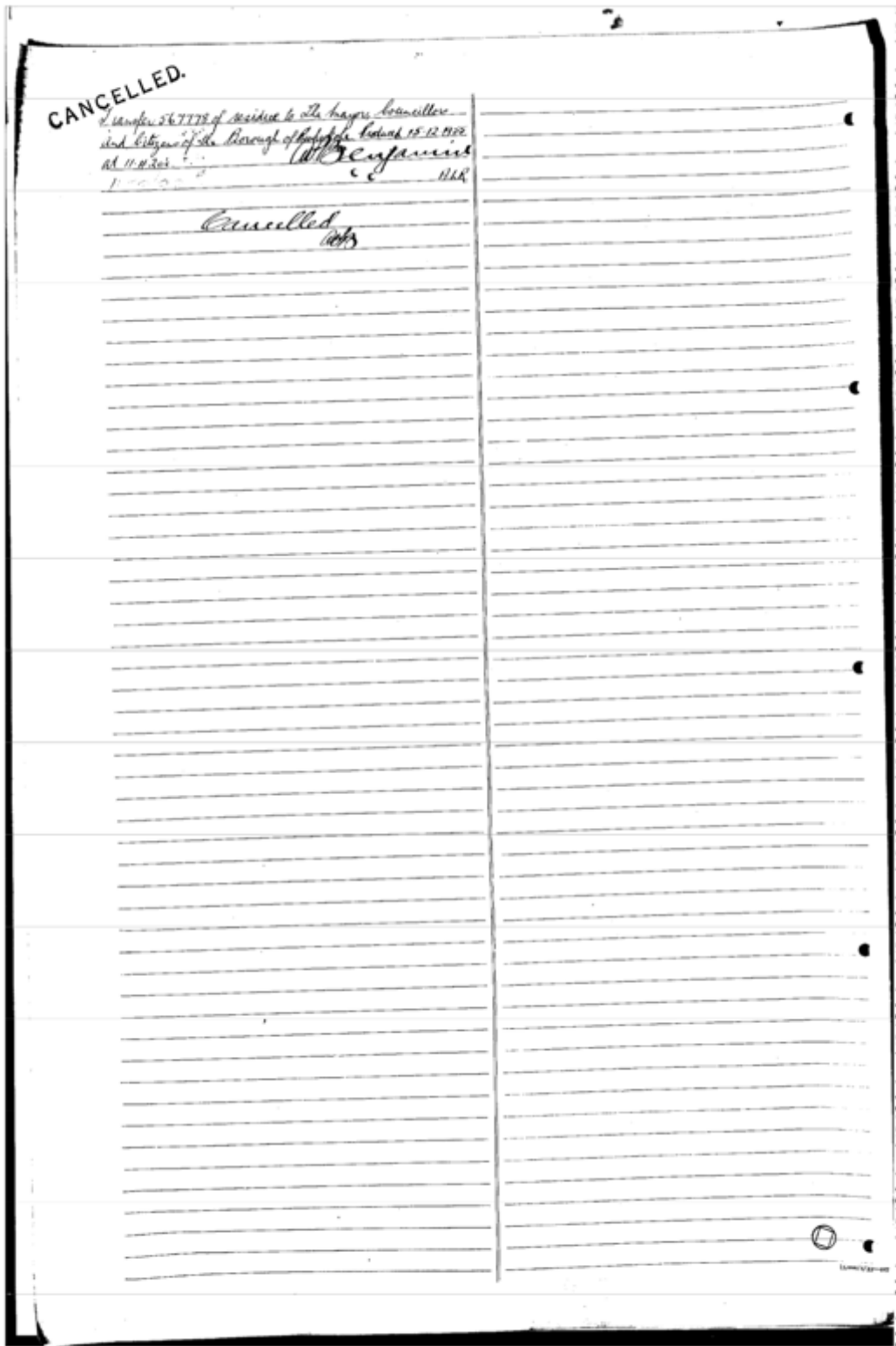
James
Assistant District Land Registrar.

Outstanding interests registered in the Deeds Register Office at Auckland:
 Agreement as to fence contained in Conveyance No. 227165 (B214/432).

Mortgage No. 330025 (B214/409) James Frederick Moarthur to The State Advances Corporation.
 This certificate of title has ceased to be assigned as to title. Entered 17/11/36
 23994
 Borough of Pukekohe
 678-39
 Anst. Land R:

Discharge of K 25994 as to the land in Transfer P 326304 produced 42.0.1940 at 12.30 pm
Transfer P 326304 of part James Frederick Moarthur to Annie Elizabeth Moarthur produced 27.9.1940 at 12.35 pm and Subst 1 21.10.1940 at 12.30 pm

CANCELLED.




DID

(Land and Deeds—104)

NEW ZEALAND.

Reference: **Land Transfer (Compulsory Registration of Titles) Act, 1902.**

Deeds Index:
Vol. 550 Folio 276.
Application No.
Transfer No. 326344

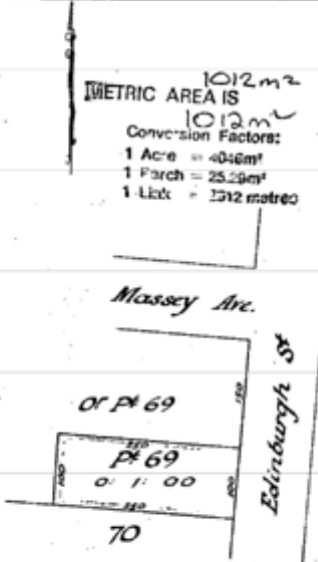


Register-book,
Vol. 771, folio 104.


CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.
LIMITED AS TO PARCELS

This Certificate, dated the twenty-fourth day of October one thousand nine hundred and forty under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnessed that ANNIE ELIZABETH MASSY of Pukekohe, Milliner,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon hereunto annexed, to be several allotments a little more or less, that is to say: All that parcel of land containing one rood more or less situated in the Borough of Pukekohe being part of Allotment 69 of Suburban Section 1 of the Parish of Pukekohe.



METRIC AREA IS
1012m²
1012m²
Conversion Factors:
1 Acre = 4046m²
1 Fathom = 25.29m²
1 Link = 2712 metres



Assistant District Land Registrar
Agreement as to Fencing contained in Conveyance No. 227165 (R214/432).
Witnessed
Asst. L.R.
Transfer 352 of Annie Elizabeth Massy to Cooper and Co Ltd limited at Pukekohe produced 15/10/42
Discharge of Mortgage 427357
Provision of Title of Portage 225153
Produced 2/11/42
Witnessed L.R.
THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
L. G. Storman D.L.R.
236233.1 Transfer to The Mayor Councillors and Citizens of the Borough of Pukekohe - 4.7.1973 at 9.59 o'clock.
Scale: 1 Chain to an inch
300922 rejected 15/6/74

771/104

772/241

NEW ZEALAND.

[Land and Deeds]-104

Land Transfer (Compulsory Registration of Titles) Act, 1924.
Reference: Deeds Index, Vol. 568 Folio 275 Application No. Transfer No. 345647.

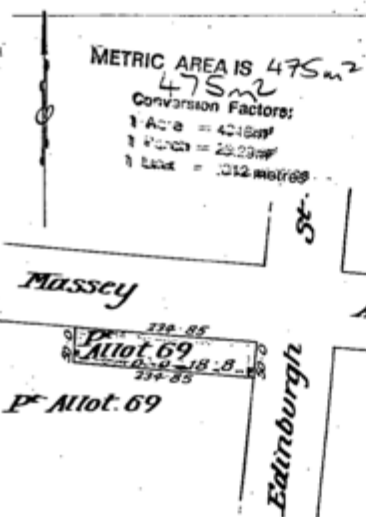


Register-book, Vol. 772, folio 241.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.
LIMITED AS TO PARCELS

This Certificate, dated the eight day of May one thousand nine hundred and forty-two under the hand and seal of the District Land Registrar of the Land Registration District of PUKEKOHE (Witnessed) that COOPER & CURD LIMITED a company duly incorporated under the Companies Act 1911 and having its registered office at Pukekohe

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing eighteen and eight tenths perches more or less situated in the Borough of Pukekohe being part of Allotment 69 of Suburban Section 1 of the Parish of Pukekohe.



