

# Historic Heritage Evaluation

## Papakura Old Central School and Memorial Peace Oak Tree



57R Wood Street, Papakura  
Central Park Reserve

Prepared by Auckland Council, Heritage Unit  
Final – August 2017

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*Cover image: Front elevation of Papakura Old Central School building, as seen from footpath in front of site on Wood Street. AC, March 2016.*

## 1.0 Purpose

The purpose of this document is to consider the Papakura Old Central School and Memorial Peace Oak Tree, located at 57R Wood Street, Papakura (within Central Park) against the criteria for evaluation of historic heritage in the Auckland Unitary Plan Operative in Part (**AUPOIP**).

The document has been prepared by Cara Francesco, Principal Specialist Built Heritage, Heritage Unit, Auckland Council. It is solely for the use of Auckland Council for the purpose it is intended in accordance with the agreed scope of work.

## 2.0 Identification

<b>Site address</b>	57R Wood Street, Papakura Central Park Reserve
<b>Legal description and Certificate of Title identifier</b>	ALLOT 205 SEC 11 VILLAGE PAPAKURA ALLOT 224 SEC 11 VILLAGE OF PAPAKURA (allotments relating to recommended extent)  (Wider Central Park site also includes: ALLOT 111 SEC 11 Village PAPAKURA 1012Ha, ALLOT 112 SEC 11 Village PAPAKURA 1012m2, ALLOT 113 SEC 11 Village PAPAKURA 1012m2, ALLOT 114 SEC 11 Village PAPAKURA 1012m2  and  ALLOT 224 SEC 11 Village OF PAPAKURA, ALLOT 225 SEC 11 Village OF PAPAKURA, ALLOT 230 SEC 11 Village OF PAPAKURA
<b>NZTM grid reference</b>	Approximate NZTM location: - Easting: 1772855.22 / Northing: 5896080.26;WGS84:- Longitude: 174.944285 / Latitude: -37.065618
<b>Ownership</b>	Auckland Council (owner of the land and building)
<b>Unitary Plan zoning</b>	Informal Recreational Zone
<b>Existing scheduled item(s)</b>	Scheduled Notable Trees (2188), Oak (memorial) within Central Park and (2201) Oak
<b>Additional controls</b>	Macroinvertable Community Index
<b>Heritage New Pouhere Taonga (HNZPT) listing</b>	The place is not listed with Heritage New Zealand
<b>Pre-1900 site (HNZPT Act 2014 Section 6)</b>	A school was established on the site in 1877; therefore, the place is known to be the site of human activity before 1900 but it is not recorded as an archaeological site (i.e.: not on the NZAA database) and has not been assessed to determine if it has archaeological values as part of this evaluation
<b>Cultural Heritage Inventory (CHI)</b>	No CHI number is recorded at present. Recommend to be added to CHI

<b>reference/s</b>	
<b>New Zealand Archaeological Association (NZAA) site record number/s</b>	NO NZAA site record number at present

### 3.0 Constraints

#### 3.1 Limitations

Limitations of this evaluation are that it:

- Is based on the availability of information able to be sourced at this time, noting that additional research may yield new information. It relies on secondary sources, where primary sources are unable to be sourced.
- This report is intended for use as a not for profit document for the purposes of considering whether the place warrants scheduling, and any subsequent plan change use. Efforts have been made to obtain permissions and copyright; however, the origin or attributed reference of some photographs is unknown at this time.
- Does not include a specific assessment of the archaeological values of the site, or the building archaeology potential of the former school building, the nucleus of which is pre-1900.
- Does not address the structural integrity or the condition of the building (other than from visual observation) or any other engineering matters, such as its soundness or safety, earthquake risk, safety in the event of fire, or insanitary conditions.
- It does not include an assessment of any potential mana whenua values associated with the place.
- Most key interior spaces were viewed, other than directly within the offices currently occupied by the Budgeting Service, and storage cupboards.
- Historic heritage place evaluations are concurrently being prepared for the adjoining Papakura–Karaka War Memorial at 278 Great South Road and the former Papakura Courthouse and Lock-up adjoining to the Papakura Old Central School site at 59R Wood Street. At times reference is made to these other places and the associated evaluations. The subject evaluation however is a standalone document assessing the values of the subject place.

#### 3.2 Background to evaluating place

The Papakura Old Central school building has previously been nominated and recommended for further investigation, but until now, this is not known to have led to a formal heritage evaluation.

- Anne Simms, author of the key book published on the school's history to date, sought statutory recognition of the former school building in December 1994. Documentation on Council files indicated that the former Papakura District Council



would add the Papakura Old Central School to the heritage schedule via a plan change. For unknown reasons this did not eventuate.

- The Central Park Reserve Management Plan (draft May 1993), also identified that the school building warranted scheduling. This however, was not actioned by the legacy Papakura District Council.
- In 2011, Auckland Council received a public nomination by a local resident requesting investigation of the place for scheduling.
- 57R Wood Street has subsequently been identified via the Pre-1944 field survey programme (while not having been directly subject to the Pre-1944 Building Demolition Overlay in the Proposed Auckland Unitary Plan), and identified as a high priority for further investigation.

## 4.0 Historical summary

*Refer to Appendix 1 for further historical research and Appendix 4 for historical images.*

### 4.1 Pre formal school building

The first school in Papakura started in the early 1850s, operating on weekdays out of the small Wesleyan Chapel, in the vicinity of the present Methodist Church on Broadway. Early settler Mr George Cole was heavily involved in instigating both the construction of the church and the establishment of a school in it.<sup>1</sup>

The school then moved into the newly constructed Papakura Presbyterian Church in 1859, situated on the corner of Great South Road and Coles Crescent.<sup>2</sup> The school premises relocated in part because of the Presbyterian church's larger capacity (see Figures 25, 89 and 90). The Presbyterian Church was occupied by the local school until approximately 1876, when the purpose-built state school was constructed.<sup>3</sup>

### 4.2 Formal school building

The Auckland Education Board was inaugurated in 1872. Around this time, several public meetings were held in Papakura to discuss schooling. It had become evident that a separate school building was desirable for the settlement of Papakura, especially now that costs for schooling were being met by the state. The Board made a grant of £175 for a school, on the condition that the people of Papakura found a further £75 towards the cost. A subscription list was established and the settlers made generous contributions to establish a purpose-built school building.<sup>4,5</sup>

The new purpose-built school opened for classes in 1877. This was also the year of the establishment of the Education Act 1877. This legislation was significant in that it allowed free, compulsory state education for children between the ages of seven and thirteen across New Zealand.<sup>6</sup>

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<sup>1</sup> Simms, A. (2001). *Old Central School 1876-2000*. W.J. Deed Printing Ltd: Waiuku. p 7.

<sup>2</sup> The 1859 Presbyterian Church is still extant on part of the land later purchased by the Presbyterian Church. The original Presbyterian Church building remains on the wider site as an auxiliary church building; the present church was constructed in 1926.

<sup>3</sup> Simms, A. p 6.

<sup>4</sup> Ibid, p 7.

<sup>5</sup> Ibid, p 8.

<sup>6</sup> *Education Act 1877*. Accessed from: <http://www.legislation.govt.nz/>

The original timber-framed school building was built by Mr. Haszard for £305. In its original form, the school building measured 55 feet by 25 feet, with a 14 foot stud height. Elements of the middle portion of the existing building are likely derived from this original building.<sup>7</sup> The school building was completed in mid-October 1876, and a grand opening concert was held on the 3rd of November that year (see Figure 100).<sup>8</sup>

Over time, the school building has been known by numerous names, but today it is commonly and affectionately referred to as the Papakura Old Central School (see Appendix 8 for further details on the names of the school over time).

The *Daily Southern Cross* newspaper of 17 October 1876 reported the following:<sup>9</sup>

#### PAPAKURA.

The new building for a public school which has been built conjointly by the Board of Education and the district, was taken over by the School Committee from the contractor, Mr. Haszard, on Friday last. The building is a plain, substantial structure; its dimensions are—55ft. long, 25ft. wide, height of wall 14ft., and faces the South Road. On the west end a porch, 12ft. by 10ft., supplies a place for lavatory and to hang caps. The main building is well lighted and ventilated; in addition to the windows being double hung, four ventilators on Tobin's principle have been provided in the side walls, which are lined throughout. Water is provided by a tank, access to which is from the inside of the school, and a division by means of an arched opening has been made, so that if necessary a class room distinct from the school may be had by simply pulling up a curtain. The contract price was £295, the Board of Education giving £220, the district £75, and the district has to fence and plough the four acres on which the school stands. When

the out-houses are put up and furniture is in the building, it will be one of the best school houses in the province.—A concert and entertainment will be held in the building about Friday, 3rd November, to raise funds in aid of the building fund.—Our neighbours in Papakura Valley have commenced erecting an Episcopalian Church on a site given for that purpose by Mr. Middleton. The Rev. Mr. Hall is indefatigable in his efforts to open the building free from debt, and a soiree will be held at the Papakura Hall on the 26th inst. to supplement the funds already in hand, and, judging from the large promises of support already received, it will be a great success.—[Own correspondent.]

### 4.3 Expansion and change

With a gradually improved railway service and roads, more settlers arrived in and around Papakura. The Main Trunk Line railway came to Papakura with passenger services each weekday by 1880.<sup>10</sup> The school building was situated approximately 250 metres from the Papakura Railway Station site.

Additions were made to the school building on several occasions in its first 40 years. Key dates of additions occurring were 1902, 1913 and 1918. These works occurred in part to cope with the increase in pupil numbers, and collectively saw the establishment of side wings to the left and right sides, alongside modifications to the original building (see Appendix 4 and 6 and Figures 26, 27 and 29).

Over time, a number of additional facilities and features were established as part of the school, such as a tennis court to the rear of the main school building, planting of trees, a dental clinic, swimming pool, speech clinic and several prefabricated buildings. None

<sup>7</sup> The full extent of which cannot be known without intrusion into the interior fabric of the building.

<sup>9</sup> *Daily Southern Cross*. Vol XXXII, Issue 5308, 17 October 1876.

<sup>10</sup> Archifact for Auckland Council, Heritage Unit (2011). *Papakura Railway Station Heritage Assessment*. (unpublished). p 9.

of these associated buildings and structures remains today onsite, other than the 1924 Infant Block at 59 Wood Street.<sup>11</sup> The extant former main school building and Infant Block are the two key physical reminders of the wider former school complex, as well as the Memorial Oak tree and other vegetation, which may date from the earlier days of the former school.

A long list of headmasters, teachers and assistant teachers entered and exited the school doors, some making more of a lasting impression than others. Robert McQueen was Papakura's first teacher, followed by headmasters such as Henry Worthington, David Jones, and Joseph Elliott.<sup>12</sup> In relation to people of interest who attended the school as children, the school produced a Rhodes Scholar, an All Black, a comedian, athletes, politicians, and writers, along with successful business men and women, adding to its colourful and lengthy history.<sup>13</sup> One example of a well-regarded former student was early female journalist and novelist Elsie Morton (Katharine Elizabeth), who wrote for the New Zealand Herald for many years.

The school was a makeshift hospital during the nation-wide Influenza Epidemic of 1918. It is likely that classes did not occur during this time, given the school was being used as a hospital. Papakura had 19 reported deaths because of the epidemic, out of a recorded population of 821. The death ratio was 23:1, the highest in the recorded figures for Auckland.<sup>14</sup>

This was the only school in the district of Papakura until 1954, when Papakura Normal School was established. The building and site ceased to function as a school in 1972, on its centennial year. Throughout the course of the school, the subject building remained the main building, and was supported by auxiliary buildings and structures.

The Papakura District Council purchased the building in the early 1970s, and it remains a Council asset. Since its closure as a school, the building has been home to a number of community-based groups. In particular, it has been the premises for a radio station, tae kwondo group, the Citizens Advice Bureau, Papakura Potters and the Papakura City Brass Band. In the 1980s and 1990s, the Papakura District Council leased the Old Central School to the Papakura District Community Arts Council for use as a Community Arts Centre.<sup>15</sup>

At present, portions of the building are a bookable community venue, while other sections are dedicated space for the Papakura Budgeting Services,<sup>16</sup> situated in the front portion of the western wing, and the Papakura Potters Club, situated in most of the eastern wing.

### **4.3.1 Infant Block building**

A detached Infant Block was constructed on the school site in 1924. As the numbers continued to grow, use was made of railway land adjoining the Infant Block. This

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<sup>11</sup> Simms, A. p 8 -17.

<sup>12</sup> Craig, E. (1982). *Breakwater against the Tide*. Ray Richards Publisher: Auckland. p 10; Clarke, E. (1972). Papakura School Diamond Jubilee, 6 November 1937. End of an era. Papakura School Centennial 1872- 1972. pp 99-108.

<sup>13</sup> Simms, A. pp 35-36.

<sup>14</sup> North Island influenza death rates. Accessed from: <https://nzhistory.govt.nz/culture/influenza-pandemic/north-island-death-rates#auckland> (Ministry for Culture and Heritage). [Last updated 20 December 2012; Rice, G. (2005). *Black November: the 1918 influenza pandemic*, (University of Canterbury Press).

<sup>15</sup> Simms, A. p 6.

<sup>16</sup> Papakura Budgeting Services history. Accessed from: <http://www.papakurabudgetingservice.com/about> October 2016.

helped relieve the pressure on the existing main school building. This did however present difficulties as the school then had a road through the middle of it.<sup>17</sup>

After closure of the school in 1972, the former Infant Department was used as the Papakura Teachers Resource Centre, until it too moved to new premises. In February 2000, Papakura High School purchased the building and land as an extension to the Activity Centre. It remains in the ownership of Papakura High School and the Ministry of Education. This area of land containing the Infant Block is not physically part of the reserve but contextually sits well in the context of Central Park.<sup>18</sup>

#### **4.4 Central Park – land formation post school**

The development of the wider present day Central Park was formed through various pieces of adjacent land being purchased by the Council. The Council acquired the first additional area of land in 1979 from the New Zealand Education Board, whereby it was gazetted. This area consists of 1.5681 hectares and is legally described as Lot 205, Section 11, Village of Papakura. It was classified as a Recreation Reserve in 1980.

The acquisition and gazetting of a third area on the east side of King Edward Avenue took place in 1980. This area comprised two sections, consisting of 1266 m<sup>2</sup>, being Allotment 226, Section 11, Village of Papakura, Block IV, Drury Survey District; and a further 1061 m<sup>2</sup> being Allotment 227, Section 11 Village of Papakura, Block IV, Drury Survey District. All of the areas that contribute to Central Park were declared Recreation Reserves pursuant to Section 14 of the Reserves Act 1977.<sup>19</sup> The focus of this evaluation however, is the land most directly associated with the Papakura Old Central School building fronting Wood Street (Allotments 224 and 225, Section 11).

As part of developing the area as a park, a public notice in 1979 advised the public of the intention to close a substantial portion of King Edward Avenue and the road closure was formalised in 1980. Work progressed to remove the carriageway in 1981 and 1982, and the portions of road were entitled allotments 224 and 225.<sup>20</sup>

The Central Park Reserve Management Plan (Draft May 1993) sets out a policy framework for the ongoing management of this public space. One of the objectives for the place directly relates to management of the heritage values of the place (see Appendix 9).

The Reserve Management Plan sets out as a policy that both the former Courthouse and the Papakura Old Central School building are to be recognised in the District Plan as scheduled buildings, alongside seeking Heritage New Zealand registration/listing. Neither has been given effect to date.

## **5.0 Physical description**

### **Site description**

*The building and its context were inspected several times in 2016 and 2017. In particular on 18 March 2016 and a further inspection to also view the interior was undertaken on 29 March 2016. The Memorial Peace Oak tree was specifically inspected with a Council Heritage Arborist in June 2017.*

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<sup>17</sup> Ibid, p 9. Note: the former Infant Block is not directly being assessed as part of the subject evaluation, but is relevant as part of the context of the place's history.

<sup>18</sup> Simms, A. p 6.

<sup>19</sup> Ibid. p 1.

<sup>20</sup> Ibid.p 5.

See Appendix 8 for site inspection photographs.

### 5.1 Surrounding curtilage and context

The building remains in its original location, but has seen a number of changes to its wider context over time. The Papakura Old Central School building is today set in a local park (known as Central Park Reserve), with greenery, paths, mature trees, flower beds and associated park infrastructure such as a stage and playground in the south portion of the park. Asphalted car parking is present in the area forward of the former school building. The boundary treatment in front of the building is open to the footpath.



Figure 1a. View of front elevation of building as seen from edge of site on Wood Street. AC, June 2017.



Figure 1b. Rear elevation of building as seen from green open space within Central Park. AC, August 2015 (pre-1944 field survey).

Central Park Reserve is located close to the heart of Papakura town centre. Opaheke Road, Chapel Street, Great South Road, King Edward Avenue and Wood Street bound it. The wider park has been formed by various pieces of land, which have been purchased by the Council.



The only other building which remains is the former Infant Block, constructed in c.1924. This also fronts Wood Street, but is not within Central Park. The park setting however is highly compatible as an adaptive re use for both remaining school buildings.<sup>21</sup>

Another important historic landmark is the Papakura-Karaka War Memorial, situated on a wedge shaped site a short distance from the school building at 278 Great South Road. The memorial was unveiled in June 1921.<sup>22</sup> The memorial column below the carved soldier in full battle dress was inscribed with 33 names. A carved figure of a crouched lion was added at the base of the column in July 1921. The memorial statue is approximately 85 metres away from the Papakura Old Central School building (see Figure 85).

The front gates to the Papakura Old Central School are located on the corner of Wood Street and Great South Road. The origins of the gates date back to 1926. The gates comprise four stone pillars, with wrought iron (paint finish) double gates in the centre and a small single gate either side. The original elements were constructed with funds raised through a school carnival. Some years later, a matching low stone wall was built each side of the end pillars.<sup>23</sup> The gates and walls are a supporting, associated feature of the school building (see Figures 82 and 83).