M. Williams

Assistant District Land Registrar.

Plan 1351380 Cooper and Curd
limited to His Majesty the King
for the purposes of the Housing Act
1949. Deduced 2/11/42 at 10.50.00

Proclamation No 12004 declaring the
land herein to be Crown land available
for reservation under the Land Act, 1924
Enacted 17.2.1947 at 10.00

Resolution No 12233 Enacted 1/6/1947
permanently reserving that land herein for
recreation purposes to be a Public Reserve
at Pukekohe

Order in Council 12236 reserving the land
herein to the Mayor, Council and
Members of the Borough of Pukekohe in
trust for recreation purposes to be a
Public Reserve at 10.00

Scale: 1 Chain to an inch

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 117A LAND TRANSFER ACT 1952.
Lois Stroman D.L.R.

OVER

NA772/241 (2 of 2)

772/241

936261.1 Gazette Notice (N.Z. Gazette
5.3.1981 No.23, p.500) classifying the
within land as a reserve for recreation
purposes subject to Reserves Act 1977
- 6.4.1981 at 13.35o'c

[Handwritten Signature]
A.L.R.

Plan 154963 Lodged 15.2.1993



NA92C/446 (1 of 3)



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy



Identifier NA92C/446
Land Registration District North Auckland
Date Issued 17 May 1993

Prior References
NA771/104

Estate Fee Simple
Area 1012 square metres more or less
Legal Description Lot 2 Deposited Plan 154963

Original Proprietors
The Franklin District Council

Interests

Appurtenant hereto are rights of way specified in Easement Certificate C498204.1 - 14.7.1993 at 2.29 pm
Subject to a right of way over part marked B on DP 154963 specified in Easement Certificate C498204.1 - 14.7.1993
at 2.29 pm
8770678.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting the within land in Auckland
Council - 20.5.2011 at 7:00 am

NA92C/446 (2 of 3)

Identifier **NA92C/446**

References
Prior C/T 771/104

Transfer No.
N.C. Order No. C.480935.2

Land and Deeds 69


REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 17th day of May one thousand nine hundred and ninety three under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that THE FRANKLIN DISTRICT COUNCIL

Is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1012 square metres more or less being Lot 2 Deposited Plan 154963 and being part Allotment 69 Suburban Section 1 Parish of Pukekohe



Assistant Land Registrar

Fencing covenant in Conveyance 227165 (R214/432)

A.L.R.

RD C.498204.1 Easement Certificate affecting Lots on Plan 154963

Nature	Servient Land	Dominant Land
R.O.W.	Pt Lot 1 (CF 92C/445) marked "A"	154963
RDW	Pt herein marked "B"	154963
RDW	Pt Lot 3 (92C/447) marked "C"	Herein
	- 14.7.1993 at 2.29 o'o	

A.L.R.

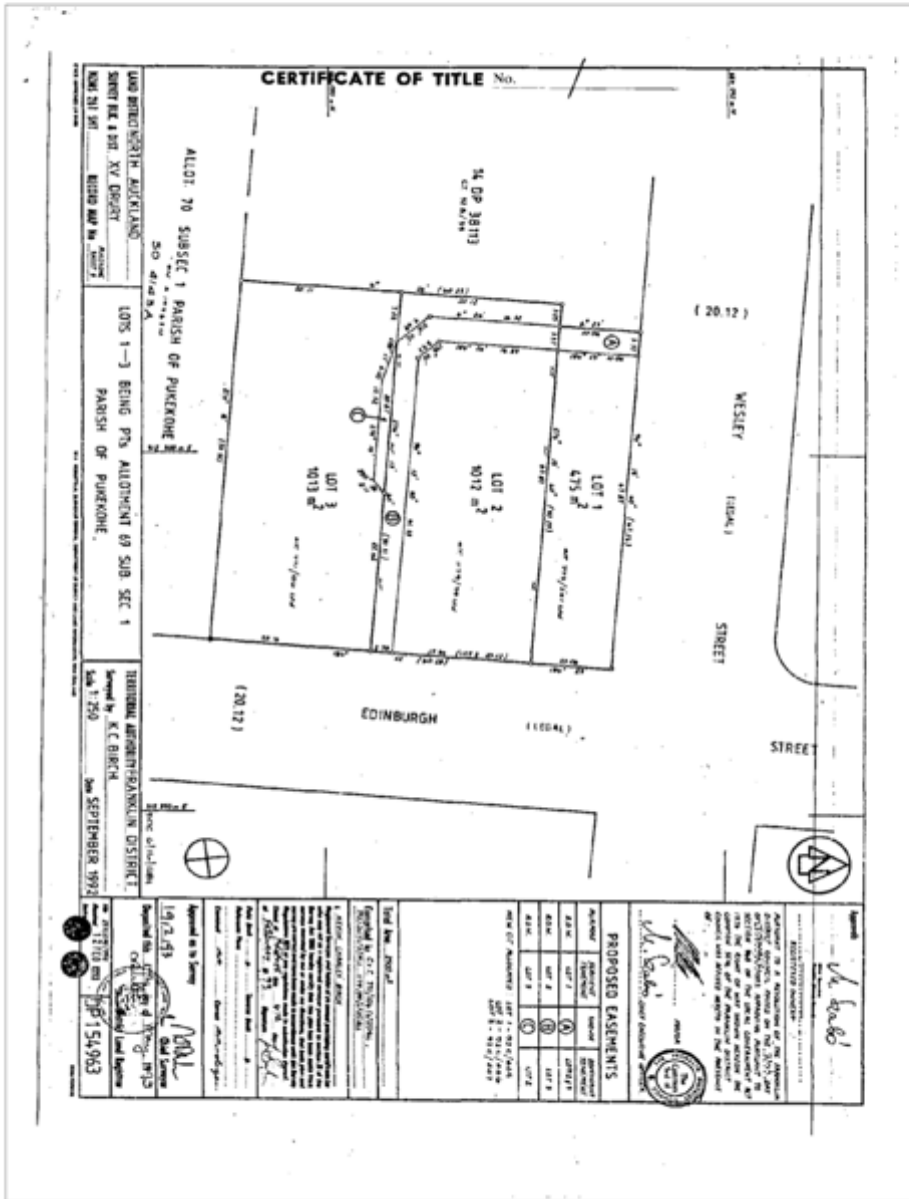
Measurements are Metric

92C/446

NA92C/446 (3 of 3)

Identifier

NA92C/446



Transaction Id
Client Reference rbester001

Historical Search Copy Dated 13/05/17 3:05 pm, Page 3 of 3

APPENDIX 3

Supplementary information: Architectural

Architectural firm: Massey Beatson Rix-Trott and Carter

The Pukekohe Municipal Chambers and Public Library was based on a design by award-winning architectural firm, Massey Beatson Rix-Trott and Carter (F/AA.N.Z.I.A., AA.R.I.B.A.). The practice was founded in the 1940s by Horace L. Massey, who, by that time had established himself as one of Auckland's leading architects.⁶⁰ He was joined by R. G. S. Beatson, G. A. Rix-Trott, and G. Neild Carter. The Auckland-based firm worked out of the South British Insurance Buildings, Shortland Street, Auckland and rapidly progressed during the post-war building boom, becoming one of the region's most prominent architectural practices. By 1957, the firm was known as Massey Beatson Rix-Trott Carter & Co., changing again in 1963 to Beatson Rix-Trott Carter & Co. following Massey's retirement four years earlier.⁶¹

The 1950s and 60s were especially prolific for the firm, during which time they won NZIA bronze medals for three of their residential designs (including Massey's own house in Remuera) and were credited for contributing to the emergence of a 'Pacific Style'.⁶² They also developed a varied portfolio of educational buildings, including a number of faculty buildings for the University of Auckland; and were responsible for some of the city's first high-rise structures, including the Norwich Union Insurance Society Building, which, when constructed, was the tallest reinforced concrete buildings in New Zealand.⁶³

In 1974, the practice was renamed Curtis Penman Read Williams and over the following years gained further recognition as key architects in the retail banking sector. A merger with Fisher Architecture in 2006 saw the practice renamed CPRW FISHER.⁶⁴

Horace L. Massey, PP. N.Z.I.A., F.R.I.B.A.