## 5.2 Memorial peace oak tree

An oak tree is present on the western edge of Central Park, approximately 35 metres from the rear of the Papakura Old Central School building. The tree was planted to commemorate the end of the First World War shortly after the war was over.

The *Auckland Star*<sup>24</sup> reported that schoolchildren gathered at their school grounds for the planting of the English oak, in commemoration of the celebration of peace for the victory of the First World War. The oak was intended not so much as a 'war memorial' but as a symbolic commemoration of peace and victory.<sup>25</sup> This celebratory tree planting was completed by numerous schoolchildren across the nation around this time.<sup>26</sup> Reverend Wood formally planted the tree on Saturday 19 July 1919, during the peace celebrations.<sup>27</sup> His eldest son, William, had died in the war in September 1918.<sup>28</sup> The inscription on the concrete scroll at the base of the tree marks the date New Zealand entered the War (5 August 1914) and the date the Treaty of Versailles took effect (10 January 1920). The oak is a Notable Tree in the AUPOIP (ID 2188)<sup>29</sup> (see Appendix 1 for further information on the tree and Figures 86, 87 and 88).

## 5.3 Design and fabric

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<sup>21</sup> The former Infant Block is not directly being assessed as part of the subject evaluation however is a relevant part of the context of the place, and may warrant further investigation. (See section 13 – other matters).

<sup>22</sup> *Auckland Weekly News*, 16 June 1921 p 40.

<sup>23</sup> *Ibid*, p 10.

<sup>24</sup> *Auckland Star*, Vol L, Issue 172, 22 July 1919.

<sup>25</sup> 'Papakura peace oak'. Accessed from: <https://nzhistory.govt.nz/media/photo/papakura-peace-oak>, (Ministry for Culture and Heritage) [Last updated 17 February 2017]

<sup>26</sup> For example see *New Zealand Herald*, Vol LVI, Issue 17219, 23 July 1919.

<sup>27</sup> Auckland Libraries, "In Memorium", last accessed 9 August 2017.

<http://www.aucklandlibraries.govt.nz/EN/heritage/localhistory/countiesmanukau/places/Pages/fir-stworldwarmemorials.aspx#memorial> (While several secondary sources mention this, no newspaper article has been located to further verify the planting being undertaken by Reverend Wood).

<sup>28</sup> Auckland Museum, "Online Cenotaph – William Harold Wood", last accessed 9 August 2017. <http://www.aucklandmuseum.com/war-memorial/online-cenotaph/record/C13725>

<sup>29</sup> It is not known through this evaluation when the scroll was originally erected at the base of the tree.

The Old Papakura Central School building fronts Wood Street (formerly known as Union Street). The building is set back approximately 20 metres from the road frontage and is a timber-framed, single-storey, double gabled structure with a joining central axis. The building does not follow any one particular architectural style, but is influenced by Queen Anne and Edwardian Classical architecture. Due to the collection of architectural features and traits, it is recognisable as a school building. Exterior materials consist of timber weatherboard cladding, long run corrugated roofing, and there is a distinctive predominance of double hung windows, with a few later casement windows on later additions.

The building features a pair of gabled bays with bracketed, boxed eaves and the upper part of the gable is filled in with tongue and groove panels, also supported by brackets (further details on the key physical components of the building are set out in Appendix 5).

#### **5.4 Modifications to building**

A number of modifications have taken place over time to the building, but the historic fabric can still be overall well-read and understood (in relation to being an early twentieth century school building).

While the Papakura Old Central School building has been on the same site, in the same position, the building we see today is not an intact 1870s structure. The original building was not demolished, it has been modified over time, such that it appears that there is limited outward original 1870 elements remaining today.

Most of the key additions took place in the earlier years of the twentieth century. Key modifications occurred in 1902, 1904, 1913 and 1919; and this frames the key period of significance for the building. While not intact to the 1870s, the present building is however significantly historic within the context of the development of Papakura, and the site served the community for approximately 100 years as the school site and as the primary building within the school complex. These adaptations and extensions over its formative years illustrate the development of the school.

Since 1918, limited changes have occurred to the building footprint and envelope. Specifically, these changes have been to the rear of the eastern side elevation, and the rear southern elevation (see Figure 98).

Images of the building over time illustrate several vents as a visible feature on the roofline (approximately four - see Figures 29-32). These no longer remain; however the rest of the roof form and geometry remains, and is a strong defining feature of the building.

A number of changes took place in 1959 to the interior of the building. The changes at this time sought to conceal some of the original internal building fabric. The kauri walls were lined with soft board. This was in part to assist with overcoming the difficulty with pushing in drawing pins, as solid kauri made it difficult to display work on the walls. The ceilings were also lowered, with the intention of cutting out the echo. The undulating kauri floors were covered in hardboard, with the intention of easier cleaning and warmer rooms.<sup>30,31</sup> Based on the site inspection undertaken for this evaluation, much of this later temporary fabric has been removed and the earlier historic fabric revealed (see Appendix 5, Figures 56-70).

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<sup>30</sup> Simms, A. p 23.

<sup>31</sup> Ibid, p 58.

The area containing the budgeting services premises has been highly modified internally, as have the rear kitchen and ablution facilities, which have been modernised over time. These spaces were not inspected in detail, but appear to have plasterboard walls and hollow doors, with realigned room layouts.

## **5.5 Current use**

The building today carries out a community use, with multiple groups using the building. Two of the former classrooms are hireable spaces, while the north western wing/portion of the building is leased to the Papakura Budgeting Services. The north eastern wing is leased by the Papakura Potters Club, who occupied the building not long after it ceased to function as a school in the early 1970s.

## **5.6 Condition**

Based on a visible inspection, most of the building, both internally and externally, appears to be in a good aesthetic condition. Minor deferred maintenance was observed, such as the Potters Club ceiling which had paint chipping away from the ceiling surface.

The production of a heritage condition assessment and ongoing heritage maintenance plan is desirable as a future output (ie: a conservation plan).

## **5.7 Key features**

### **5.7.1 Contributing**

*Contributing features include, but are not necessarily limited to:*

#### **5.7.1.1 Exterior**

- Horizontal timber weatherboard cladding (paint finish)
- Pre 1918/1919 building envelope -two wings with central axis
- Gable roof forms
- Timber barge board detailing and brackets on two side wings
- Corrugated iron roof (as a material – will likely have been subject to several replacements to date)
- Double hung, timber, sash windows and fanlights/transoms above
- Front entrance door

#### **5.7.1.2 Other contributing and/or supporting features**

- Stone and iron gates on the corner of Wood Street and Great South Road<sup>32</sup>
- Memorial Oak Peace tree and scroll (on the western edge to the rear/side of the school)

#### **5.7.1.3 Interior**

- Native timber floors
- Panel solid timber doors and glazing, associated door hardware
- Tongue and groove ceiling boards
- Decorative portal beams and metal ties
- Vertical timber, tongue and groove lined walls
- Fan lights above doors
- Timber molded architraves and skirting boards
- Support buttresses with timber bracket decoration

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<sup>32</sup> While initially this was limited to the pillars, with the curved wall areas added later, the entrance gates remain as a supporting feature of the former school use of the site.



- Some of the room formations and volume of spaces (i.e.: front eastern potters room and rear western bookable community room, entrance hallway passage)
- Former school blackboards on walls<sup>33</sup>
- Papakura District School - Honour Board and McLennan Memorial

## 5.7.2 Non-contributing

*Non-contributing features include, but are not necessarily limited to:*

### 5.7.2.1 Exterior

- Eastern side addition (where potters furnace room is)
- Rear addition to central axis is also of limited contribution
- Southern rear alcove
- Security light attached to centre point of gable
- PVC down pipes and spouting

### 5.7.2.2 Interior

- Walls lined with Gibraltar, hardi and pinex boards
- Hollow core doors and associated hardware
- Floor finishes such as linoleum and carpet
- Modern ablution facilities
- Modern kitchen facilities
- Modern lighting fixtures
- Cloth draped from ceilings

*Note: There will be other items of infrastructure in the area around the building. These are not addressed here.*

## 5.8 Images and maps

### 1959 aerial of site and immediate environs



Figure 2. circa.1959 base aerial of the subject site and immediate context. AC, GIS.

<sup>33</sup> While these appear to be a later feature, they assist with understanding the original use of the place.

This aerial illustrates the portion of King Edward Avenue that ran through the site at this time. Several other, smaller school buildings are present within the school site. Tennis courts are located directly to the south (rear) and west (side) of the main school building. An in ground concrete pool is situated close to the front boundary, forward of the Old Central School building.

**Key historic features (remaining) in Figure 2 above:**

1	<i>Papakura – Karaka War Memorial</i>
2	<i>Gates</i>
3	<i>Papakura Old Central School building</i>
4	<i>Papakura Old Central School - Infants Block</i>
5	<i>Former Papakura Courthouse (now relocated within Central Park in the late 1980s)</i>
6	<i>Former lock up (now relocated within Central Park in the early 1990s)</i>
7	<i>Memorial Peace Oak tree</i>

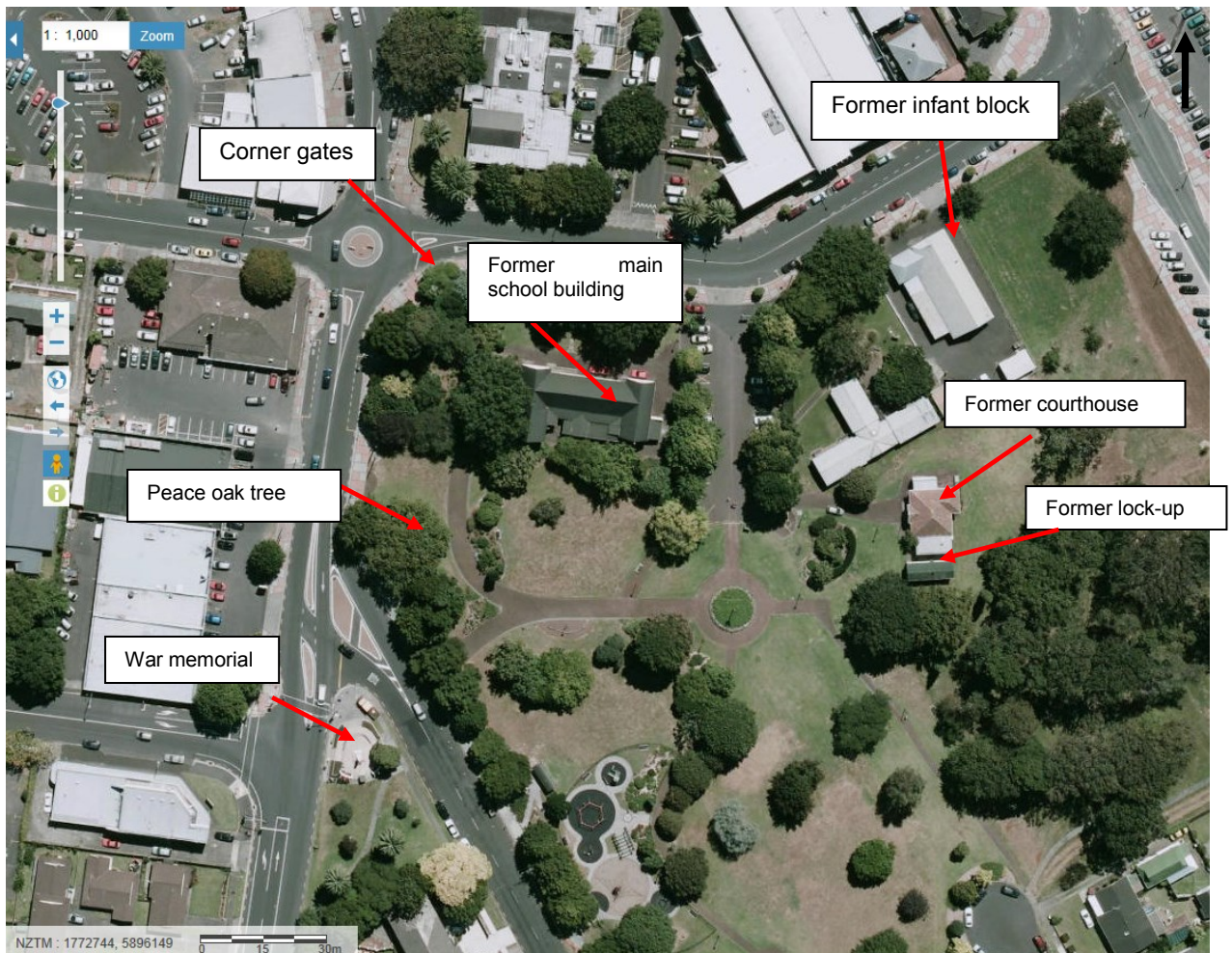


Figure 3. Notated aerial image illustrating the spatial context of several historic features in a contemporary context. AC GIS, 2011.

## **6.0 Comparative analysis**

*(See Appendix 2- Table A for further details).*

### **6.1 Comparison of type, age and location**

The analysis of timber-framed school buildings of a similar age and/or that is stylistically similar to the Papakura Old Central School is the most relevant point of comparison. Places selected are generally located within the Auckland region, and particular attention is given to earlier school buildings within the far southern area of the region; given this is the closest geographic area to the subject former school building. (See Appendix 2, Table A). To a lesser extent, places currently scheduled within the immediate area of Papakura are also a relevant point of consideration. (See Appendix 2, Table B).

A comparative example from outside the Auckland region is the Cambridge Primary School, on the corner of Duke and Wilson Streets, Cambridge. This has been selected as a point of comparison, as like the Papakura Old Central School it is the product of several additions which are brought together by an overall design of heritage significance. An example of another historic school building in the Auckland region that is the product of multiple early additions and modifications that are of collective value is the Bayfield Primary School and Infant Block in Herne Bay.

Many localities established a school of their own during early European settlement, to educate their children. As a result, most settlements had a school erected, some later on than others, and for some many were multi-functional spaces. Many of the pre-1920 school buildings no longer remain, as the schools redeveloped their facilities over time. The comparative analysis indicates that while school buildings are not overly rare thematically, they are a finite number, as often only one or two were developed for each community. In the case of Papakura, this involved just one formal school up until the 1950s, and a main school building that was adapted over time, as opposed to demolition and rebuilding anew.

An observation is that the adaptation into new uses is a consistent theme across all the historic schools identified in this report, in the Auckland region. It is very rare that they retain their original active school use today, and even rarer as the same school as the original. Community facilities appear to be a common re-use, which is the case with the Papakura Old Central School.

### **6.2 Other scheduled places**

*(See Appendix 2 – Table B).*

Another comparison of relevance is other built heritage places that are afforded statutory recognition. In the context of Papakura, there are currently only six buildings on the schedule of Significant Historic Heritage Places in the AUPOIP. This is a significantly low representation of the history and historical development of the area. It illustrates the lack of representation of the wider themes that provide an important contribution in reflecting the built history of Papakura. Scheduled places at present, under the boundaries of the legacy Papakura District Plan are limited to two churches and one associated cemetery, three residences and a Second World War military camp. Community and institutional buildings such as the school form an important part of the social history of a place, particularly given its use as a school for approximately 100 years.

## 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 Old Central School reflects an important part of the history of Papakura as it is associated with an early period of settlement in the locality. It was the first purpose-built school in Papakura, and remained as the only school in the settlement for over 75 years (until 1954). The school on the subject site opened in 1877, and remained in use as a school until 1972, serving the community for approximately 100 years. While it no longer carries out its original use, this educational use was for a long span of time. The former school building remains as an important historical reminder for the community of Papakura, where several generations of children were educated.

The school also has historical significance for its wider uses. It functioned as a wider social hub for local meetings and the use of groups during (and after) its time as a school, especially prior to there being many other civic or community facilities. Another example of an alternative use was its temporary conversion into a makeshift hospital in 1918, to accommodate the sick during the Influenza Epidemic.<sup>34</sup>

Old Papakura Central School also has historical context significance for its interconnections with a cluster of nearby, related features. When read together they demonstrate an historical grouping on the southern edge of the town centre.<sup>35</sup>

The planting of the peace oak tree was not an uncommon commemorative practice by school children following the war years. This occurred throughout many schools across New Zealand; however, this specific tree is a local reminder for the settlement of Papakura. Its historic connection to the War Memorial site across the road from the tree, which was to follow two years later, also provides it with historical context value.

Overall, the Papakura Old Central School is of **exceptional local** historical significance.

### (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.*

Early education facilities played an important role in Papakura, as they did in most communities; both as a learning centre, but also as a community junction point. A school building on the site served the local Papakura community for a long period – approximately 100 years. Given that the school only ceased operating in 1972, it is very likely to be held in high esteem, in particular by older members of the community, who in many instances attended school and will have memories of their time in this building as children. Jubilees have been held to mark milestone occasions, and throughout these the building has been an important focus point. Since its closure as a school, it has maintained having an important social role within the Papakura community with ongoing uses such as the Pottery Club since the 1970s. Other factors

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<sup>34</sup> Simms, A. p 9.

<sup>35</sup> Also see assessment under criteria (h) – context.

such as a publication of the history of the school, and public nomination of the place further illustrates that there is high community esteem for the place.

The peace oak tree represents an important aspect of remembrance for the area around the First World War. The tree is a marker that some members of the community are likely to identify due to the notated stone scroll at its base and the tree's location within a public park and streetscape presence. It is also widely recognised as a First World War commemoration and features in the region-wide First World War heritage trail.<sup>36</sup>

Overall, the Papakura Old Central School is of **considerable local** social significance.

### **(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.*

This value has not been assessed as part of this evaluation. Any Maori cultural values would be for the respective Mana Whenua groups to ascertain.

### **(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.*

The Papakura Old Central School building was purpose-built as an education facility. An examination of the spaces of the building does, to a degree, help to illustrate earlier methods and theories around learning spaces, at the turn of the twentieth century. Also to some degree, the knowledge that the place can provide is able to be articulated via written documentation. As a current community venue, this helps to assist with the ability to understand the place now available for public and community use.

The Papakura Old Central School forms part of a finite number of known late nineteenth and early twentieth century schools remaining within the southern area of Auckland, and in this regard, the building provides some knowledge potential.

Overall, the Papakura Old Central School is of **moderate** significance at a **local** level.

### **(e) Technological**

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

There is no known notable technology involved in the design or construction of the building. It would appear that it follows standard construction technology for a school building, constructed at various points in time. The place is of **little** technological significance, given what is known at this time.

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<sup>36</sup> Auckland's First World War Heritage Trail. Accessed from: <http://www.aucklandcouncil.govt.nz/EN/newseventsculture/heritage/ww100auckland/Documents/ww100heritagetrailbrochure.pdf> p 53.

## **(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.*

Expansion occurred to the building over its first 40 years, (in particular in 1902, 1913 and 1918). The modifications established the two side wings to the left and right of the original building that are still extant. The incremental development of the building over time (the first 40 years) is not necessarily unusual for a school building, and the physical form of the building can be of value when read as a whole. This sequential development provides its own significance; illustrating the need for expansion as a settlement's population increases.

The design of the building was undertaken by the Education Board architects of the time, who were skilled designers leaving an important imprint on many institutional buildings (in particular Mitchell and Watt followed by John Farrell). Their respective input into the school building forms part of their wider repertoires and is not currently considered as highly regarded pieces of their work.

Mitchell and Watt were the Auckland Education Board architects at the time the 1913 addition was designed. Their design is the dominating style that the building now presents. John Farrell, a later Board architect, designed another classroom addition in 1918. The school remains in a substantially intact form to the early twentieth century, making it a good representative example of a school building from this time.

Within the context of the local area, this is the only historic school, and one of only a few early schools remaining within the nearby settlements (i.e.: Franklin, Papakura, Manurewa Local Board areas).

Overall, the Papakura Old Central School is of **moderate local** physical attributes significance.

## **(g) Aesthetic**

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

The school building is situated reasonably close to the corner of Wood Street and Great South Road, a busy road within the township of Papakura. There is limited frontage treatment forward of the building, which affords it a reasonably strong level of visibility from the road and streetscape; both in the immediate area of Wood Street and certain views from the immediate area on Great South Road. Its adaptation into a park setting has ensured that the building's setting remains highly sympathetic. The architectural style of the building exemplifies a past aesthetic taste applied to educational facilities at the turn of the twentieth century (a mixture of Edwardian and Queen Anne influences), which contributes to its visual appeal.

Overall, the Papakura Old Central School is of **considerable local** aesthetic significance.

## **(h) Context**

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



It is of significance that the building has remained in its original site and position, and while it's setting has somewhat adapted over time, it has remained a constant within the townscape of Papakura.

The Peace Memorial Oak tree and corner gates within Central Park, the former Papakura Courthouse, the former Papakura Police Lock-up on the adjoining 59R Wood Street and the Papakura-Karaka War Memorial, across the road at 278 Great South Road, form a small cluster of notable historic features at this end approach of the Papakura town centre. Collectively they have historical context and setting value.

Historically the Papakura Old Central School also forms part of a collection of early twentieth century schools in the southern area of Auckland. This factor however is of moderate value, and is better recognised under the historical criteria, which is afforded exceptional local significance.

While the context of the building is no longer within an active school, being situated in a local park provides a highly sympathetic setting for the adaptive reuse of the Papakura Old Central School building.

Overall, the Papakura Old Central School is of **moderate local** context significance

## **8.0 Statement of significance**

The Old Central School, opening in 1877, was the first purpose-built school in Papakura, and remained as the only school within Papakura until 1954. The school on the subject site remained in this use until 1972; serving the community for approximately 100 years. The Old Central School is an important historical and social reminder for the community of Papakura, where several generations of children were educated, and have since used the building for wider community purposes.

The incremental development of the building over its formative years provides its own historical significance, illustrating the need for expansion as the settlement's population increased.

The design of the building was completed by the Education Board architects of the time, skilled designers who left an important imprint on many institutional buildings (Mitchell and Watt followed by John Farrell). As a hybrid, the school building is not necessarily highly regarded as one of their individual pieces of work, but it does form part of their wider repertoire of institutional education buildings. The Old Central School most strongly displays features of an early twentieth century education facility.

The Papakura Old Central School has context value as part of a small cluster of nearby heritage features, being the Peace Memorial Oak tree within Central Park, the former Papakura Courthouse, the former Papakura Police Lock-up on the adjoining 59R Wood Street and the Papakura-Karaka War Memorial, across the road at 278 Great South Road.

## **9.0 Extent of the place for scheduling**

The identified extent of the place for scheduling is the area that is integral to the function, meaning and relationships of the place.

### **9.1 Reasons and explanation for recommended extent**

- The entire exterior and interior of the Papakura Old Central School building is recommended for scheduling.
- The 'former school building' is also recommended to be the named primary feature, alongside the 'Memorial Peace Oak tree'.

- While some changes have taken place in portions of the interior, other areas retain high integrity and strongly read as an early twentieth century school building. A piecemeal approach to the management of the interior is not recommended, and instead it should be best managed as a whole. On this basis, no formal named exclusions are recommended. However, it is recognised that there are some non-contributing features. These are better managed through the more detailed conservation planning documents and via the resource consent process.
- The wider site is a large public park, consisting of a number of allotments combined together to form Central Park and its surrounds. The land forming the wider site does not all relate to the former school use, with some land acquired from the New Zealand Railways upon closure of the school in the 1970s. An extent much smaller than the entire wider site is considered appropriate in this instance.
- The spatial extent is recommended to extend along the reserve's frontage on Wood Street. The site frontage is important because the building's front facade is designed to project to the streetscape, creating a sensitive interface with the land forward of the building. The proposed extent also encompasses a portion of the site adjoining to the Great South Road, on the eastern edge of the park. This area encapsulates the historic Peace Oak tree and the area surrounding the eastern side elevation of the Papakura Old Central School building. The recommended extent also includes the area of park, adjoining to just before the start of Opaheke Road.
- Other nearby features are simultaneously subject to evaluation at this time. On this basis, the horizontal line across the rear of the extent of place has been set out to align with the far portion of the reserve across the road at 278 Great South Road (Allot 115 Section 11 Papakura Village), which encapsulates the historic Papakura - Karaka War Memorial. This forms a rational rear boundary, which aligns with this nearby feature's proposed rear boundary. Likewise, the proposed extent of place for the former Papakura Courthouse and Lock-up lines up with the buffering northern edge of the extent of place at 59R Wood Street (Allot 227 and 226 Sec 11 Village Papakura).
- The extent of place set out also encompasses the entrance gates on the corner of Wood Street and Great North Road, which are a supporting feature.





Figures 4a and 4b. Recommended extent of place with base map and 2011 aerial underneath.

## 10.0 Recommendations

The Papakura Old Central School meets the threshold of overall considerable significance to the locality. The place has exceptional (a) historical, considerable (b) social and (g) aesthetic significance. Alongside this, while of moderate value, the place also has context and physical attributes significance, which provide a contribution to the wider values of the place. The place meets the criterion thresholds in accordance with the Regional Policy Statement (RPS) B4.1 Policies 1-6, as a Category B historic heritage place. This recommendation is inclusive of the building's interior.

## 11.0 Table of Historic Heritage Values

The following table summarises the assessed value of the place in relation to each of the criteria and the context within which it has value:

<b>Significance Criteria (A-H)</b>	<b>Value* (None, Little, Moderate, Considerable, Exceptional)</b>	<b>Context (Local, Regional, National, International)</b>
A- Historical	<b>Exceptional</b>	<b>Local</b>
B- Social	<b>Considerable</b>	<b>Local</b>
C- Mana Whenua	<b>N/A</b>	<b>N/A</b>
D- Knowledge	<b>Moderate</b>	---
E- Technological	<b>Little</b>	---
F- Physical Attributes	<b>Moderate</b>	<b>Local</b>
G- Aesthetic	<b>Considerable</b>	<b>Local</b>
H- Context	<b>Moderate</b>	<b>Local</b>

**\*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

The details proposed for inclusion into the AUPOIP are as follows:

<b>Place Name and/or Description</b>	Papakura Old Central School building and Memorial Peace Oak Tree
<b>Address</b>	57R Wood Street, Papakura; Central Park Reserve
<b>Legal description</b>	ALLOT 205 SEC 11 VILLAGE PAPA KURA; ALLOT 224 SEC 11 VILLAGE OF PAPA KURA
<b>Category</b>	B
<b>Primary Feature</b>	School building (former), Memorial Peace Oak tree
<b>Known Heritage Values</b>	A,B,G
<b>Extent of Place</b>	<p>Insert the following as the historic heritage place overlay planning map:</p> 
<b>Exclusions</b>	---
<b>Additional Controls for Archaeological Sites or Features</b>	---

<b>Place of Maori Interest or Significance</b>	---
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### 13.0 Other Matters

- The 1924 Infant Block, located at 57 Wood Street, Papakura has not been formally assessed through this evaluation. As the other remaining building from the occupation of the site as a school, it may warrant further research and evaluation.
- As a public space, the cluster of historic heritage features in and around Central Park would benefit from onsite interpretation material, providing an overview of key historical facts.

**Author and position**

Cara Francesco - Principal Specialist Built Heritage

**Date**

August 2017

**Reviewer**

Elise Caddigan  
Specialist Built Heritage

**Date**

August 2017

## **Appendices**

Appendix 1: Further historical research

Appendix 2: Comparative analysis

Appendix 3: Certificate(s) of title and maps

Appendix 4 Historic photographs over time

Appendix 5: Site inspection photographs

Appendix 6: Drawings

Appendix 7: Timeline of known key events and modifications to the building

Appendix 8: Names of the school over time

Appendix 9: Reserve Management Plan -extracts

## Appendix 1: Further historical research

### Background context

*The following background context on the history of primary education in New Zealand is derived from the Appendix 1 historical research set out in the Richmond Road Manual Training School historic heritage evaluation.*

*Source: Freeman, R. (2016). Historic heritage evaluation of Richmond Road Manual Training School, Richmond Road, Ponsonby, Auckland Council.*

### History of Primary Education in New Zealand: Origins-1877

Education for children in New Zealand goes back to the initial European contact period. Traditionally, Māori educated some children in whare wānanga, and from 1816 missionaries also established schools for Māori to teach them literacy and practical skills.<sup>37</sup> Mission schools became more numerous in the 1830s and 1840s and directly benefitted under Governor Grey's Ordinance of 1847, which provided subsidies from the central government for denominational schools. It is also noteworthy that mission schools provided free education at a time when nearly all schools for European settlers charged fees.<sup>38</sup> As a result

*“...at this time literacy was more widespread among Māori than Europeans, and further, Māori students were putting their knowledge to effective use as they took up roles as traders, farmers, ship-owners and labourers. This can hardly have failed to act as a stimulus to the colonists to get ahead with the task of making an adequate educational provision for their own children”<sup>39</sup>*

A federal form of government was established in New Zealand through the Constitution Act 1852. This Act divided the colony into six provinces, each with an elected provincial government. The provincial governments were responsible for most public affairs that affected their region, including the organisation and management of education. The provincial governments differed significantly in their ideas, the extent of their resources, and the value of their educational endowments, and therefore the provision of education throughout the colony was varied.<sup>40</sup>

School systems were well-developed in parts of the South Island, but less so in the North Island due to economic differences. In the South Island there were millions of acres of treeless land, so that farming could begin immediately, and the discovery of gold added wealth. Whereas most of the North Island was covered in dense bush which had to be cleared before land could be productive. Further, the North Island was strained and impoverished by the Māori Land Wars, and lacked substantial endowments for religion or education.<sup>41</sup>

The six provinces were largely isolated from each other and developed a strong sense of independence and individuality. The difficulties of transport and communication were such that close control of public affairs from the central government was a practical impossibility. By the late 1860s, however, avenues of communication were improving, a sense of national unity was growing, and there was a developing conviction that there were many matters of common interest that called for action on a national scale. It was

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<sup>37</sup> Swarbrick, N. (2012). Primary and secondary education. In *Te Ara - the Encyclopedia of New Zealand*. Retrieved from: <http://www.TeAra.govt.nz/en/primary-and-secondary-education/page-1>

<sup>38</sup> UNESCO. (1972). *Compulsory education in New Zealand: A study initiated by the National Commission for UNESCO (second revised edition)*. Paris, France. p 19.

<sup>39</sup> UNESCO. p 19.

<sup>40</sup> UNESCO. p 13.

<sup>41</sup> UNESCO. p 16.

during this time that a demand for intervention by the central government in educational affairs began to express itself.<sup>42</sup>

Meanwhile, central government supported a separate 'native school' system for Māori children. By 1870, there was a free basic education system in many places but only about half of all children between five and 15 were attending school.<sup>43</sup>

By 1870, Parliament agreed that something should be done, but found it much harder to agree on what, and how. An education bill was introduced in 1871 and another in 1873, but both had to be withdrawn because of sharp disagreement over the division of powers between the central and provincial governments. In 1876, however, the issue of education was forced when the provincial governments were dissolved.<sup>44</sup>

Charles Bowen, the Minister of Justice, was primarily responsible for the bill that was later amended to become the Education Act 1877. The Act provided free, secular and compulsory education for all children from age seven to thirteen.<sup>45</sup> The Act also established a national framework to manage and organise the new education system. The Department of Education, presided over by the Minister of Education, was created in addition to 12 education boards and a national body of school inspectors.<sup>46</sup>

As with all legislation, the effectiveness of the Education Act 1877 depended on its practicality and the resources to enforce it. Many children faced difficulties attending school, especially those from rural areas where travelling to school could be onerous, and their contributions to farm labour were perceived as a better use of time. That said,

*“...the introduction of free education invariably resulted in large increases in enrolments, and it is clear that many were prepared to make heavy sacrifices in the interest of schooling their children.”<sup>47</sup>*

### **European Settlement of Papakura**

The village of Papakura was established in the late 1840s, in the sector formed by the current Coles Crescent area.<sup>48</sup> Prior to this, Māori were the owners and occupiers of the area. In the years before a formal school was established, there were few European settlers in the District of Papakura.

Papakura began as a British settlement with English, Scottish, Welsh and Irish immigrants. There were only 23 recorded European settlers residing in Papakura in 1848. By 1854, there were 40 settlers. The landscape they arrived in was scrub, swamp and muddy inlets<sup>49</sup> that presented a rough landscape in which to establish a permanent settlement.

The map of the first subdivision in Papakura dates to 1853, whereby the Papakura Village Reserve was subdivided into town lots.<sup>50</sup>

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<sup>42</sup> UNESCO. p 20.

<sup>43</sup> Swarbrick, N (2012).

<sup>44</sup> UNESCO. p 20.

<sup>45</sup> Swarbrick, N. (2012).

<sup>46</sup> UNESCO. p 21.

<sup>47</sup> UNESCO. p 18.

<sup>48</sup> Craig, E. (1982) *Breakwater against the Tide*. Ray Richards Publisher: Auckland). p 10.

<sup>49</sup> Gurau, T. (2013). *Building faith: First Presbyterian Church: a compilation of information about how and who built the two church buildings, the first in 1859 and the second in 1926*. First Presbyterian Church: Papakura. p 7.

<sup>50</sup> Ibid, p 14.

## The school over time

### Initial years

The first school in Papakura started in the mid-1850s, in the small Wesleyan Chapel, paid for by early Methodist settler Mr. George Cole. This early church was situated in the vicinity of the present Methodist Church on Broadway.<sup>51</sup>

In the absence of compulsory education, there was little real encouragement for Papakura parents to send their children to school. Money for equipment and teachers had to be paid for by the families. This made it difficult for many to afford. The first school was quite isolated from the residents of Coles Crescent and northwards, which involved a long trek to and from school before the Great South Road had been formed. At this time it was intervening swampy gully, making the track very difficult to navigate. These difficulties, combined with the demands of children to contribute to farming and working the land, meant that attendance at the first school was irregular and most of the time had low numbers.<sup>52</sup>

The school then moved into the newly constructed local Presbyterian Church in 1859, situated on the corner of Great South Road and Coles Crescent. It enabled a larger capacity and for many, a more convenient location. The arrival of the Presbyterian Reverend Thomas Norrie to the area also fostered an even stronger interest in education for the district.<sup>53</sup>

The Presbyterian Church was occupied as a school until approximately 1876-1877, when the purpose-built Central School was constructed.<sup>54</sup> When the school was moved from the Presbyterian church building attendances were relatively poor, probably because of the continued isolation of the settlers and some mistrust in the change in administration from the church to the state. The original Presbyterian Church building remains on the wider church site as an auxiliary church building.

With the move to state run education came changes and expansion. For example, the 1877 Education Act had permitted a teacher in charge of a public school to open an evening school, with the approval of the committee, and to charge one shilling a week to each pupil aged over 13. Papakura began its night school with seven pupils.<sup>55</sup>

By the early 1870s, several public meetings were held, from which it became evident that a separate school building was desirable for the settlement of Papakura, especially now that costs were being met from the public purse. The Board made a grant of £175 for a school, on the condition that the people of Papakura found a further £75 towards the cost. A subscription list was opened and the settlers made liberal contributions.<sup>56</sup> It was appealing that a school would provide another facility that could be used after school hours.<sup>57</sup>

The first part of the building dates from October 1876, (which opened in 1877), built by Mr. Hazard for £305. In its original form, the school building was 55 feet by 25 feet with a 14 foot stud.<sup>58</sup>

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<sup>51</sup> Simms, A. p 7.

<sup>52</sup> Craig, E. p 102-103.

<sup>53</sup> Ibid.

<sup>54</sup> Simms, A. p 6.

<sup>55</sup> Craig, E. p 102-103.