Figure 46: Horace L. Massey (Architecture Archive, M416h).

Horace L. Massey was a prolific architect who received both national and international acclaim for his designs. Born in Auckland in 1895, Massey was educated at Auckland Grammar School. He was articled to Alex Wiseman and gained further experience from R. K. Binney and Hoggard, and Prouse and Gummer. Following the First World War, Massey was awarded a scholarship with the Architectural Association School in London. On his return to New Zealand, he became a partner in the firm Massey, Morgan, Hyland and Phillips. During the mid-1920s, Massey worked for a time by himself before forming the partnership Tole and Massey. He once again worked for himself for a period in the 1930s, during which time he designed the NZIA gold award winning Cintra Flats (1936) and also collaborated with his former partner, Alfred Morgan. He later set up the firm, Horace L. Massey & Partners and became senior partner in the firm Massey Beatson Rix-Trott and Carter. Massey was President of the NZIA, Auckland Branch Chairman and served on various committees. He died in 1978 at the age of 83.⁶⁵

⁶⁰ Practice History, CPRW FISHER website: <http://cprwfisher.co.nz/practice/> (accessed 20.07.2017).

⁶¹ Home & Building, April 1969, Vol. 31, No. 11.

⁶² Ibid., April-May 1950, Vol. 12, No. 5.

⁶³ NZIA Awards List, University of Auckland Archive; The Norwich Union Building, *Home & Building*, 1964, from the University of Auckland Architecture Archive, B369r.

⁶⁴ Practice History, CPRW FISHER website: <http://cprwfisher.co.nz/practice/> (accessed 20.07.2017).

⁶⁵ University of Auckland Architecture Archive, M416h.

R. G. S. Beatson, B.Arch., A.N.Z.I.A.



Figure 47:R.G.S. Beatson (Home & Building, Aug-Sept, 1948).

R. G. S. Beatson was born in Nelson and educated at Nelson College. His career began as a woodwork instructor, but his ambition of becoming an architect (like many of his family before him) resulted in him relocating to Auckland. He enrolled as a part-time student at the School of Architecture while teaching at Takapuna Grammar School, and later became a cadet at an architectural firm.⁶⁶ During the 1930s, Beatson designed a number of residences including the Loe Residence, Park Road, Takapuna and showed particular interest in the prefabrication of buildings. This interest started with his unpublished 1939 BArch thesis and was followed by the construction of his own prefabricated house (1942).⁶⁷ He was also skilled in the design of furniture for houses. During the 1940s, he became a partner in the firm, Massey Beatson Rix-Trott and Carter. For a number of years, Beatson was Editor and regular contributor of Home & Building magazine. His hobbies included photography, making violins and furniture.⁶⁸

G. A. Rix-Trott, A.N.Z.I.A.



Figure 48: G. A. Rix-Trott (Home & Building, Feb-March, 1950).

G. A. Rix-Trott was educated at Nelson College. He began training in private offices and entered Auckland University College after the foundation of the School of Architecture. He spent three years working in London, during which time he was involved with the New Scotland Yard, L.M.S. Railway's Queens Hotel in Leeds and the remodelling of the Dorchester Hotel, followed by a summer studying architectural development in Denmark and Sweden.⁶⁹ On his return to New Zealand in 1938, Rix-Trott joined Gummer, Ford and Partners. During the 1940s, he became partner in the firm, Massey Beatson Rix-Trott and Carter where he was involved with the design of buildings such as the Coates Memorial Church (1950), Waikumete Crematorium (1952), and the Auckland Grammar School Science Block (1954).⁷⁰ Rix-Trott served the NZIA as Councillor, Chairman of the Auckland Branch and on the Education Committee and was architectural Editor and contributor of Home & Building magazine.⁷¹

George Neild Carter, B.Arch., A.R.I.B.A., A.N.Z.I.A.

George Neild Carter was born in Christchurch and educated at Cambridge. In 1934, he qualified from the School of Architecture, Auckland University and was admitted as an Associate of the NZIA a year later. He worked with architectural practice, Gummer and Ford and with the Public Works Department during the Second World War. Following this time, he joined and later became a partner in the firm, Massey Beatson Rix-Trott and Carter.⁷²

⁶⁶ Ibid., B369r.

⁶⁷ Justine Clark and Paul Walker, *Looking for the Local: Architecture and the New Zealand Modern* (Wellington: Victoria University Press, 2000), 58

⁶⁸ Contributors, *Home & Building*, Vol. XI, No. 1, Aug-Sept, 1948.

⁶⁹ Contributors, *Home & Building*, Vol. XII, No. 4, Feb-March 1950.

⁷⁰ University of Auckland Architecture Archive, R626x.

⁷¹ Contributors, *Home & Building*, Vol. XII, No. 4, Feb-March 1950.

⁷² University of Auckland Architecture Archive, C323g.

Examples of known work

The following table lists the known works of architectural firm Massey Beatson Rix-Trott and Carter (later Massey Beatson Rix-Trott Carter and Co. and Beatson Rix-Trott Carter and Co.) undertaken between the mid-1940s and mid-1970s. The list is not necessarily exhaustive, and the dates are indicative only, being predominantly derived from Home & Building articles and the University of Auckland Architecture Archives. It is possible that a number of the buildings no longer exist or were never built.

The firm was especially productive during the 1950s and 60s, during which time they were responsible for a wide variety of work. Whilst their projects were principally based in Auckland, they also undertook projects further afield in Rotorua, Palmerston North and Otago. In addition to their award-winning residential designs, the firm also became known for their educational, ecclesiastical, commercial and industrial projects.

Date (approx.)	Project	Source(s)
1943	Cashmore Brothers Ltd., Kent Street, Newmarket	Architecture Archive, M416h
1945	Tetley House, Orakei, Auckland	Home & Building, Sept 1945
1945	Hawes House, Takapuna, Auckland	Home & Building, Sept 1945
1945	White House, Balmoral Road, Auckland	Home & Building, Sept 1945
1946	Nathan House, Clifton Road, Takapuna, Auckland	Home & Building, Dec 1946
1947	Brookbanks House, Belmont	Home & Building, March 1953
1948	Shoe Shop remodelling for Messrs T. Clark Ltd.	Home & Building, April-May 1948
1948	Landscape design, Orakei Road, Auckland	Home & Building, Oct-Nov 1948
1949	Warehouse for Gordon & Gotch (A'sia) Ltd., Anzac Avenue, Auckland	Home & Building, Aug-Sept 1949
1950	Steen House, Upland Road, Remuera, Auckland	Home & Building, Feb-March 1950
1950	Flynn House, Sudeley Street, Auckland	Home & Building, April-May 1950
1950	Massey House, 452A Remuera Road, Remuera (NZIA bronze medal)	Home & Building, May 1951
1950	Coates Memorial Church, Matakoho	Architecture Archive, B369r
1951	Hansell Residence, Karori Crescent, Orakei, Auckland	Home & Building, Feb-March 1951
1951	Webb Residence, 68 Paratai Road, Auckland (NZIA bronze medal)	Architecture Archive, NZIA Awards List
1951	Dale Residence, Whangaparoa	Architecture Archive, B369r
1951	Pukekohe Municipal Chambers and Public Library, Pukekohe	CPRW Fisher records
1952	Forti House, Remuera	Home & Building, Feb 1952
1952	Auckland Crematorium, Waikumete Cemetery, Auckland	Auckland Council records
1952	Glenbrook Memorial Hall, Waiuku	CPRW Fisher records
1952	Social Centre S.A.A. Munitions, Hamilton	CPRW Fisher records

Date (approx.)	Project	Source(s)
1952	St Paul's Vicarage, Symonds Street, Auckland	CPRW Fisher records
1953	Redwood House, 20 Westridge Road, Titirangi (NZIA bronze medal)	NZIA records
1953	Wallace House, Comins Crescent, Mission Bay, Auckland	Architecture Archive
1953	McKay House, Remuera Road, Auckland	Architecture Archive
1953	Roberts House, Milford, Auckland	Home & Building, Feb 1953
1953	Picot House, Lucerne Road, Remuera	Home & Building, April 1953
1954	Bycroft Ltd. Factory, Otahuhu	Architecture Archive, B369r
1954	Science Block, Auckland Grammar School, Auckland	Architecture Archive, B369r
1955	Mission Bay Kindergarten, Mission Bay	Kindergarten website
1955	Administrative Building, School of Engineering, Auckland University College	Architecture Archive, B369r
1955	Assembly Hall and West Wing, Whangarei Girls' High School	Architecture Archive, B369r
1955	Jubilee Memorial Hall for Huntley School, Marton	CPRW Fisher records
1956	Wharf Amenities, Mount Maunganui	Architecture Archive, B369r
1956	National BNZ Ltd., Great North Road, Avondale	Architecture Archive, C323g
1956	Additions to vestry of St Mark's Church, Remuera	Architecture Archive
1956	Purewa Crematorium, Meadowbank, Auckland	Architecture Archive, B369r
1957	Memorial Library, Takapuna Grammar School, Belmont	Home & Building, March 1957
1957	Pukekohe War Memorial Town Hall, corner of Edinburgh Street and Massey Avenue, Pukekohe	The Franklin Times, 6 October 1958
1957	"Fernleigh", University of Auckland Library	Architecture Archive
1957	Tertiary Buildings, University of Auckland	Architecture Archive
1959	Burrell Residence, Ngapuhi Road, Auckland	Home & Building, Nov 1959
1959	Internal renovations to the offices of the State Advances Corporation, corner of Rutland and High streets, Auckland	Architecture Archive, B369r
1959	University Building, Palmerston North	Architecture Archive, B369r
1960	Office block for the Colonial Sugar Refining Co. Ltd.	Architecture Archive, B369r
1960	Papakura Borough Council Offices, 35 Coles Crescent, Papakura	Home & Building, April 1960
1961	Automatic Telephone Exchange & Electric Co. (N.Z.) Ltd., Airdale Street, Auckland	Architecture Archive, C323g
1962	The Reserve Bank, Gore Street, Auckland	Architecture Archive, B369r
1962	Otahuhu Telephone Exchange building	Architecture Archive, B369r
1963	Library – Arts Building, University of Auckland	Architecture Archive, B369r
1963	Elam School of Fine Arts, University of Auckland	Architecture Archive, B369r

Date (approx.)	Project	Source(s)
1963	Norwich Union Insurance Society Building, Queen Street, Auckland	Architecture Archive, B369r
1964	Motel, Parnell Road, Parnell, Auckland	Architecture Archive, B369r
1964	Catholic Church of St Francis, Carlton Gore Road, Auckland	Architecture Archive, R626x
1964	Collins Bros. Factory, Northcote	Architecture Archive, B369r
1964	Supermarket, Tokoroa	Architecture Archive, B369r
1964	Warehouse for Bond & Bond Ltd., Rotorua	Architecture Archive, B369r and C323g
1964	Supermarket, Sloane Street, Te Awamutu	Architecture Archive, B369r
1964	Showroom for Panmure Motors Ltd., Panmure	Architecture Archive, B369r
1964	W. J. Bush & Co. Ltd., Stoddard Road	Architecture Archive, B369r
1964	Dormitory, Preparatory School for Boys, Huntley	Architecture Archive, C323g and B369r
1964	Gear Store for the Union Steam Ship Co. of N. Z. Ltd.	Architecture Archive, B369r
1964	Chapel for W. H. Tongue & Son Ltd., Papatoetoe	Architecture Archive, B369r
1964	Bluebird Products Ltd., Otara	Architecture Archive, B369r
1964	St David's Church Christian Education Block, Khyber Pass Road, Auckland	Architecture Archive, B369r
1965	Auckland Savings Bank, Queen Street, Auckland	Architecture Archive, B369r
1965	Interim Science Building, University of Otago	Architecture Archive, R626x
1966	Ruawai College Classrooms and workshop	Architecture Archive, B369r
1967	Additions to Bank of New Zealand, Henderson	Architecture Archive, B369r
1967	Mount Eden Borough Council Offices, Rocklands Avenue, Mount Eden (never built)	Architecture Archive, B369r
1968	Warehouses and offices for Tolley & Son Ltd., Cawley Street, Auckland	Architecture Archive, B369r
1968	Commercial Bank of Australia, Queen Street, Onehunga	Architecture Archive, B369r
1968	Consolidated Metal Industries Ltd., Te Papapa	Architecture Archive, B369r
1968	Bond & Bond Ltd., Richmond Road, Auckland	Architecture Archive, B369r
1968	Administration Office for Alex Harvey Ltd., Mount Wellington	Architecture Archive, B369r
1968	Supermarket and shops, Balmoral and Rockland roads, Auckland	Architecture Archive, R626x
1968	Whangarei City Council Engineering Wing, Whangarei	Architecture Archive, B369r
1969	Additions to Rocklands Hall, Gillies Avenue, Epsom	Architecture Archive, B369r
1970	Community Hall, Paengaroa, Tauranga	Architecture Archive, B369r
1970	Nga Tawa, Wellington Diocesan School for Girls	Architecture Archive, R626x and B369r

Date (approx.)	Project	Source(s)
1972	Maud Residence, Galaxy Drive, Mairangi Bay	Architecture Archive, B369r
1972-9	Human Sciences Building, University of Auckland	Architecture Archive, B369r
1973	3M Complex, Archers Road, Takapuna	Architecture Archive, B369r
1973	Church of Christ, Mairangi Bay	Architecture Archive, B369r
1973	Additions to Waterfront Commission, Mt Maunganui	Architecture Archive, B369r
1974	Computer centre and office block for the Guardian Royal Exchange Assurance, Northcote Street, Takapuna	Architecture Archive, R626x
c.1970s	The Pines Apartments, Owen's Road, Epsom	Architecture Archive, C323g
n.d.	State Advances Corporation Building, Whangarei	Architecture Archive, C323g
n.d.	Internal Marketing Divisions Store	Architecture Archive, R626x



Figure 49: (Above) Flynn House, Auckland, 1950 (Home & Building, April-May 1950, 20-3).

Figure 50: (Left) Massey House, Auckland, 1950 (Home & Building, May 1951, 19).



Figure 51: Warehouse for Gotch and Gotch (A'sia) Ltd., Auckland, c.1949 (Home & Building, Aug-Sept 1949, 36-8).



Figure 52: Coates Memorial Church, Matakoho, 1950 (image dated c.1950s-60s) (Sir George Grey Special Collections, Auckland Libraries, 1207-1169').

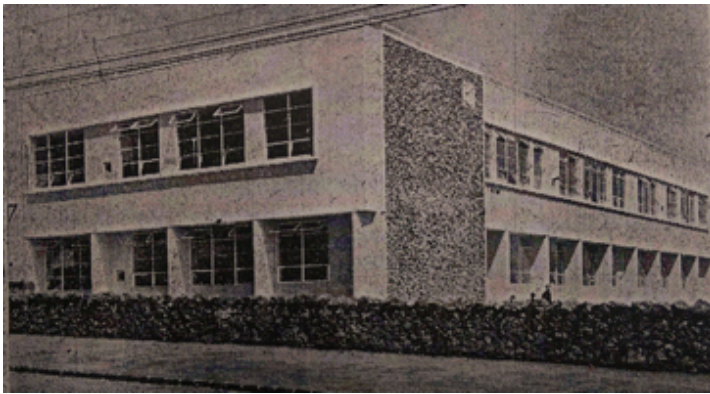


Figure 54: (Above) Auckland Grammar School Science Block, 1954 (Architecture Archive, B369r).