<sup>56</sup> Ibid. p 7.

<sup>57</sup> Smith, M. (2016, second edition). *Open All Hours: Main Street Papakura*. Papakura & Districts Historical Society and Papakura Museum. Stewart Design & Print, Papakura. p 240.

<sup>58</sup> Simms, A. p 7.

According to the minutes of the time, the school filled a long felt want in the way of a meeting venue in the district. Applications from numerous organisations and persons for use of the school came before the committee. The Papakura Library Institute had the use of the building on Friday evenings for £1 per annum and The Good Templers for £9 per quarter. Mr. Wallis of the School Committee for religious services paid £30 for use on Wednesday nights for a whole year.<sup>59</sup>

### **Expansion over time**

With a gradually improved railway service, roads and other transport, more settlers arrived in and around Papakura. Additions were made to the building on several occasions to cope with the increasing number of children attending the school.

The school building was extended soon after construction, with a porch and fireplace in 1879 (neither of which are still extant). To assist with a growing roll, a further classroom was added in 1902, and two further classrooms in 1913. Mitchell and Watt who were the Auckland Education Board architects at the time designed the 1913 addition. Theirs is the dominating style that the building now presents. John Farrell, another Board architect, designed another classroom addition in 1918.

The population of Papakura gradually increased, from 373 in 1901, to 453 in 1911, 700 in 1914 and 1661 in 1926. The 1941 census was cancelled due to the war; however, a population estimate states that Papakura had approximately 1920 residents at this time.

A separate Infant Department was built in 1924, and as the numbers continued to grow, use was made of railway land adjoining the Infant Block. Upon closure of the school in 1972, the building was used as the Papakura Teachers Resource Centre until it vacated in February 2000. Papakura High School purchased the site and is the current owner of 59 Wood Street.

Between the mid-1880s and 1952, tennis courts, pine trees, a dental clinic, swimming pool, speech clinic, and prefabricated buildings were added to the school complex. None of these associated features remain today, other than the Infant Block.<sup>60</sup>

When Ardmore Teachers' College started in 1948, the Central School became the Normal School attached to the Teachers' College, and was also responsible for the model schools at Ardmore and Alfriston. However, with the building of a new school at Papakura North, which eventually became the Normal School, this school reverted back to the Papakura Central School, as other schools had been built and no longer could this be termed the "Papakura" School.<sup>61</sup>

Central School was the only school in the district until 1954. A long list of headmasters, teachers (and assistant teachers) entered and exited the school doors, some making more of a lasting impression than others. Robert McQueen was Papakura's first teacher, and was followed by men such as Henry Worthington, David Jones, and Joseph Elliott.<sup>62</sup> The school produced a Rhodes Scholar, an All Black, a comedian, athletes, politicians, writers along with successful business men and women, adding to its colourful and lengthy history.<sup>63</sup>

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<sup>59</sup> Papakura School Diamond Jubilee. p 7.

<sup>60</sup> Simms, A. p 8-17.

<sup>61</sup> Papakura Central School. Accessed from <http://www.papakura-central.school.nz/our-history>

<sup>62</sup> Craig, E. p 99-108

<sup>63</sup> Simms, A. p 35-36.



The building ceased to function as a school in 1972 on its centennial year. The new Papakura Central School on Ray Small Drive was opened in 1973, with the transfer of pupils and staff from the Wood Street site.<sup>64</sup> Since its closure as a school, the building has been home to a number of community-based groups. In particular, the premises for several community groups such as Community Network Craft, a radio station, tae kwondo group, the Citizens Advice Bureau, Papakura Potters and the Papakura City Brass Band.

In 1987, the Papakura District Council leased the Old Central School to the Papakura District Community Arts Council.

Over time, the school has seen a number of name changes, or references by different names; it was the Papakura Free School in 1877, between 1880 and 1939 it was known as Papakura School, Papakura State School and Papakura Primary School. Between 1940 and 1947 it went by the names of Papakura Normal School, and was known as Papakura Central School from 1957 until its closure in 1972. Today, the building is commonly known as Old Central School.

### Background on memorial oak tree


**52 Papakura memorial oak tree**  
Central Park Reserve, 57 Wood Street

This tree was planted by Reverend Wood on Saturday 19 July 1919, during the peace celebrations after the First World War. Reverend Wood's eldest son, William, served in the war and died of wounds on 4 September 1918. The inscription on the concrete scroll at the base of the tree marks the date New Zealand entered the war (5 August 1914) and the date the Treaty of Versailles took effect (10 January 1920).

This site was originally part of the Papakura School grounds. The *Auckland Star* newspaper reported that school children gathered at the school grounds for the peace celebrations and tree planting. The land and former school buildings were developed as a park in the 1970s.

The Papakura-Karaka war memorial was unveiled nearby in June 1921. The memorial column below the carved soldier in full battle dress was inscribed with 33 names. A carved figure of a crouched lion was added in July 1921.

*Papakura memorial oak was planted on July 1919 to commemorate peace and victory after the war*



Extract from Auckland's First World War Heritage Trail.

Auckland's First World War Heritage Trail. Accessed from:  
<http://www.aucklandcouncil.govt.nz/EN/newseventsculture/heritage/ww100auckland/Documents/ww100heritagetrailbrochure.pdf> p 53.

<sup>64</sup>Papakura Central School. Accessed from <http://www.papakura-central.school.nz/our-history>

## 1919 Peace Celebrations

On 12 November 1918, New Zealanders celebrated the news that an armistice had been signed between the Allies and Germany the previous day. However, this did not mark the official end of the war; the terms of peace had not yet been signed. Almost immediately, communities began to plan elaborate peace celebrations that would mark the wars official end in a manner befitting the sacrifices made.<sup>65</sup>

The 1919 peace celebrations in New Zealand were complicated by two factors. The first was a worsening coal shortage that affected transport and electricity supplies. Because of the uncertainty surrounding rail services, the government gave more responsibility to local bodies to organise their own peace celebrations. The coal shortage even curtailed illuminations in centres that relied on coal-fired electricity generation.<sup>66</sup>

The second factor was confusion over the timing and form of the imperial peace celebrations. New Zealand's preparations were well advanced when the British government changed its plans after the Treaty of Versailles was signed on 28 June 1919. The New Zealand government agreed to follow the new British plan – a day of thanksgiving on 6 July and peace celebrations on 19 July – but many communities had already planned events that would run over three days. In the end New Zealand celebrated peace with the rest of the Empire on the 6th and the 19th (Soldiers' Day). But it also held a second day of thanksgiving on the 20th and a Children's Day on the 21st.<sup>67</sup>

### **The architects: Mitchell and Watt (architects attributed to the 1913-4 works)**

John Mitchell was born in Ramelton, Northern Ireland, and received his architectural training in Ireland before emigrating to New Zealand in 1888 and settling in Auckland. He became known for his early use of reinforced concrete. In 1893, he invented a baked earthenware block which was used in domestic construction. He left for England in 1912 and was involved with a prefabricated housing project at Bournemouth. He retired in 1922 and returned to New Zealand.

Robert Watt was born in Scotland and studied architecture in Glasgow with the firm of Barclay Bros. He immigrated to New Zealand about 1878 for health reasons and practised in Auckland both on his own and, from 1892, in partnership with Mitchell.

Mitchell and Watt were appointed architects to the Auckland Education Board in 1892. Mitchell undertook new work while Watt undertook rebuilding projects and renovations to existing buildings. Their work includes Bayfield School (1896, 1904), the first three manual training schools in Auckland (1903), schools at Te Mata (1905) and Maungatautari (1905), additions to schools at Cambridge (1900) and Dargaville (1905), and the Seddon Memorial Technical College (1908-13). Non-educational buildings include the Mt Eden Congregational Church (1900) and Entrican Building (1903-4). Watt was responsible for the design of the Leys Institute, Ponsonby (1905-06).<sup>68</sup>

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<sup>65</sup> Peace celebrations in 1919. Accessed from: <https://nzhistory.govt.nz/war/1919-peace-celebrations>, (Ministry for Culture and Heritage). [Last updated 27 August 2014].

<sup>66</sup> Ibid.

<sup>67</sup> Ibid.

<sup>68</sup> Biography on architect derived from content at Heritage New Zealand. (1990). *Bayfield School (former)*. <http://www.heritage.org.nz>


## Appendix 2: Comparative analysis

This expands upon the analysis set out in section 6 of this evaluation. Below is a list of school buildings considered to be of strong relevance. These are generally from within the Auckland region, as this is the area of greatest relevance. Particular attention has been given to other school buildings from within the southern area of Auckland, particularly the far south. The other key requirement for inclusion is school buildings that fall within the period of significance (pre-1918). Some of the places selected are also due to points of architectural commonality with the Papakura Old Central School building. These are generally state schools, but where relevant religious schools have also been included.

The table below notes whether the places are subject to statutory heritage management, and whether the place is on the Heritage New Zealand Pouhere Taonga list.

*This list is not intended to be exhaustive of all possible remaining school buildings in the region.*




**Table A: School buildings of relevance within and outside Auckland region**

Place name	Details	Photograph	Notes
<b>WITHIN AUCKLAND REGION</b>			
Former Onehunga Primary School (Onehunga Community House)  83 Selwyn Street, Onehunga	Category A, ID 01841  Includes scheduled interior  Heritage New Zealand listed #7109, Category 2	 Figure 5. AC, 2013.	Constructed and opened in <b>1901</b> to the design of Government architects, John Mitchell and Robert Watt. Onehunga Primary is a well-regarded example of their work. During its use as a school, minor modifications were undertaken, mainly to cope with overcrowding. Like the Papakura Old Central School, it is no longer a school building and is today used as a community facility. The former Onehunga school is architecturally a more elaborate example than Papakura. This is reflected in its category A status. <sup>69</sup>
Queen Victoria School  27 Glanville Terrace, Parnell	Category B, ID 01665	 Figure 6. AC, 2012.	The building complex accommodating the Queen Victoria Maori school for girls was constructed in <b>1902</b> , to the design of well-known Auckland architect Edward Bartley. <sup>70</sup> The school building differs from the Papakura building that it is two storeys. It appears to have had a higher level of additions. Like the Papakura School, it no longer operates as its original school, closing in 2001.

<sup>69</sup> Bade, D. (2013). *Historic heritage evaluation: Onehunga primary school (former)*. Auckland Council Heritage Unit: Unpublished study.

<sup>70</sup> Heritage Unit scheduled properties file information for 27 Glanville Terrace.



<p>Beresford Street School (former)</p> <p>14-16 Howe Street, Freemans Bay</p>	<p>Category B, ID 01698</p>	 <p>Figure 7. AC, 2012.</p>	<p>Constructed by O. E. Farrow in August <b>1908</b>,<sup>71</sup> to the design of Education Board architect John Farrell.<sup>72</sup> Much of Farrell's original design remains intact today. This building is the only remaining early building left of the Beresford Street School, closed in late 1970s and amalgamated with Napier Street School, as part of Freemans Bay Primary. The building today is used by Auckland Girls' Grammar School.<sup>73</sup> It has two side wings and a central axis, which is a point of similarity with the Papakura Old Central School.</p>
<p>Bayfield Primary and infant block (former)</p> <p>272 Jervois Road, Herne Bay</p>	<p>Category B, ID 1706</p> <p>Heritage NZ listed, #112, Category 1</p>	 <p>Figure 8. AC, 2012.</p>	<p>The first school on the site dated back to <b>1886</b>. The first building on the site was added to in <b>1896</b>, and a new Infant Department building was constructed to the design of then-Board architects Mitchell and Watt. The original plan for this 1896 building comprised a room with a corridor between that and the existing rooms. These were later extended to take in the corridor. In <b>1904</b>, a new school building was erected, consisting of four rooms, together with headmaster and teachers' rooms. Again, this was designed by Mitchell and Watt. In <b>1910</b>, there was the addition of another room to the main building. This was followed by a further room in <b>1912</b>, and another room and porch in <b>1913</b>. The old school was closed in 1976. The 1896 and 1904 buildings are both in the Queen Anne style. The only other example of this period of school construction remaining in the Auckland City area is the former Onehunga School. Bayfield has a point of commonality with the Papakura Old Central School building, in that the building has expanded in its initial 40 years in order to provide for a significantly expanded roll. The building of value is an accumulation of earlier additions which collectively have value.<sup>74</sup></p>
<p>Newmarket Manual Training School (former)</p> <p>Seccombes Road, Newmarket</p>	<p>Not scheduled at present</p>	 <p>Figure 9.Reynolds &amp; Associates for AC, 2016.</p>	<p>Constructed in <b>1903</b> to the design of Mitchell and Watt. It was designed to have a cookery section (for girls) and a separate woodwork section (for boys). The building was relocated from within the wider school site, but has been in its current position for approximately 90 years. The former Newmarket Manual Training School has stylistic similarities to the design</p>



<sup>71</sup> Beresford Street School. (1938)*Souvenir; The Beresford Street School Diamond Jubilee 1878 -1938 April 7<sup>th</sup> to 10<sup>th</sup>*. Unpublished (?). p 4.

<sup>72</sup> Plan No. 2228, Auckland City Environments site file.


<sup>73</sup> Heritage Unit scheduled properties file information for 14-16 Howe Street.

<sup>74</sup> Heritage New Zealand Pouhere Taonga. Bayfield School (former). Accessed from:

<http://www.heritage.org.nz/the-list/details/112>


			of the former Papakura school, but Newmarket has stronger Queen Anne influences. The Newmarket example is very similar in its history and design to its Ponsonby counterpart.
Ponsonby Manual Training  113-127 Richmond Road, Ponsonby	Not scheduled at present		The training school was opened on 2 July 1903. Two other manual training schools in Auckland were opened on the same day, Newmarket School (extant) and Newton East (demolished).
Otahuhu Technical School  Otahuhu Primary School, 41 Station Road, Otahuhu	Scheduled, Category B, ID 2577		The Otahuhu Technical School building was built in two stages, originally constructed in 1909, with 1915 additions. It has a simple gabled portion, built in 1909 which has a central porch on the end elevation at the eastern end, with four six over six light double hung sash windows along each side. At the western end is the 1915 addition, with a gabled roof perpendicular to the original part. <sup>75</sup>
<b>SOUTHERN AUCKLAND</b>			
Drury Primary School  Great South Road, Drury	Not scheduled		The building has seen substantial modifications and only a limited amount of early fabric remains. It remains in use as part of Drury Primary School. It has not been established when the building was constructed, but based on its architectural style appears to be pre 1920s.
Flatbush School (former)  Flatbush School Road/Murphys Road, Flatbush	Scheduled, Category B, ID 01354  Heritage NZ listed #2655, Category 1		Flatbush School was constructed in 1877.  Next door remains the old school house which is also scheduled as well as the former Baverstock School which was also located in Flatbush and relocated to the subject site in 2011.

<sup>75</sup> Matthews and Matthews Architects for Auckland Council. (2013). *41 Station Road, Otahuhu Heritage Assessment*. Unpublished. pp 8-9.

<p>Old Mangere Central School (and School House)</p> <p>299 Kirkbride Road, 5R Naylor's Drive, Mangere</p>	<p>Scheduled, Category A*, ID 01417</p> <p>Heritage NZ listed #2656, Category 2</p>	 <p>Figure 15. AC, 2012. Rear elevation of school building</p>	<p>Constructed in c. <b>1880</b>, the site ceased use as a public school in 1964. Next door remains the old school house, which is also scheduled. Auckland Council owns both.</p>
<p>Pollok School (former)</p> <p>2112 Awhitu Road, Waiuku</p>	<p>Scheduled, Category B ID 02233</p> <p>Heritage NZ listed, #7780, Category 2</p>	 <p>Figure 16. Franklin District Council heritage files, 2010.</p>	<p>Constructed in <b>1883</b>. The building served as the local primary school for over 120 years until its closure in 2005. It is now managed by a community group on Council land. It is of relevance to the former Papakura school in relation to its age of initial construction however, it remains much more compact than Papakura, which changed considerably in its first 40 years to accommodate a significant roll increase.</p>
<p>Awhitu School (former)</p> <p>Hamilton Road, Awhitu</p>	<p>Not scheduled</p>	 <p>Figure 17. AC, 2016.</p>	<p>The former Awhitu School was built in <b>1889</b>, after the earlier building was burnt down. Consolidation of the schools on the Awhitu peninsula into the one Awhitu District School in September of 1949 signalled the end of the building being used for schooling. Since then it has remained in use by the community for various functions and clubs and is owned by Auckland Council.</p>
<p>Hunua Primary School (former)</p> <p>YMCA Camp Adair – Hunua Road, Hunua (suspected relocated position)</p>	<p>Not scheduled</p>	<p>No verified current image sourced.</p>	<p>The old Hunua School building was opened in <b>1884</b>. It is now thought to be situated on Camp Adair camp, but this has not been verified. It is a much smaller building than the former Papakura school building, but is of relevance both in relation to age and its nearby location.</p>
<p>Alfriston Meeting Hall/School house (Meeting House) (former)</p> <p>1348-1350 Alfriston Road, Alfriston</p>	<p>Not scheduled</p> <p>CHI # 13569</p> <p>NZAA# R11/2074</p>	 <p>Figure 19. AC, June 2017.</p>	<p>The building was constructed in the <b>mid-1880s</b>, originally as a school house, in conjunction with the Church of Christ Sunday School. The school operated as a half-day only school, so the building was also used for meetings, Sunday school, a library, dances, and social occasions. Following the construction of the Alfriston Hall in 1904, use of the building became irregular and eventually the building was sold, becoming a residence.<sup>76</sup> The building is currently in a very poor state and is derelict. It is significantly smaller than the Papakura School, and was not used as a school for an enduring</p>

<sup>76</sup> Clough and Associates, for Aecom. (2014). *Mill Road Redoubt Road Corridor Manukau City: NOR Archaeology Assessment*. Unpublished. p 28.



			length of time, like the Papakura Old Central School. Its greatest point of relevance is that it is located in a nearby settlement to Papakura.
<b>OUTSIDE OF AUCKLAND REGION</b>			
Cambridge Primary School  Corner Wilson and Duke Streets	Heritage NZ listed # 4157, Category 1	 <p>Figure 20. Courtesy of Megan Walker (AC), February 2017.</p>	While the overall form of the building is the product of several additions, a homogeneity of design has been achieved. Gothic elements such as steeply pitched roofs, gables and an emphasis on picturesque variety in the placement of individual blocks have been employed. Cambridge Primary School is a fine example of a Victorian educational building whose current form is a reflection of the New Zealand tradition of adaptation and addition. <sup>77</sup>

**Table B: Currently scheduled places within Papakura**

Schedule ID	Place Name and/or description	Verified location
707	St John's Church and Cemetery	9 Cameron Place, Drury
708	Christ Anglican Church and Selwyn Chapel	103-105 Great South Road, Papakura
709	Residence	141 Park Estate Road, Hingaia
710	Molloy House	264 Hingaia Road, Hingaia
711	Vela House	10 Hinau Road, Hingaia
712	Camp Hilldene Building	113 Harbourside Drive, Hingaia

Commentary: The table above illustrates there is a very limited number of built heritage places afforded statutory protection within the surrounding area. The above list also illustrates that the full array of types of places is also not well represented. The recommendation to schedule the Papakura Old Central School would assist in furthering the thematic spread of representation of scheduled places in Papakura.