Figure 55: (Right) University of Auckland Library, c.1963 (Architecture Archive, B369r).



Figure 53: The Norwich Union Building, Queen Street, Auckland, 1963 (Architecture Archive, B369r).



Figure 56: (Above) Auckland Crematorium, Waikumete Cemetery, 1952 (Architecture Archive, M416h).



Figure 57: (Above) Catholic Church of St Francis, Auckland, 1964 (Architecture Archive, R626x).

Figure 58: (Left) Auckland Savings Bank, corner of Queen and Wellesley streets, Auckland (Architecture Archive, B369r).

Architectural plans: Pukekohe Municipal Chambers and Public Library
c.1951 Plans: Massey Beatson Rix-Trott and Carter

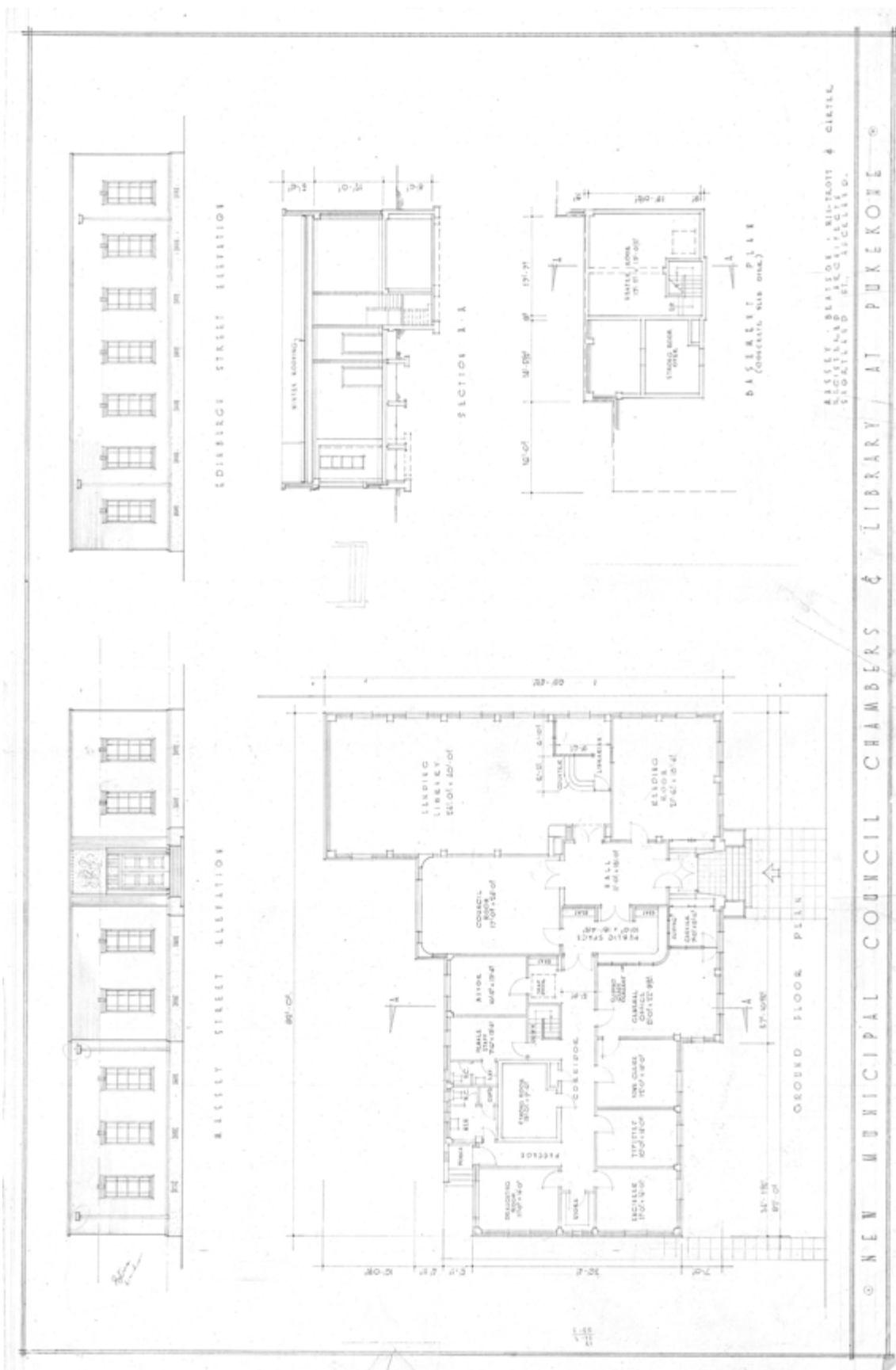


Figure 59: The c.1951 design of the subject building by Massey Beatson Rix-Trott and Carter. At this time, the building was designed for the site on the opposite side of the street, which is presently occupied by the War Memorial Town Hall (courtesy of CPRW FISHER).