<sup>77</sup> Heritage New Zealand. Accessed from: <http://www.heritage.org.nz/the-list/details/4157>

# Appendix 3: Certificate of title and maps

No formal titles have been able to be located for 57R Wood Street, Papakura through Land Information New Zealand.



Figure 21. Plan showing position of Cemeteries, Allots. Village of Papakura. SO 4243 – 1885.





Figure 22. Zoom in on school house and site. This also shows the nearby location of the courthouse, police station, lockup, a meeting house and the library. Plan sho[e]wing position of Cemeteries, Allots. Village of Papakura. SO 4243 – 1885.









## Appendix 4: Historical photographs



Figure 25. Papakura First Presbyterian Church – second location of the local Papakura school. Front and side elevation of the church, with belfry. N.d. Copy held by Papakura Museum. Original source/acknowledgement unknown.

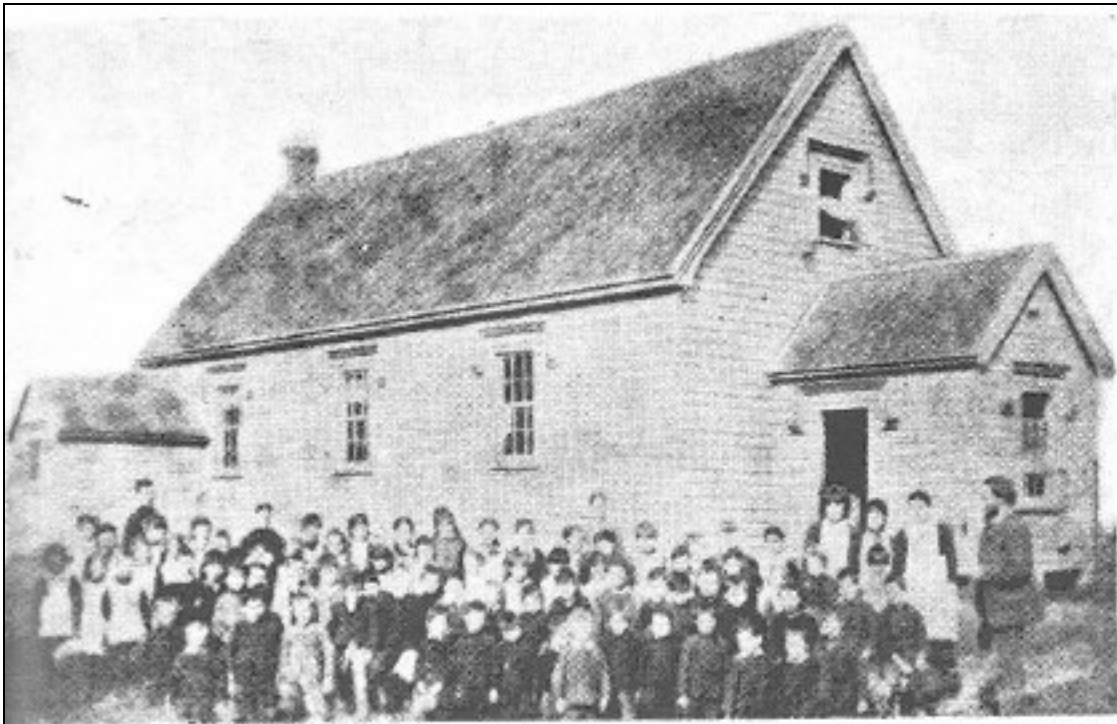


Figure 26. The school building with children gathered in front in 1890. Original source/acknowledgement unknown. Clarke, E (ed). (1985). *Papakura and Districts Souvenirs*. Papakura and Districts Historical Society: Papakura. p 53.



Figure 27. The school building with its first wing, but prior to the adjoining of the second wing. Annotated as c. 1910. Set out in Simms, A. (2001). *Old Central School 1876-2000*. W.J. Deed printing Ltd Waiuku. p 7. Original source of image unknown.



Figure 28. School children in front of the school building. Notated on photo as 1920. Image held and used courtesy of Papakura Museum - Old Central School archive file.



Figure 29. School jubilee of 1927 - celebration with pupils spreading out onto the road. *New Zealand Herald*, Vol. LXIV, Issue 19804, 26 November 1927, p 13.



Figure 30. Golden Jubilee 1927 – gates in the foreground with school behind. *Clarke, E. (1972). Papakura School Diamond Jubilee, 6 November 1937. End of an era. Papakura School Centennial 1872- 1972. Front cover page.*





Figure 30a. Side elevation of school building, and pillars of corner entrance gates in 1926. Papakura Museum – Old Central School archive file (copyright to Museum).

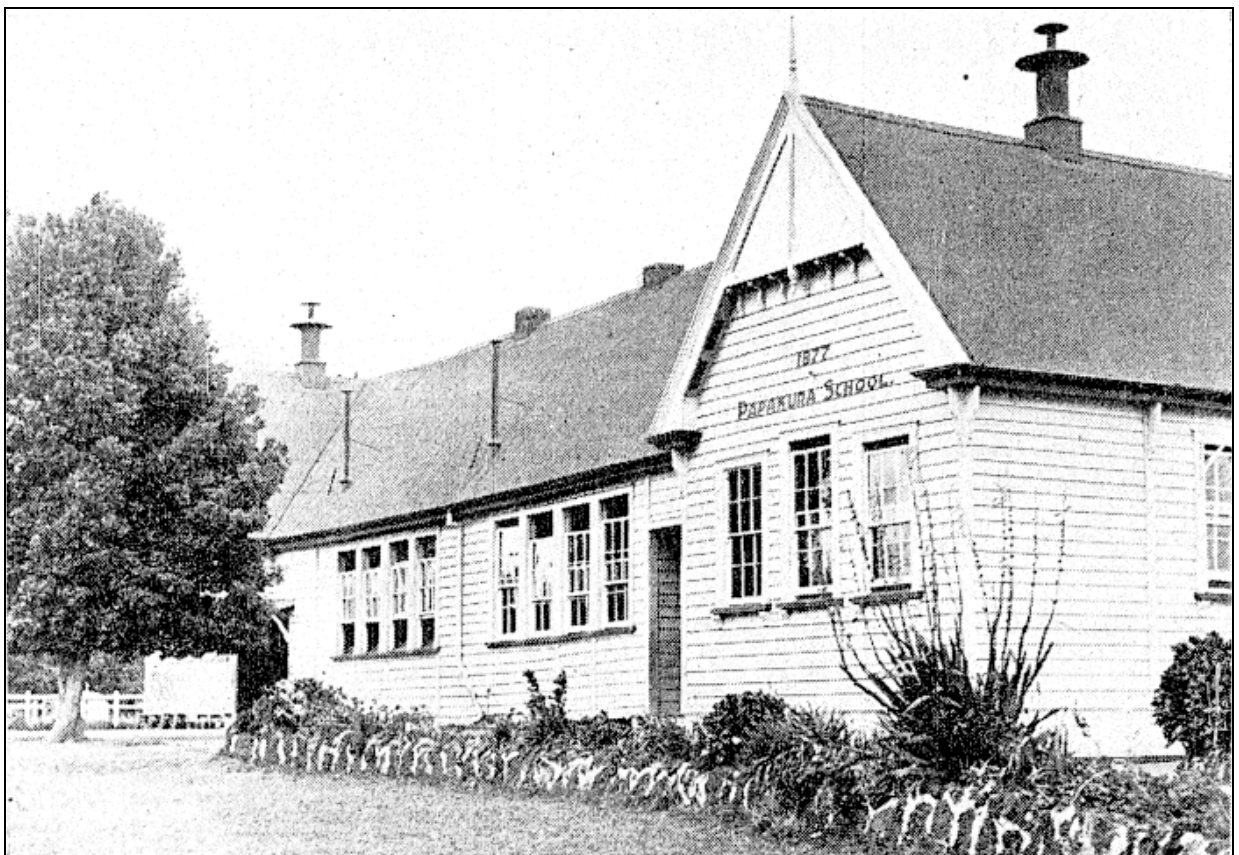


Figure 30b. Courthouse and public school. Unknown photographer (1930s?). Auckland War Memorial Museum. PH-NEG-18567. Accessed from: <http://www.aucklandmuseum.com/collections-research/collections>





Figure 31. The infant block on left, and main school building on right. Clarke, E. (1972). Papakura School Diamond Jubilee, 6 November 1937. End of an era. Papakura School Centennial 1872- 1972. p 9.



PAPAKURA TO CELEBRATE THE DIAMOND JUBILEE OF ITS PUBLIC SCHOOL  
 The Papakura Primary School, which celebrates its diamond jubilee to-day. The celebrations will take the form of a sports meeting and a fireworks display at Prince Edward Park this evening.

Figure 32. Front elevation of the school features in a newspaper article on the school's Diamond Jubilee. *New Zealand Herald*, vol. LXXIV, 22878, 5 November 1937, p 8.



Figure 33. Opening of the swimming pool in front of the school building. Photo likely taken in 1937. Original source of image unknown. Simms, A. (2001). *Old Central School 1876-2000*. W.J. Deed printing Ltd, Waiuku, p 12.

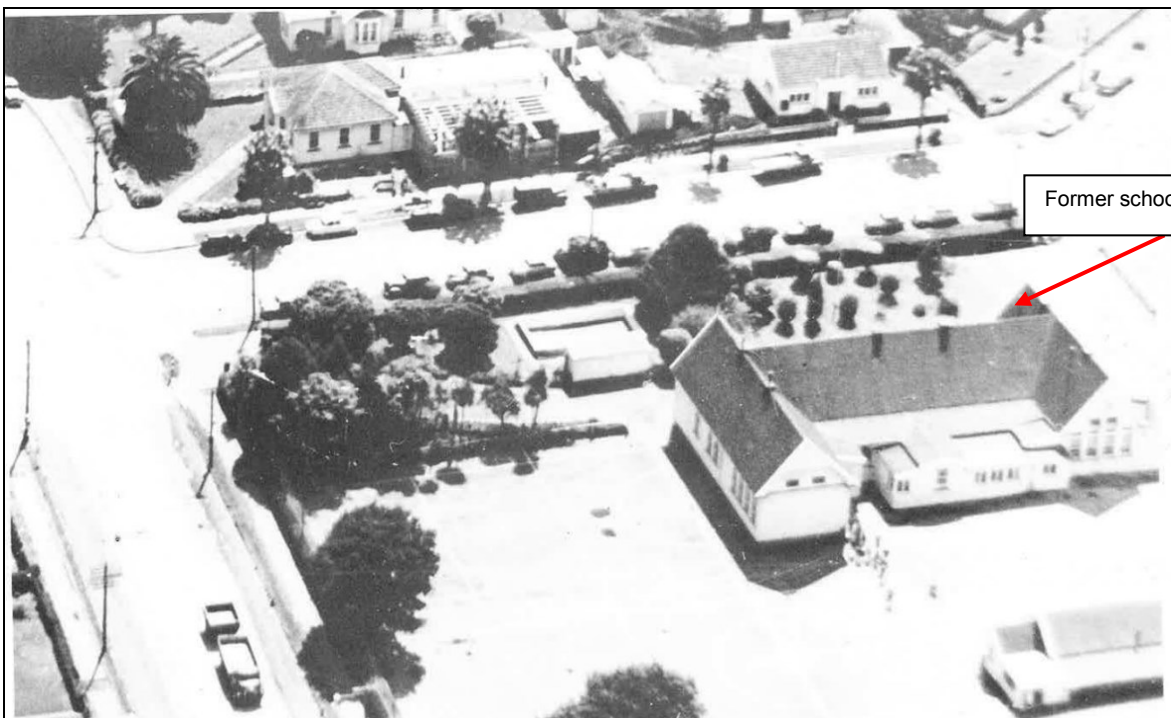


Figure 34. Birds eye view of school. Across the road to the left of the school is the courthouse - 1958. The swimming pool is still present at this time in front of the school building. In this image is another building to the rear of the main school building. Original source unknown. Set out in Simms, A. (2001). *Old Central School 1876-2000*. W.J. Deed printing Ltd, Waiuku, p 14.



Figure 35. Pupils from 1930-1939 at the 1972 Centennial. Simms, A. (2001). *Old Central School 1876-2000*. W.J. Deed printing Ltd, Waiuku, p 33. Original source unknown.



Figure 35a. Papakura Central School Centenary, photo of class 1890-1899. Photo taken 1972. Auckland War Memorial Museum. PH-2014-184. Howards, photographer. Accessed from: <http://www.aucklandmuseum.com/collections-research/collections>



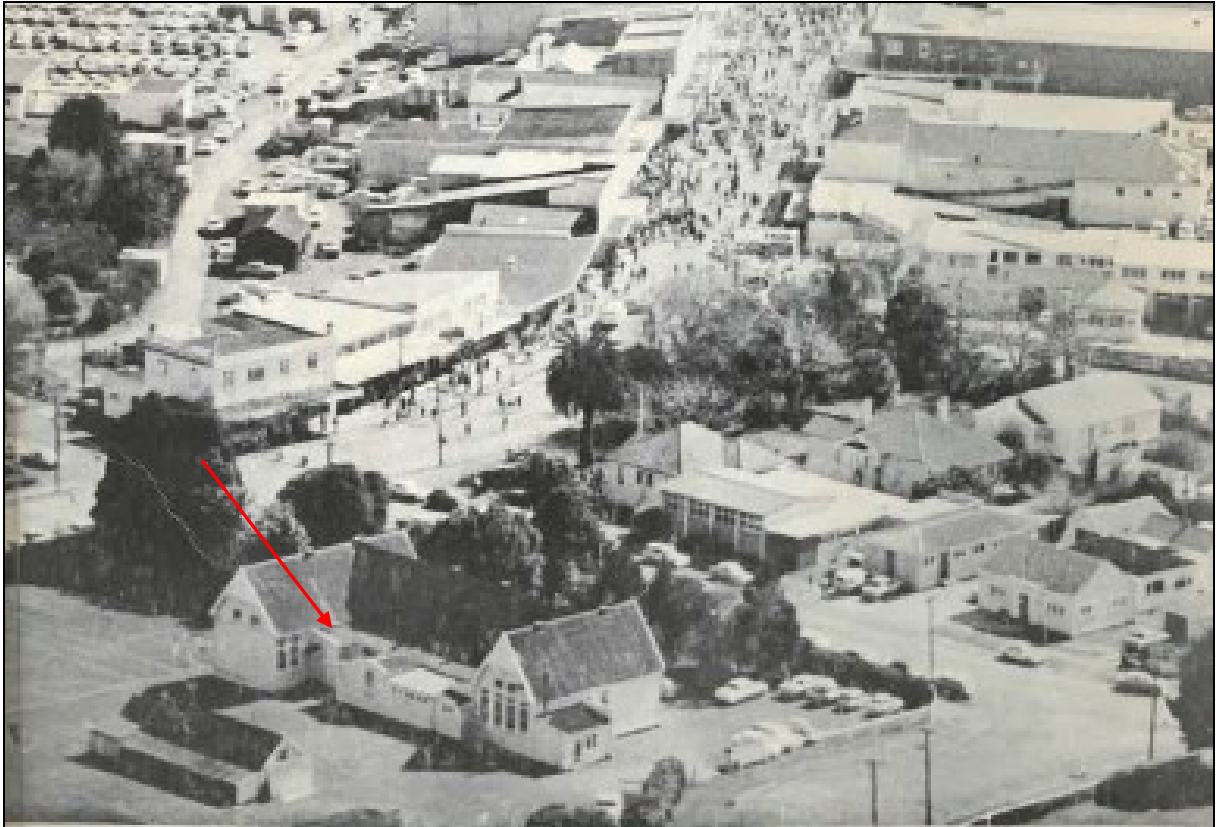


Figure 36. Rear elevation of the school building. (Image cropped). N.d. (but presumed to be early to mid 1970s). Papakura District Council. *Papakura City Festival Yearbook 1975: Souvenir edition events January 25th to March 31st-* (1975) Papakura District Council. Front cover page.



Figure 37. Zoomed in view of Papakura town centre, along the Great South Road and Wood Street. C.1939. On wall of Auckland Council, Papakura Service Centre- upper level – local board offices. (Attributed photographer unknown).

In this frame is the 1924 infant block in the far left, as well as the former King Edward Avenue Road separating the two sides of the school. In the far centre-right of the frame is the main

Papakura Central School building (as indicated by the arrow). On the corner of the Great South Road and Wood Street is the Courthouse and beyond this next to the 1939 police station is the 1927 lock-up. The former Papakura Courthouse and Lock-up were relocated across the road in 1987 and 1994, and now are next to Central Park.



Figure 38. Front and side elevation of the school, with road present. Yousef, R. (1997). Papakura: The Years of Progress 1838-1996. Papakura and Districts Historical Society: Papakura. p 17, n.d.



Figure 39a. Papakura School, Auckland, showing surrounding area, with Papakura railway station in the foreground, and Police complex across the road from the school. 18 February 1954. Arrow indicates school building. Whites Aviation Ltd: Photograph Ref: WA-34640-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23525691> (cropped).

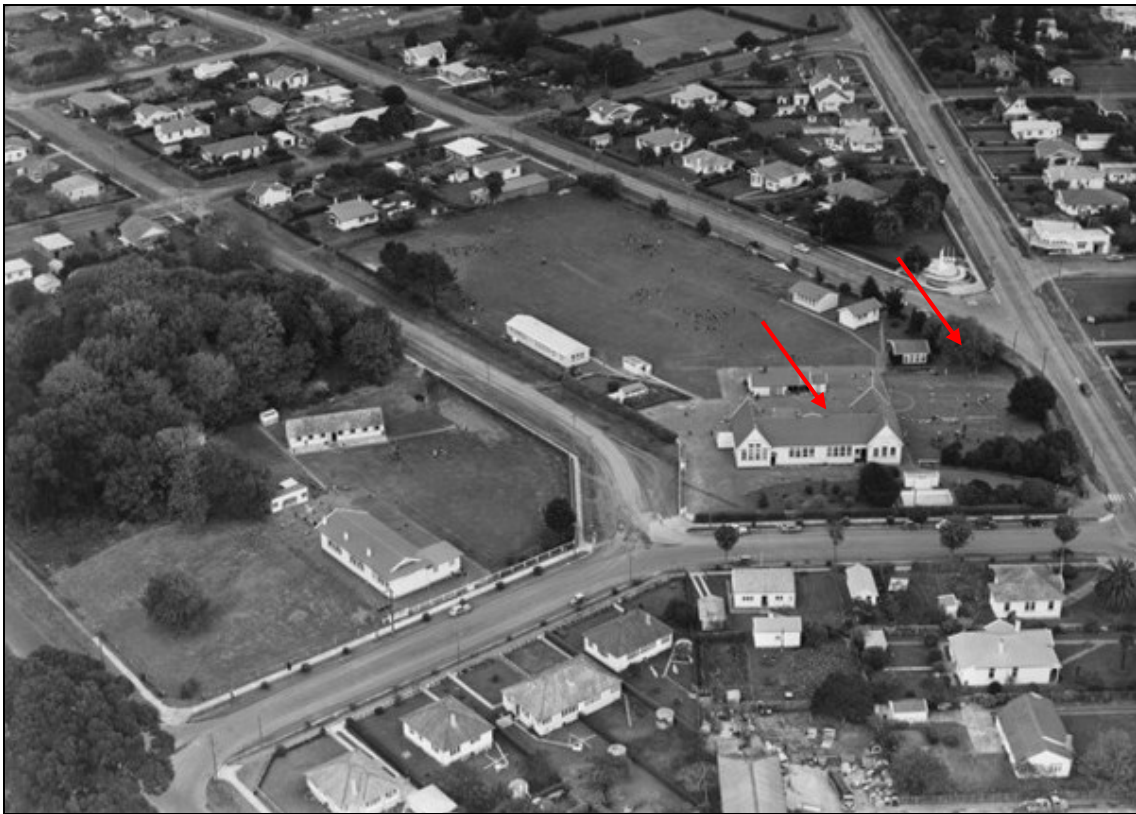


Figure 39b. Papakura, - school site. 6 May 1958. Ref: WA-45890. Alexander Turnbull Library, Wellington, New Zealand. <https://natlib.govt.nz/records/32054201>

Arrow points to main school building and oak tree.



Figure 40. "The Papakura Old Central School is looking a bit different these days as the Papakura City Council gradually turn the old school building into a community centre and the grounds into Central Park ...", Franklin Courier, 27 May 1980, p 1. Manukau Research Library, Courier collection, box 9/26. Footprints 00278 (cropped).





Figure 41. Mayor David Hakins cutting the ribbon at the hand over ceremony of the Papakura Community Art Centre after it has just been painted by Levene's as a community programme. *Papakura Courier*, 5 November 1992.



### School Reunion photographs



Figure 42. Participants of the Diamond Jubilee. Papakura School Diamond Jubilee, 6 November 1937. *End of an era. Papakura School Centennial 1872- 1972.* No page numbers.



Figure 43. Papakura Central School Reunion 1972 – standing in front of the school building. *Papakura City Festival Yearbook 1975.* p 10.

## Appendix 5: Site inspection photographs

Photographs taken in 2016 and 2017 by report author.

Please note:

- *The images set out are examples of features observed. It is not intended to be an exhaustive inventory.*
- *Exterior features are broken down into cladding, roof, windows, doors and openings and special features.*
- *Interior features are broken down into floors, walls, ceiling, doors and openings and special features.*

### Exterior

Figures 44 – 55

#### General exterior

	<p>Figure 44. View from the front of the property on Wood Street. This image illustrates the two side wings and a central axis.</p>
	<p>Figure 45. Rear of the eastern elevation (left wing), with later addition now containing pottery furnace facilities internally. Four double hung timber windows frame this elevation, with barge boards framing the gable roof form.</p>
	<p>Figure 46. Front view of the north-eastern wing.</p>





Figure 47. The western side elevation retains sets of windows across the elevation as a distinctive feature.

**Fenestration/windows**



Figure 48. The front elevation of the building generally contains timber framed, double hung windows in sets. This is often a distinctive feature applied to education facilities in the early twentieth century.



Figure 49. Examples of double hung timber windows in a row on the front elevation (central axis).



Figure 50. Details of windows, with 12 panes. Note the bracketing beneath the sills.



Figure 51. Later timber framed casement windows on the rear addition to the building.

### Doors and openings



Figure 52. Doors.



Figure 53. One of two front entrance doors. Upper panels with glazing and lower smaller panels timber.

## Roof



Figure 54. Gable roof form with colour steel roofing material (which will have been replaced multiple times as part of general maintenance).



Figure 55. Central axis framed by two gables at either end

## Interior

### Floors



Figure 56. Central hall area with wooden flooring. This floor appears to have been replaced over time.



Figure 57. Historic timber floors in potters area.





Figure 58. Carpet, with strong possibility of historic floors beneath in western venue room.



Figure 59. Interior of Potters Club premises. Match stick wall lining, with paint finish.



Figure 60. Windows as seen from the interior of the Potters Club premises. Cloth has been hung from the ceiling to create a feeling of a semi-lowered ceiling. The condition of the ceiling paintwork is peeling in areas.

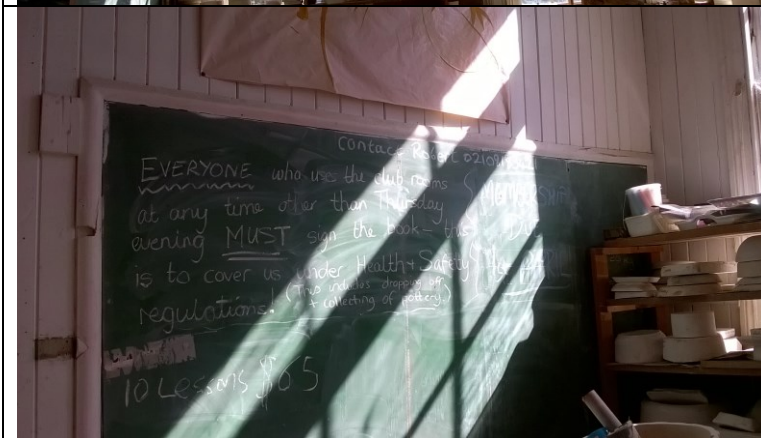


Figure 61. Blackboard in the classroom that remains (Potters Club wing).



Figure 62. Blackboard in the former classroom that remains (now central hall room). Walls are horizontal timber boards.

## Ceilings



Figure 63. Timber support brackets with decorative detailing. Timber match stick ceiling.



Figure 64. Timber support brackets with decorative detailing. Timber match stick ceiling.





Figure 65. Timber support brackets with decorative detailing. Timber match stick ceiling.



Figure 66. Cloth forms a partial false ceiling in the potters workshop (easily removable and of little intrusion to historic ceiling and wall fabric).

## Walls



Figure 67. Vertical timber wall lining in central hall. This is where elements of the oldest fabric may be as it is the core of the original building.



Figure 68. Vertical match stick/tongue and groove timber walls, with paint finish.



Figure 69. Vertical timber walls in the potters workshop.



Figure 70. One of two front entrances with horizontal timber walls.

**Walls (modern / not of historic interest outwardly)**

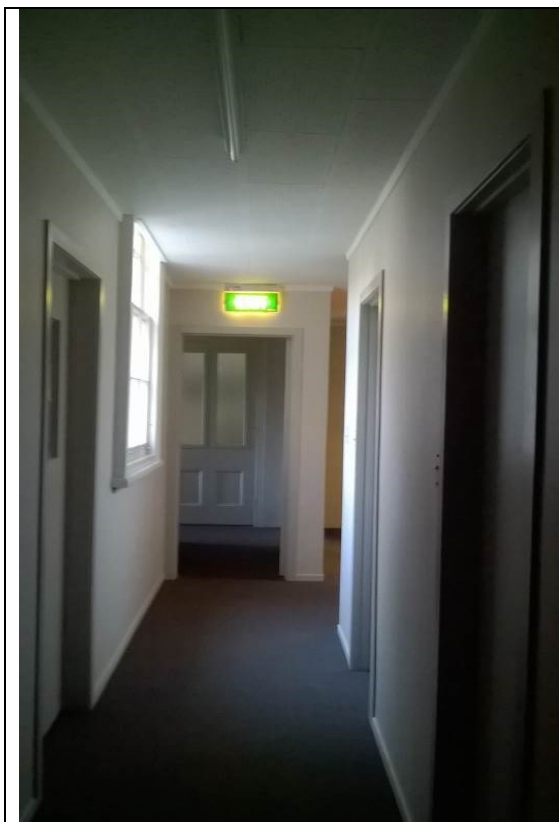


Figure 71. Gib walls in rear hallway.



Figure 72. Hardi plank walls, linoleum floor surface and hollow core doors at rear area of building.

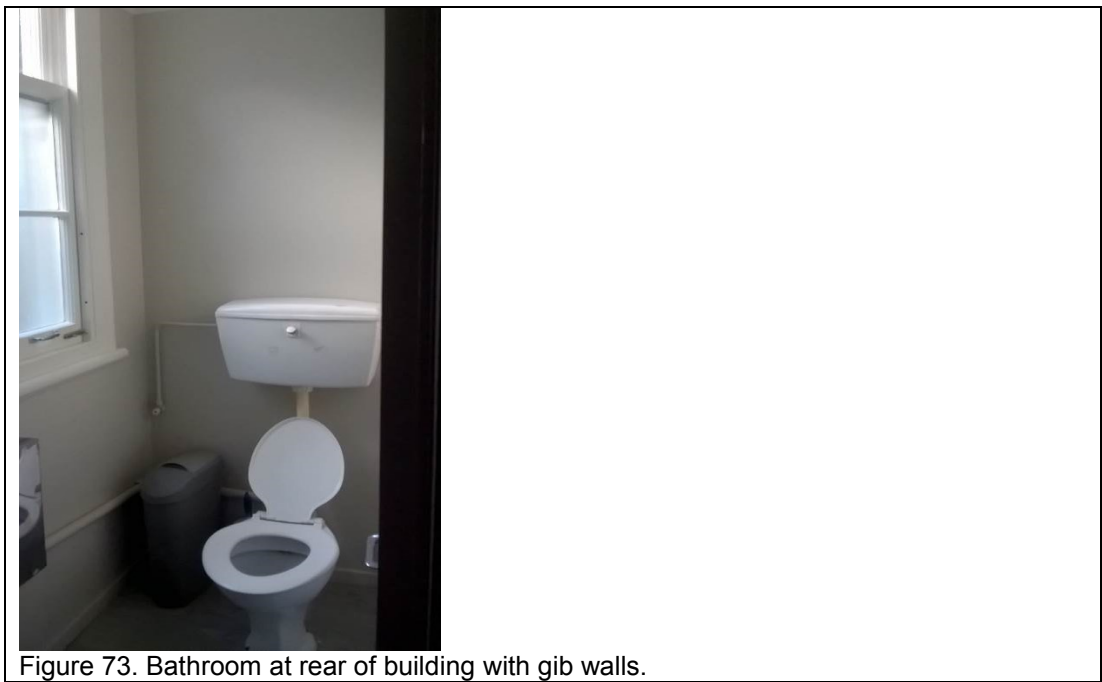


Figure 73. Bathroom at rear of building with gib walls.

**Other features of interest**

There are a few moveable features in the building which discuss the history of the school.



Figure 74. Photo board of historic images of the school, located on the wall within the bookable wing of the building.





Figure 75. Papakura District School Honours Board and Duncan McLennan Memorial Board, mounted and behind glass within the bookable wing of the building.

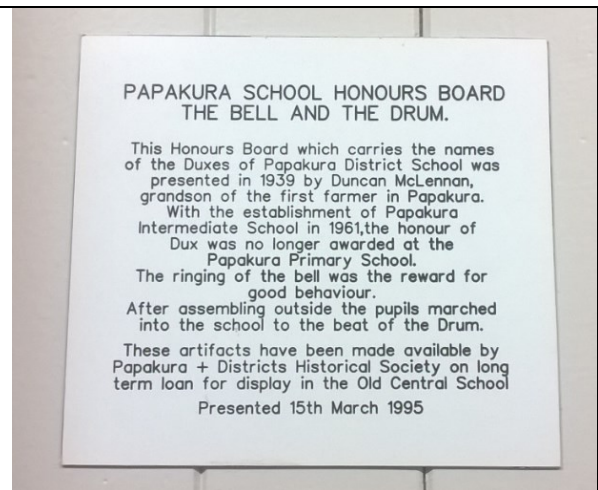


Figure 76. Sign detailing the bell and drum privileged and honours board.



## Interior doors and openings



Figure 77. Glazing and panel solid timber door and associated hardware (in potters workshop)



Figure 78. Fanlights above door as part of door framing (in potters workshop)

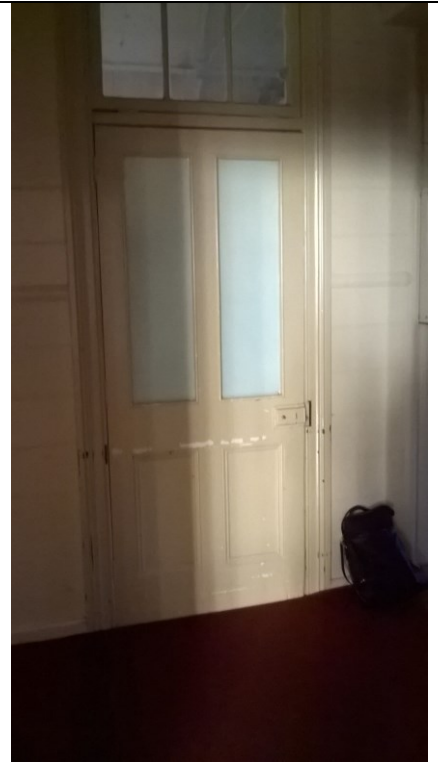


Figure 79. Fanlights above door as part of door framing.



Figure 80. Later, modern door, not of heritage value.



Figure 81. Lockers, possibly from later years of the school. May be of some wider interest in relation to the former use of the place (cupboards on bottom left are clearly later, but likely still from when the building was a school and therefore are of some general interest).

## Context and setting



Figure 82. Brick/stone and wrought iron gates leading into the site, on the corner of Wood Street and Great South Road.

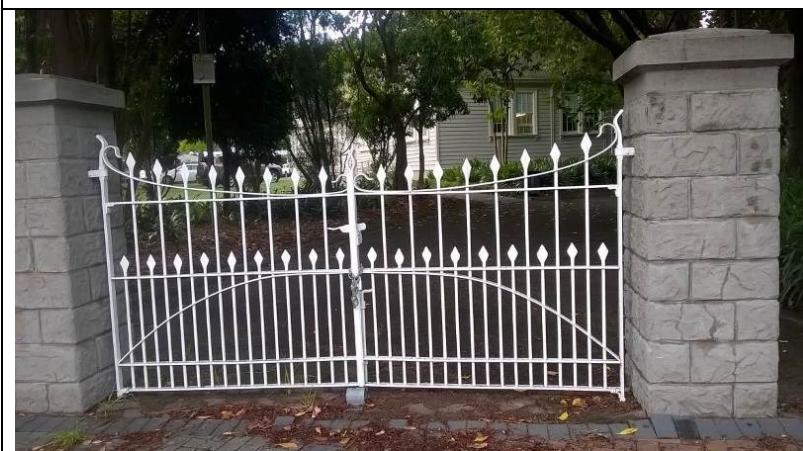


Figure 83. Front gates to the former school – the origins of the gates dates back to 1926. The gates comprise four stone pillars, (the work of Mr. Burgess) with wrought iron, double gates, in the centre and a small single gate either side. They were built with funds raised through a carnival. Some years later, a low stone wall was built each side of the end pillars.<sup>78</sup> The gates and walls are a supporting, associated feature to the school building.



Figure 84. Side elevation of the former Infant Block, located on the adjoining site as the school (59R Wood Street). The 1924 Infant Block is one of the few other buildings remaining from the occupation of the site by the school (other than the main school building).

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<sup>78</sup> Ibid, p 10.





Figure 85. Papakura- Karaka War Memorial on the corner of Great South Road, opposite Central Park and near the Old Central School.