1958 Plans: F. O. Turner, Borough Engineer (1 of 2)

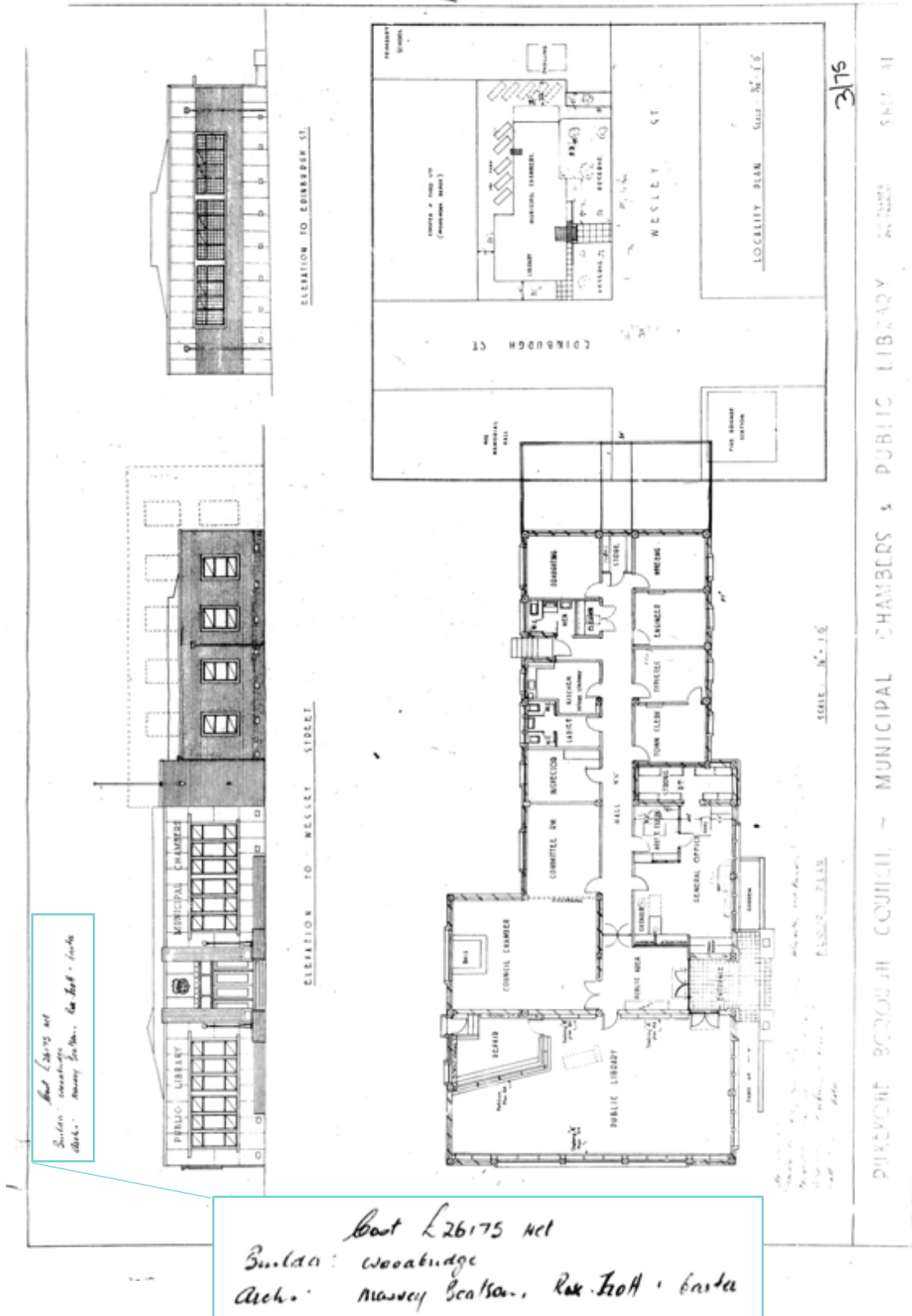


Figure 60: The 1958 design, adapted to accommodate its Edinburgh Street/Wesley Street site with some changes to the footprint, layout and detailed design. Note also how the design provides for the extension of the west wing in both footprint (which was ultimately carried out) and height. Whilst the plans are by borough engineer, F. O. Turner, an annotation (inset) refers to the architects being Massey Beatson Rix-Trott and Carter and the builders Woodbridge. It is unclear whether the architectural firm designed these updated plans, or whether F. O. Turner developed the earlier plans (Auckland Council property records).

1958 Plans: F. O. Turner, Borough Engineer (2 of 2)

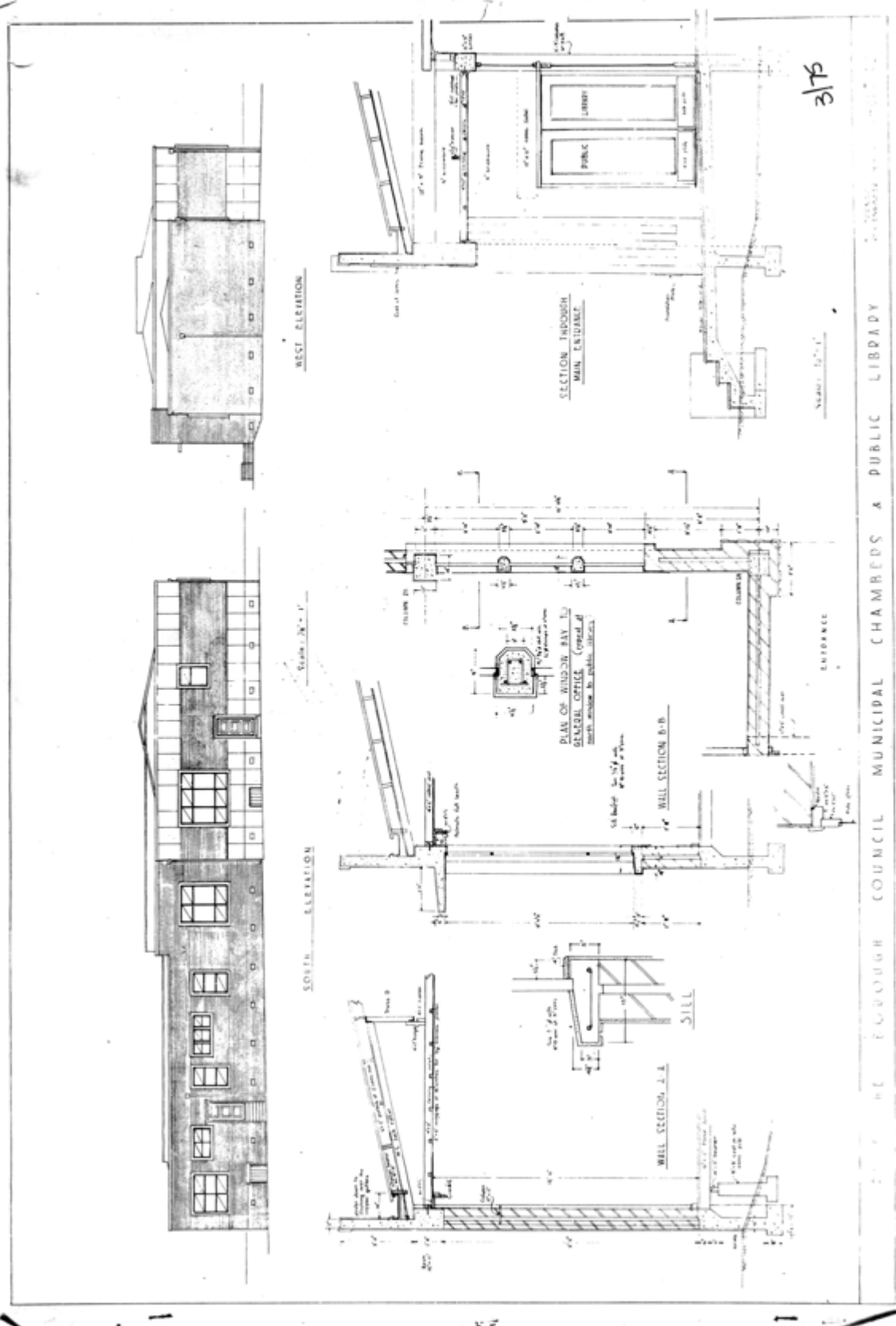


Figure 61: The 1958 design showing remaining elevations and some detailed construction drawings (Auckland Council property records).

1984 Plans: Architects / Dodd Paterson (ADP)

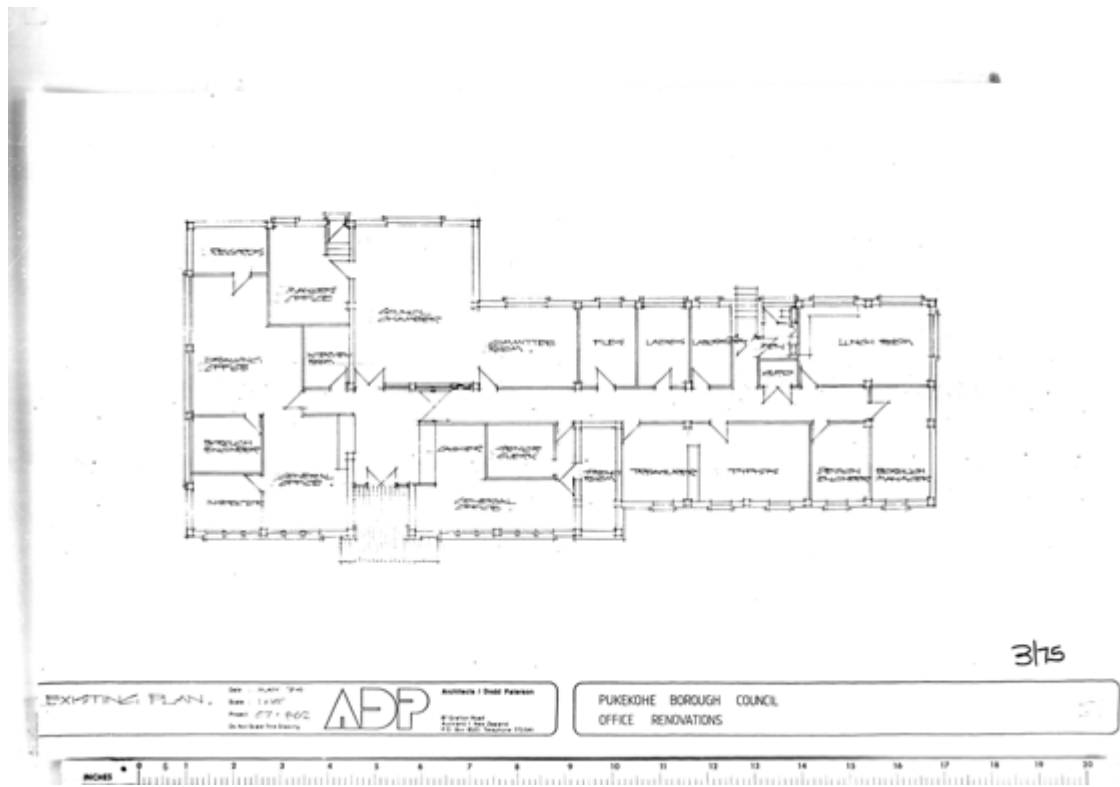


Figure 62: Existing plans in 1984, prior to the proposed renovations, indicating that internal changes had already been undertaken to the building, most likely following the relocation of the library in 1974 (Auckland Council property records).