The memorial is a notable feature on the edge of the town centre. The memorial was unveiled in June 1921. The memorial column below the carved soldier in full battle dress was inscribed with 33 names. A carved figure of a crouched lion was added at the base of the column in July 1921. The memorial statue is approximately 85 metres away from the former school building.



Figure 86. To commemorate the end of the First World War, an oak tree was planted in the school grounds (now Central Park). The tree still stands today. A stone plaque is present at the base of this tree relating key historical facts. The inscription in the design of a scribe/scroll, reads:

‘ACORN PLANTED BY REV W.C. WOOD ON JULY 19 1919 TO COMMEORATE PEACE AND VICTORY AFTER THE GREAT WAR AUG 5 1914 – JAN 10 1920’.

The dates are when New Zealand entered the war (5 August 1914) and the date the Treaty of Versailles took effect (10 January 1920). The Oak tree is scheduled as a Notable Tree in the Unitary Plan in recognition of its historical significance.



Figures 87 and 88. Memorial Oak Tree, as seen close up within Central Park – June 2017.



**Papakura Presbyterian Church (second location of school in Papakura)**



Figure 89. Front and side elevation of the 1859 Papakura First Presbyterian church building. Now situated at the rear portion of the wider church site. AC, June 2017.

The Presbyterian Church was the second location of a school in Papakura, utilised as the school building from 1859 to 1877.



Figure 90. Interior of the First Presbyterian Church, used as a second school building between 1859 and 1877. AC, June 2017.



## Appendix 6: Drawings

(In chronological order: plans from prior to 1902 have not been located as part of research relating to this evaluation.

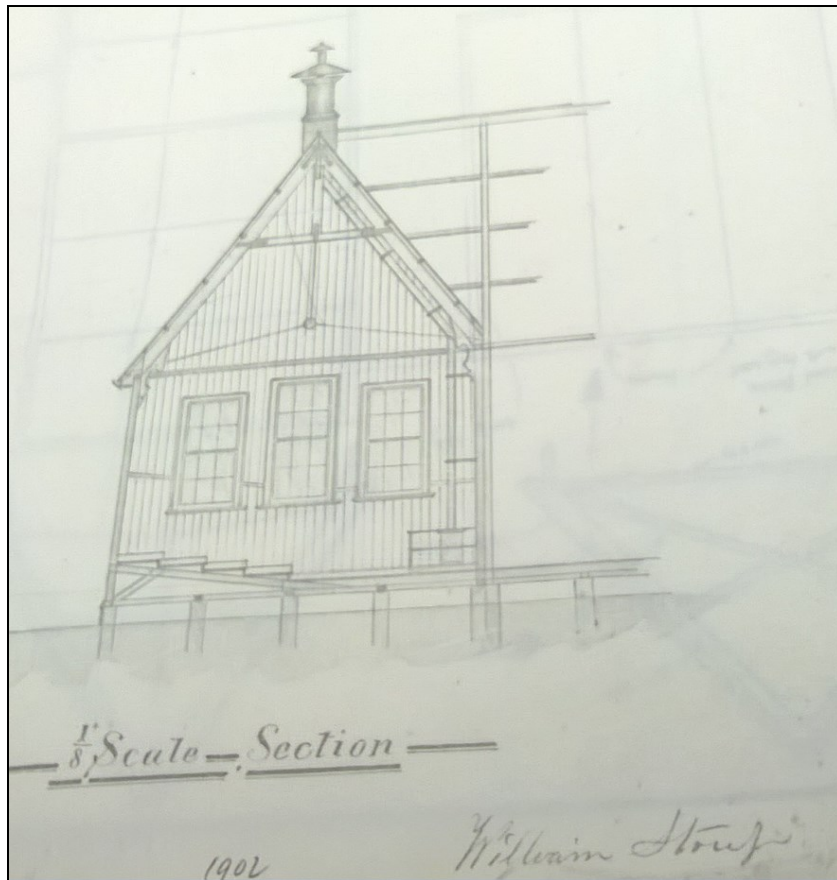


Figure 91. Elevation plan of the school, signed by William (last name not able to be transcribed), 1902 (copy on Council property file. Master copy held by National Archives New Zealand: Auckland office).

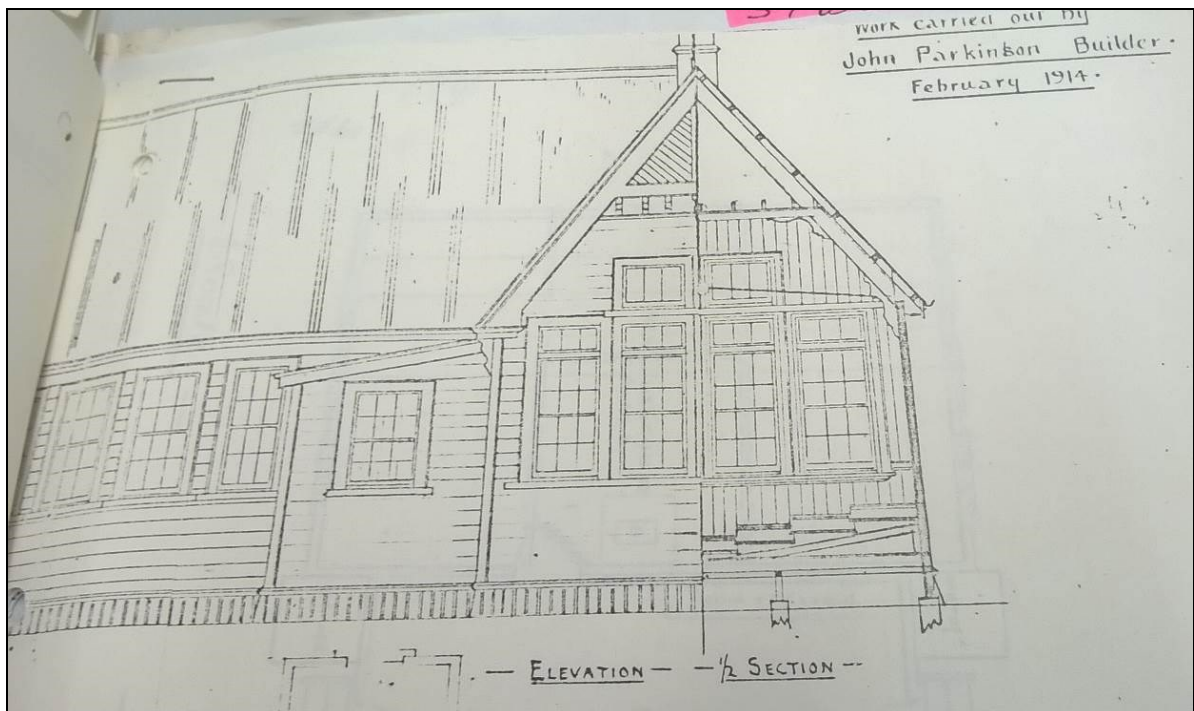


Figure 92. Notated as works carried out by builder, John Parkinson – February 1914.

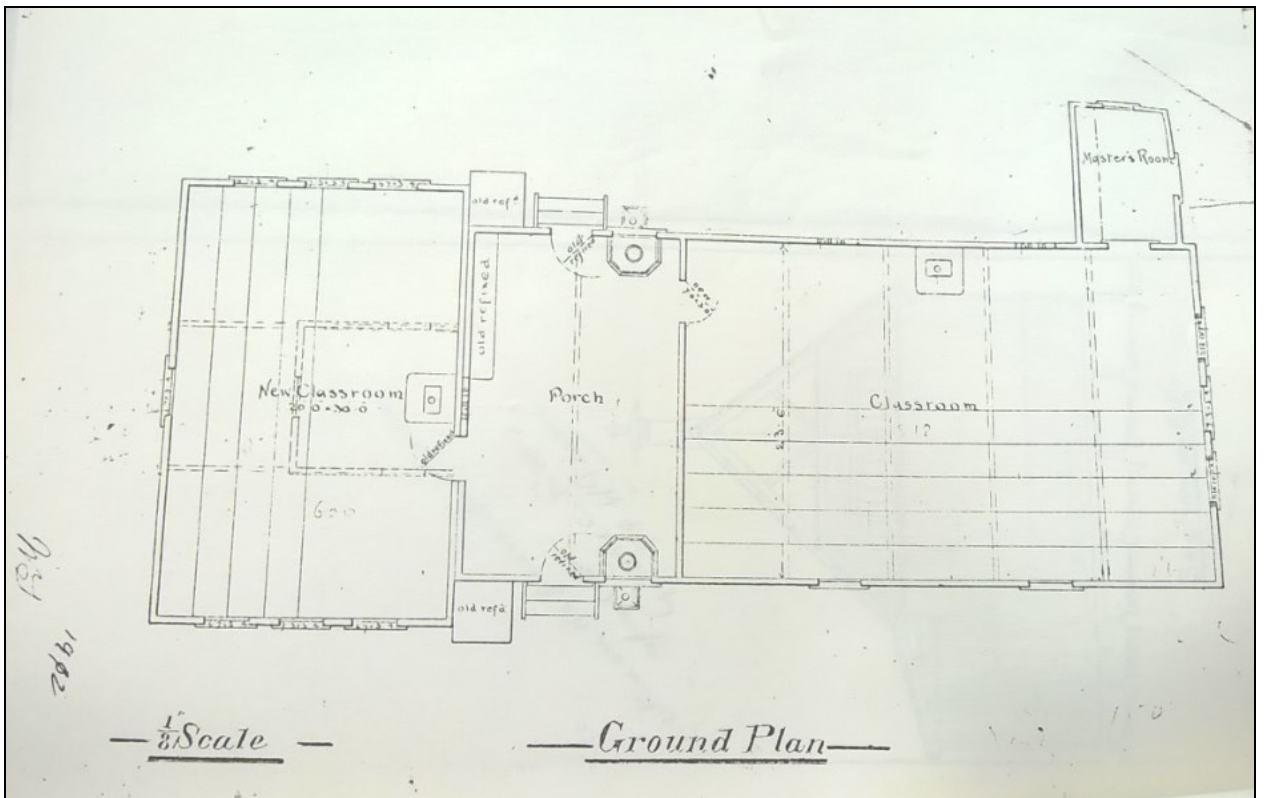


Figure 93. Ground plan of new side wing (dated 1902).

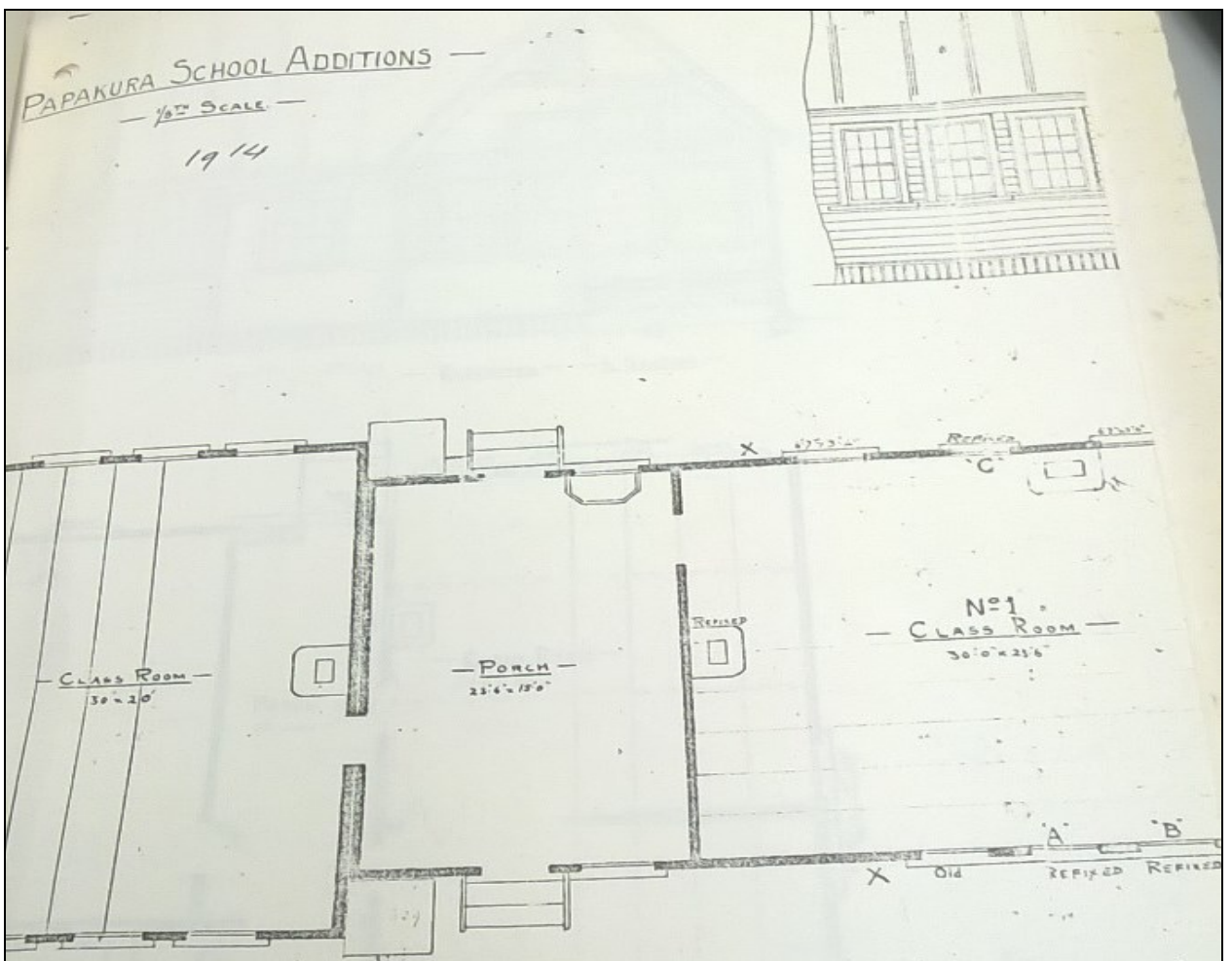


Figure 94. Unsigned additions to the school building, 1914.

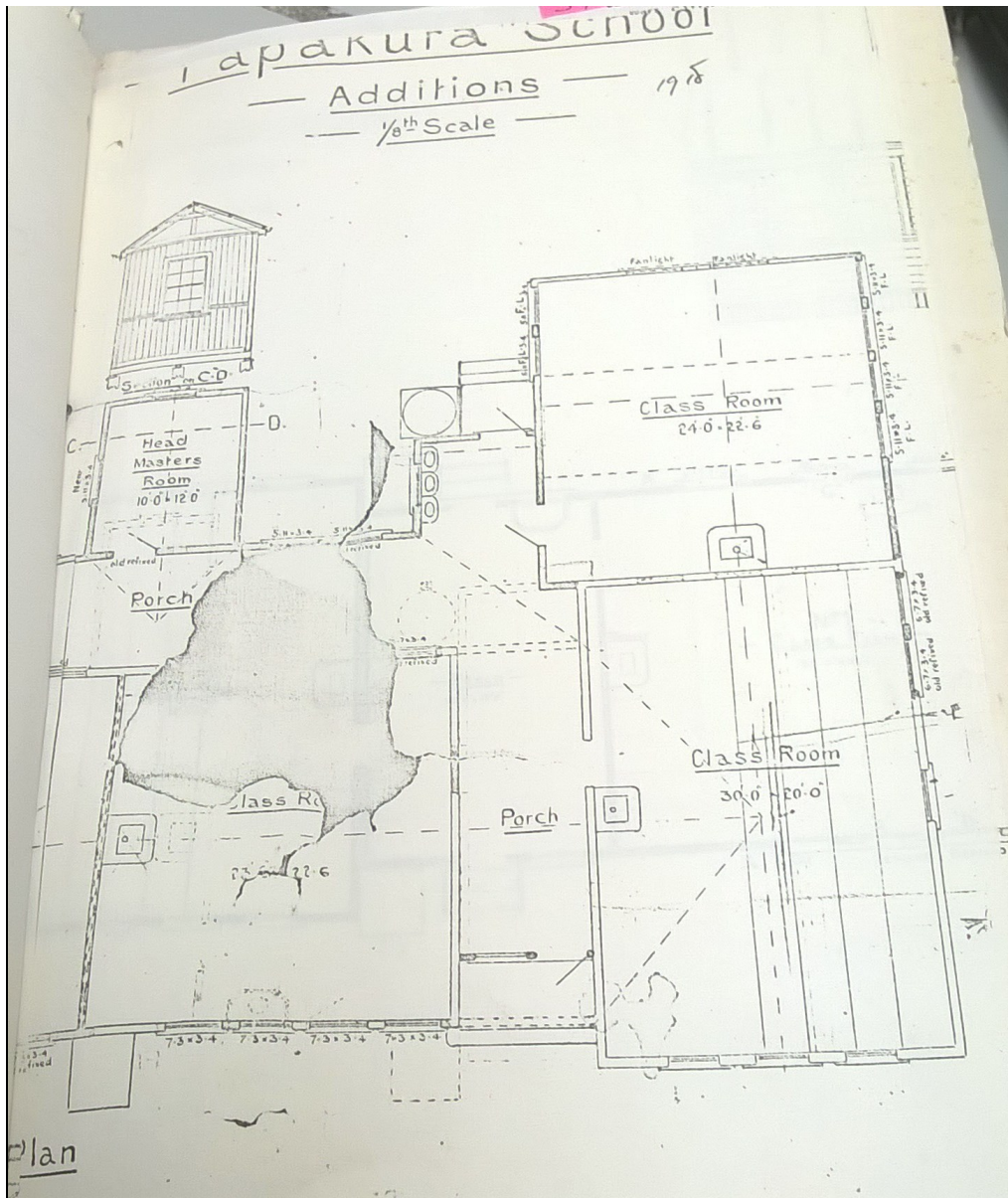


Figure 95. Additions to the school building. Dated 1918, unsigned. At this time, the building consisted of three classrooms, two porch areas and a head masters room.