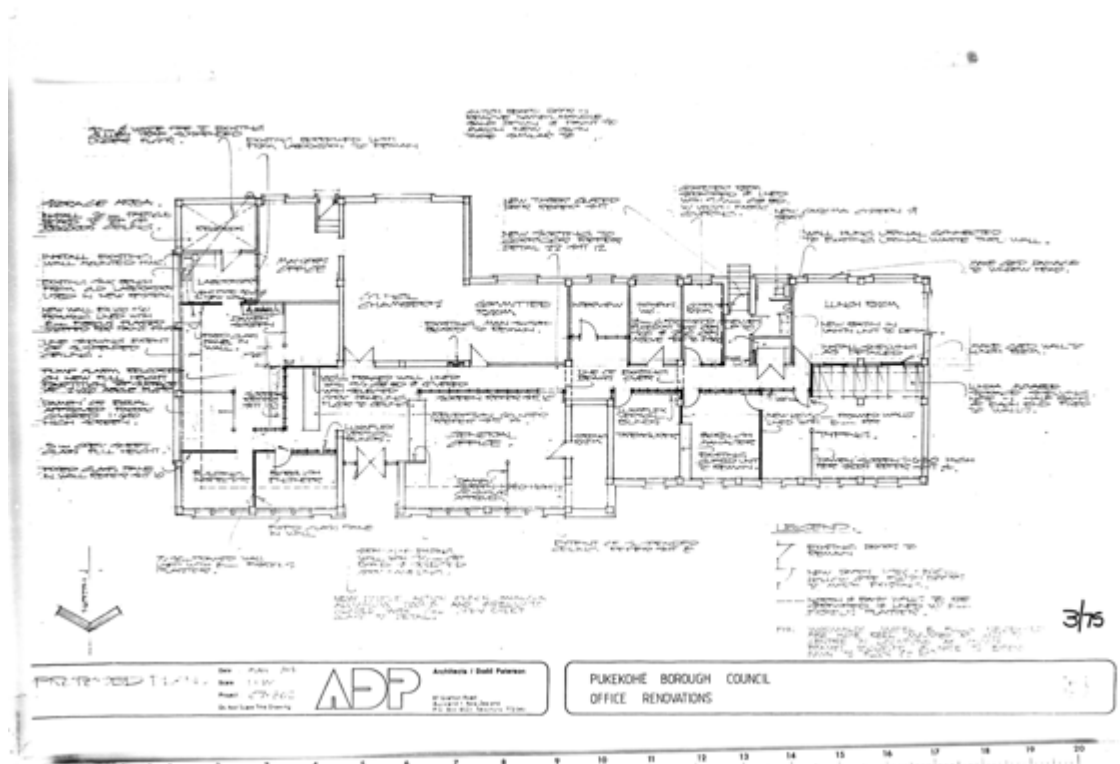
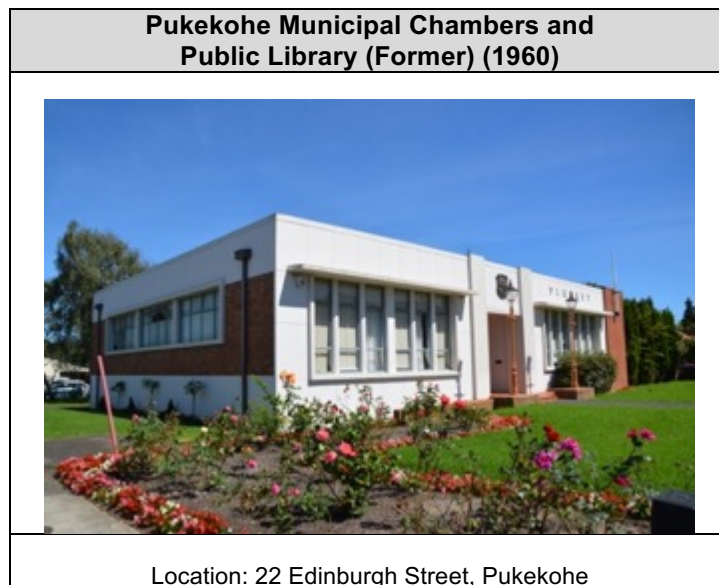


Figure 63: Plans showing the proposed internal changes to the building as part of its renovations in 1984 (Auckland Council property records).


APPENDIX 4

Comparative analysis: Supplementary information

The following documentation provides supplementary information to section 6.0 of the report by attempting to identify *known* places that can be compared to the former Pukekohe Municipal Chambers and Public Library by way of building type and style. The first section identifies examples of purpose-built borough council buildings across the country that are included on the New Zealand Heritage List/Rārangī Kōrero. The second looks at *known* purpose-built examples of council buildings that exist in the Auckland region, principally the first built for each local authority. The third comparison considers other council buildings in Pukekohe. Finally, other examples of the work of architectural firm, Massey Beatson Rix-Trott and Carter are included together with examples of similarly designed local structures. The comparisons made are based on *known* places within the region and nation, and it is acknowledged that further targeted research leading to a more comprehensive comparison with other heritage places may yield further information.



National context: Purpose-built borough council buildings (HNZ List)



Arrowtown Borough Council Building (Former) (1874)	Borough Council Building (Former) (1878)
	
Copyright: Heritage New Zealand, taken by John Moore	Copyright: NZ Historic Places Trust (now Heritage New Zealand)
Location: 57 Buckingham Street, Arrowtown HNZPT: Category 2 (#2095)	Location: 110 Main Street, Greytown HNZPT: Category 2 (#1303)


<p>Borough Council Chambers (Former) [relocated] (1884)</p>	<p>Port Chalmers Municipal Building (1889)</p>
	
<p>Copyright: NZ Historic Places Trust (now Heritage New Zealand), taken by Robert McClean, 01/01/2005</p>	<p>Copyright: PhilBee NZ – Phil Braithwaite, 24/12/2012, from Heritage New Zealand’s online list.</p>
<p>Location (relocated): 16 Byron street, Napier HNZPT: Category 2 (#2794)</p>	<p>Location: 1 Grey Street, Port Chalmers HNZPT: Category 1 (#4373)</p>
<p>Hastings Municipal Buildings (Former) (1916)</p>	<p>Te Aroha Borough Council Chambers (Former) (1938)</p>
	
<p>Copyright: NZ Historic Places Trust (now Heritage New Zealand), taken by Imelda Bargas, 05/03/2008</p>	<p>Copyright: Heritage New Zealand, taken by Janet Hetherington, 21/01/2012</p>
<p>Location: 101 Hastings Street South and 319-325 Heretaunga Street East, Hastings HNZPT: Category 1 (#177)</p>	<p>Location: 43 Rewi Street, Te Aroha HNZPT: Category 2 (#4286)</p>
<p>Municipal Chambers (Former) (1938-41)</p>	
	
<p>Copyright: Heritage New Zealand, taken by Mike Vincent, 19/06/2012</p>	
<p>Location: 119 Palmerston Street and 8 Lyndhurst Street, Westport HNZPT: Category 1 (#5000)</p>	

Regional context: Council/local government building type in Auckland



<p>Grey Lynn Borough Council Offices (Former) (1889)</p>	<p>Mount Eden Borough Council Building (Former) (1911)</p>
 <p>Auckland Council, 2012</p>	 <p>Auckland Council, 2012</p>
<p>Location: 1 Williamson Avenue, Grey Lynn Auckland Council: Category B (#01903) HNZPT: Category 2 (#572)</p>	<p>Location: 62-64 Valley Road, Mount Eden Auckland Council: Category B (#01895)</p>
<p>One Tree Hill Borough Council Offices (Former) (1911)</p>	<p>Northcote Borough Council Chambers (Former) (1912)</p>
 <p>Google Street View, Oct 2015</p>	 <p>Auckland Council, n.d.</p>
<p>Location: 272-278 Manukau Road, Epsom</p>	<p>Location: 152 Queen Street, Northcote Point Auckland Council: Category B (#01030)</p>
<p>Mount Albert Borough Council Chambers (Former) (1927)</p>	<p>Waiuku Town Board/Borough Council Building (Former) (1939)</p>
 <p>Google Street View, Oct 2015</p>	 <p>Auckland Council, 2015</p>
<p>Location: 615 New North Road, Kingsland</p>	<p>Location: 2 Queen Street, Waiuku</p>



Local context: Pukekohe council buildings

<p>Franklin County Council Chambers (Former) (1912-3)</p>	<p>Second Franklin County Council Building (Former) (1958)</p>
	
<p>Location: 13 Massey Avenue, Pukekohe</p>	<p>Location: 8 Roulston Street, Pukekohe</p>



<p>Third Franklin County Council Building (Former) now Pukekohe Service Centre (1981)</p>

<p>Copyright: Google Street View, April 2012</p> <p>Location: 82 Manukau Road, Pukekohe</p>

Massey Beatson Rix-Trott and Carter: style comparisons

<p>Heard's Ltd. Factory (Former) (1929, additions 1936-7)</p>	
 <p>Copyright: Auckland War Memorial Museum PH-NEG-C30153, c.1930s</p>	 <p>Copyright: Google Street View, October 2015</p>
<p>Location: Corner of Parnell Road and Ruskin Street, Parnell</p>	

Whangarei Public Library (Former) (1936)	
	
Copyright: Whangarei Libraries, KEENE_2_009	Copyright: Google Street View, January 2013
Location: 5 Rust Avenue, Whangarei HNZPT: Category 2 (List No. 7539)	

Massey Beatson Rix-Trott and Carter: council buildings

Papakura Borough Council Offices (1960)	
	
Copyright: Architecture Archive, B369r	Copyright: Google Street View, August 2008
Location: 35 Coles Crescent, Papakura	

Massey Beatson Rix-Trott and Carter: Pukekohe example

Pukekohe War Memorial Town Hall (1958)	
	
Copyright: South Auckland Research Centre, FRA: I, 5 / Footprints 04867, 1962	The Heritage Studio Ltd., 2017
Location: 14-16 Massey Avenue, Pukekohe Auckland Council: Category B (#02234)	

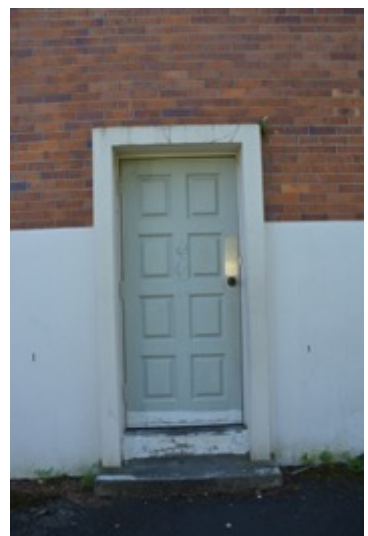
APPENDIX 5

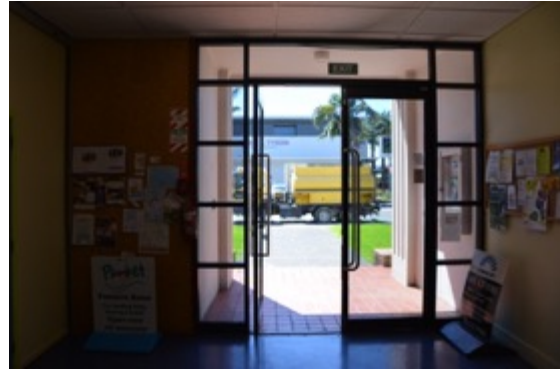
Photographic record

The Heritage Studio Ltd. took the following photographs on 15 March 2017.









BIBLIOGRAPHY

Primary Sources

Archives New Zealand:

Deeds indexes: 16A 108, 25A 409.

Land Information New Zealand (LINZ):

Certificates of Title: NA 314/17, NA 568/275, NA 568/276, NA 771/104, NA 772/241, NA92C/446.

Plans: SO 364, SO 4143A, DP 7997, DP 32077, DP 33257, DP 154963.

Secondary Sources

Published:

Borough of Pukekohe, *Pukekohe: 75 Years, 1912-1987* (Auckland: Borough of Pukekohe, 1987).

Charles Walker, *Exquisite Apart: 100 Years of Architecture in New Zealand* (Auckland: Balasoglou Books, 2005).

Douglas Lloyd Jenkins, *At Home: A Century of New Zealand Design* (Auckland: Random House, 2006 (reprint)).

Home and Building, articles from the 1940s-1960s.

J. S. Whitelaw, New Zealand Geographical Society, *Auckland in Ferment* (New Zealand Geographical Society, 1967).

Julia Gatley (Ed.), *Long Live the Modern: New Zealand's New Architecture 1904-1984* (Auckland: Auckland University Press, 2008).

Justine Clark and Paul Walker, *Looking for the Local: Architecture and the New Zealand Modern* (Wellington: Victoria University Press, 2000).

N. M. Morris and N. K. Brown (Ed.), *Pukekohe Borough Golden Jubilee 1912-1962* (Auckland: Franklin Printing and Publishing, 1962).

Nona Morris, *Early Days in Franklin* (Christchurch: Cadsonbury Publications, 1999 (first published, 1965)).

Peter Shaw, *A History of New Zealand Architecture* (Auckland: Hodder Moa Beckett Publishers Limited, 2003 (third edition)).

Pukekohe 100 Progressive Years, 1865-1965: Official Centennial Programme (Auckland: Civic Information Publishers, 1965).

Unpublished:

Auckland Council, Property records.

Auckland Council, *Pukekohe Historic Heritage Survey* (2014).

The Heritage Studio Ltd.

University of Auckland, Architecture Archives, B369r, C323g, M416h, R626x.

Electronic sources:

Auckland Council GeoMaps,

<https://geomapspublic.aucklandcouncil.govt.nz/viewer/index.html>

Auckland Libraries, *A brief history of local government in the Franklin area*,

<http://www.aucklandlibraries.govt.nz/EN/heritage/localhistory/countiesmanukau/government/Pages/historyoflocalgovernmentinfranklin.aspx>

Auckland Libraries, Heritage Images,

<http://www.aucklandcity.govt.nz/dbtwwpd/heritageimages/>

Auckland Libraries, *Manukau's Journey: A Manukau Timeline*,

<http://manukau.infospecs.co.nz/>

Births, Deaths & Marriages Online, <https://bdmhistoricalrecords.dia.govt.nz/Home/>

CPRW FISHER, <http://cprwfisher.co.nz/practice/>

Heritage New Zealand Pouhere Taonga, <http://www.heritage.org.nz>

infonews.co.nz, <https://www.infonews.co.nz/news.cfm?id=20709>

National Library of New Zealand, Alexander Turnbull Library Collections,

<https://natlib.govt.nz/collections/a-z/alexander-turnbull-library-collections>

Papers Past, <https://paperspast.natlib.govt.nz/>

The Dictionary of New Zealand Biography, Te Ara – the Encyclopedia of New Zealand, updated 30-Oct-2012, <http://www.teara.govt.nz/en>

Victoria University of Wellington, The Cyclopedia of New Zealand [Auckland Provincial District], New Zealand Electronic Text Collection, <http://nzetc.victoria.ac.nz/>