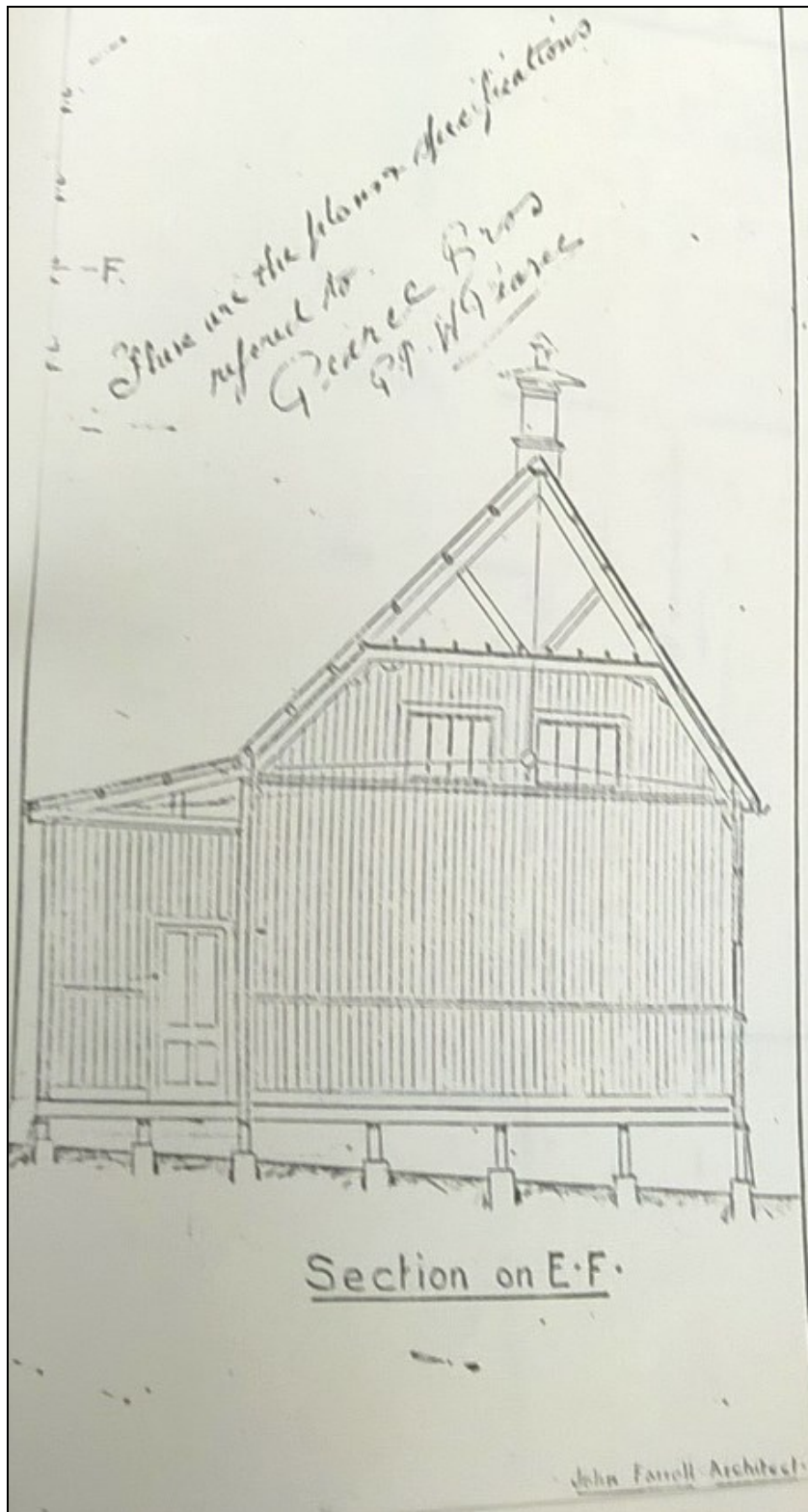


Figure 96. Plan signed by Education Board architect, John Farrell. Pearce Brothers, builders, are also named on the plans. Undated (but likely 1918). Copy held on AC property file. Original source likely held by National Archives.



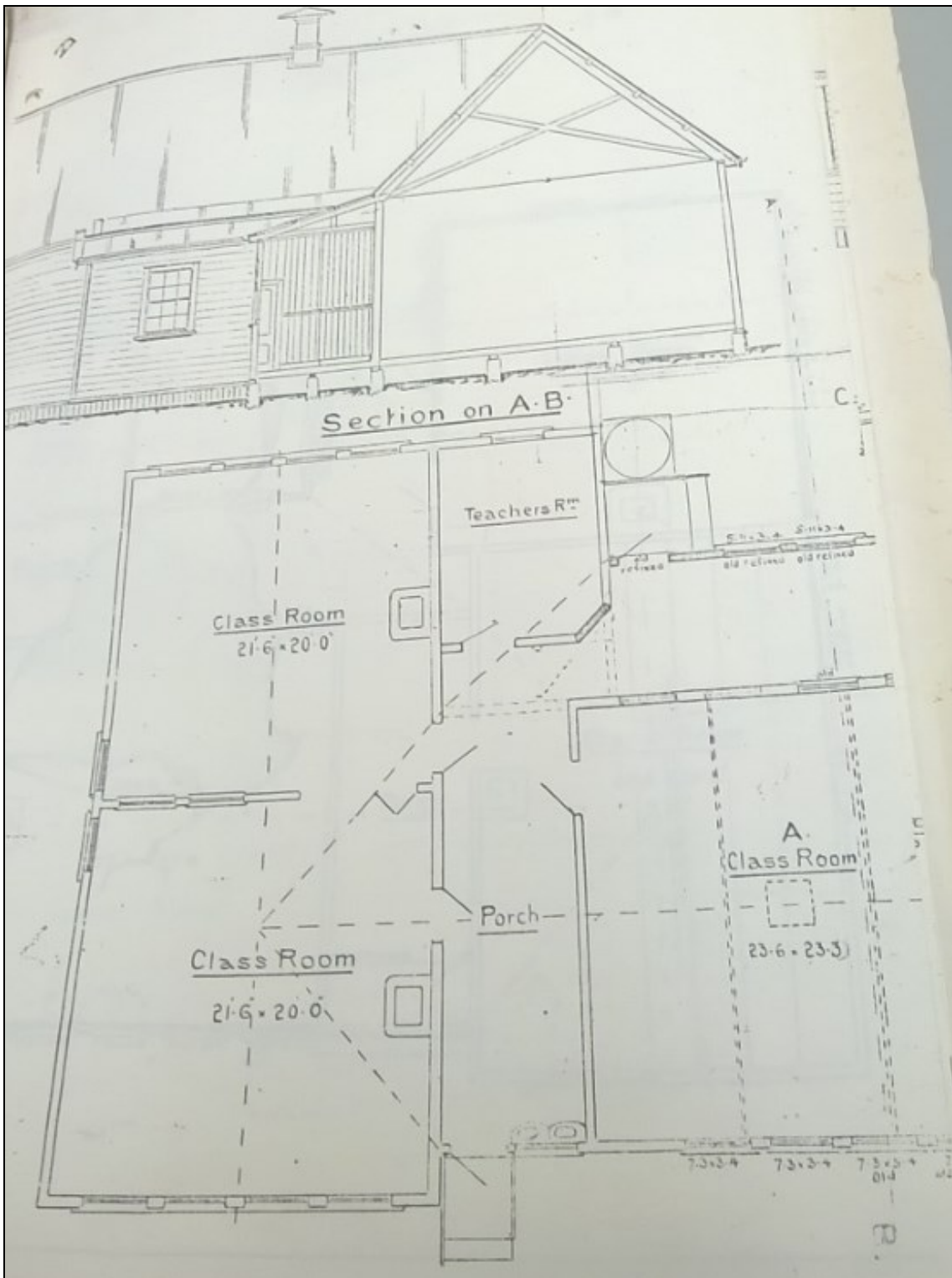


Figure 97. At this time, the school building consisted of three classrooms, two of equal size, and one classroom slightly larger, a teacher's room and a porch.



KEY	
	C.A.B.
	SOCIAL SERVICES
	KARATE
	POTTERS

KEY	
	Black – current use of space
	Low or limited value fabric and/or space
	High value fabric and/or space

Figure 98. Floor plan 1980s and now – also indicating fabric levels of areas. (former Papakura District Council file).

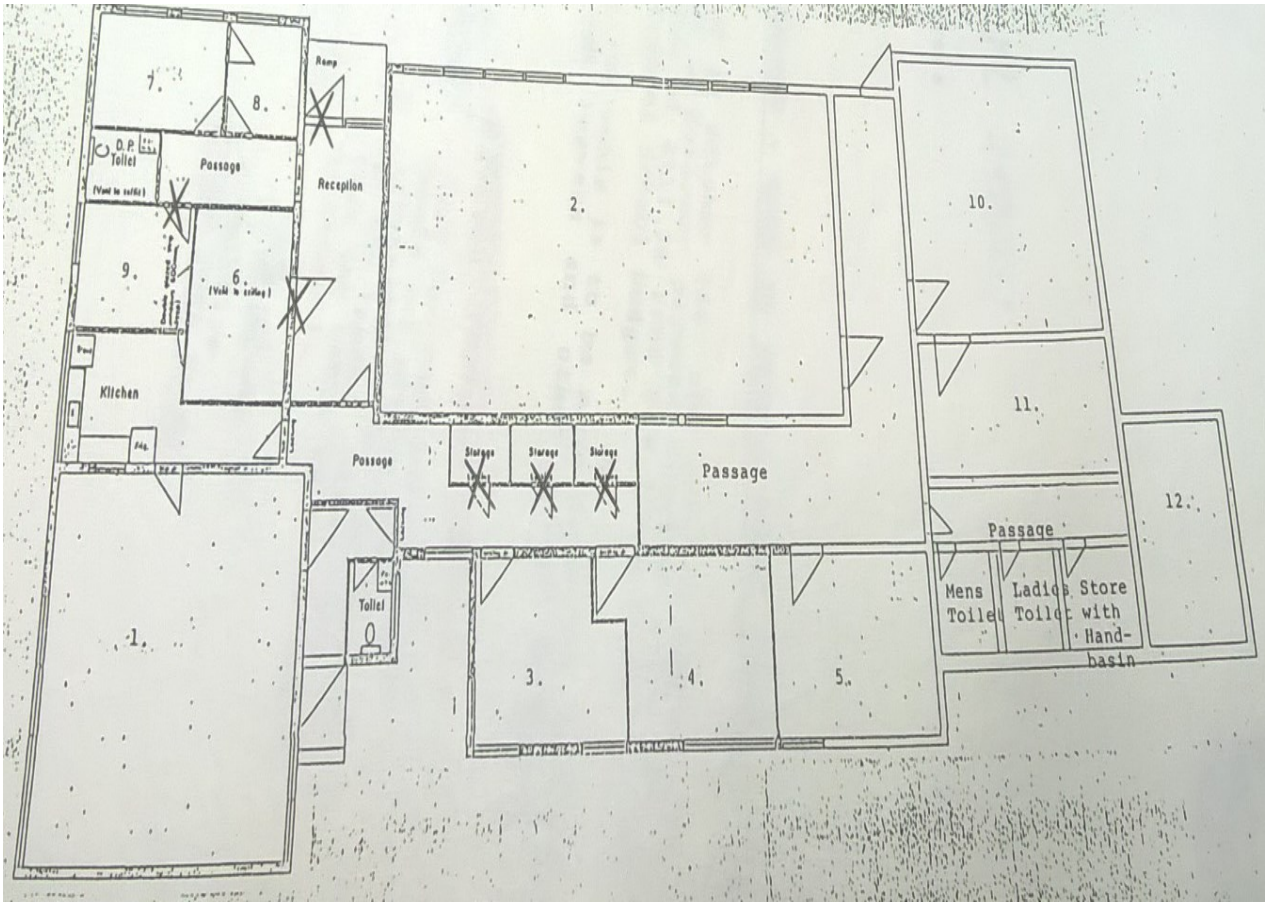


Figure 99. The above plan is undated. It reflects the general layout of the building currently. Auckland Council property file. 3490/237 (former Papakura District Council file).

## Appendix 7: Timeline of key events and modifications to the building

Year(s)	Action or works
1850s	European settlement of Papakura occurs in the 1850s. The first formally taught classes were in the small local Wesleyan Chapel in the 1850s.
1859	Classes moved to the newly erected local Presbyterian Church on Great South Road, which was able to accommodate more children than the Wesleyan Chapel.
1870s	Inauguration of the Auckland Education Board occurred in 1872. Around this time, there were several public meetings, from which it became evident that a separate school building was desirable for the settlement of Papakura, especially now that costs were met from the Government.
1876	Tenders for a purpose-built school building measuring 55 foot by 25 foot, with a 14-foot stud height were called for. Mr. Haszard won the tender and constructed the building for £305. In mid-October 1876, the school building was completed. A grand opening concert took place on the 3 <sup>rd</sup> of November 1876. <sup>79</sup> <i>(It is not clear if any of the 1876 building fabric remains today).</i>
1879	A porch and fireplace were added to the school building. <sup>80</sup>
1902	A further classroom was added. With the extension completed, the porch became redundant but was removed and attached to the shelter shed to use for firewood storage. <sup>81</sup> William Stoup's name is on the plans for the 1902 additions.
1904	It is recorded that various improvements were made to the building <i>(the exact details of these changes are not clear)</i> .
1913	A further two classrooms were built; these additions and improvements were to the design of Mitchell and Watt, who were architects for the Auckland Education Board at that time. They produced formal and symmetrical compositions using combinations of large single gabled structures, which was a keynote of their style.
1917- 1918	The school roll reaches 290 pupils and the building is greatly overcrowded. <sup>82</sup>  An additional classroom was constructed. John Farrell, Auckland Education Board architect of the time was the architect for these later additions. The builder was John Parkinson <i>(the additions from this point in time best reflect the current appearance of the school building, in terms of bulk, form and detailing)</i> .
1918	The School is closed for teaching and is used as a makeshift hospital for the Influenza Epidemic, for the ill citizens in and around Papakura.

<sup>79</sup> Simms, A. (2001). *Old Central School 1876-1976*. p 7.

<sup>80</sup> *Ibid*, p 8.

<sup>81</sup> *Ibid*, p 9.

<sup>82</sup> *Pukekohe & Waiuku Times*, vol 6, 24 July 1917.



<b>1919</b>	An oak tree to commemorate the end of the First World War was planted in the school grounds ( <i>the tree still stands today and is recognised for its historical significance</i> ).
<b>1924</b>	The school was still very overcrowded. In response, a separate Infants Department was built next door ( <i>building remains extant today, with some alterations</i> ), this helped to relieve the pressure on the existing school building. However, it presented difficulties as Papakura Central School then became a school with a road through the middle of it. Endeavours were made to have the road closed and the Education Board agreed to build a new school on the site if the road was closed. The borough council rejected the proposal. <sup>83</sup>
<b>1926</b>	A carnival was held to raise funds for permanent gates, and these were duly erected. The gates comprised four stone pillars (the work of Mr. Burgess) with wrought iron, double gates, in the centre and a small single gate either side. Some years later a low stone wall was built each side of the end pillars. <sup>84</sup> ( <i>Gates remain in a varied form today</i> ).
<b>1927</b>	The school has its Golden Jubilee. At this time, the school roll totals 458. Various activities took place over the course of the week such as sports events, a fair, carnival queen contest and a reunion luncheon for former pupils. <sup>85</sup>
<b>1937</b>	The school celebrates its Diamond Jubilee over the course of three days. This includes a bonfire and fireworks, speeches and a church parade. <sup>86</sup>
<b>1954</b>	A new, second school is constructed - Papakura Normal School. Until 1954, the subject school was the only one in Papakura, and had been the only primary school for 82 years. This no longer remains the case from 1954.
<b>1957</b>	The northern portion of King Edward Avenue no longer had a direct through link to Wood Street with this portion of the road disestablished and closed off. However, by this time, the Auckland Education Board had already decided to purchase an alternative site for a new school. <sup>87</sup>
<b>1959</b>	Changes at this time sought to conceal some of the original internal building fabric. The kauri walls were lined with pinex board, this was in part to assist with overcoming the difficulty with pushing in drawing pins, as solid kauri made it difficult to display work on the walls. The ceilings were also lowered to the standard 8' 6", with the intention of cutting out the echo. The undulating kauri floors were eventually covered in hardboard, with the intention of easier cleaning and warmer rooms. <sup>88 89</sup>
<b>1972</b>	In May, the school Centennial is held, celebrating 100 years of education (1872-1972). This happens to coincide with the year of the closure of the school.

<sup>83</sup> Ibid, p 10.

<sup>84</sup> Ibid, p 10.

<sup>85</sup> Ibid, p 18.

<sup>86</sup> Ibid, p 19.

<sup>87</sup> Ibid, p 10.

<sup>88</sup> Ibid, p 58.

<sup>88</sup> Ibid, p.22.

<sup>89</sup> Ibid, p 58.

<b>1973</b>	The new Central School on Ray Small Drive is officially opened on Saturday 27 <sup>th</sup> October 1973 <sup>90</sup> , replacing the old school on Wood Street.
<b>c. 1975</b>	The Papakura Borough Council purchases the old school building and surrounding land. The former school building is used as a community centre.
<b>1987</b>	The former school building is leased to the Papakura District Community Arts Council by the Council, as a Community Arts Centre.
<b>1994</b>	Anne Simms, on behalf of the Papakura District Community Arts Council writes to the Planning Department of the Papakura District Council requesting the old school is formally recognised as a heritage place, noting it is now 118 years old. The letter details also details how the school honour board will be reinstated within the old school building shortly, instead of being held by the Historical Society. This had come about at the request of former pupils. <sup>91</sup>
<b>2016</b>	Today the building remains the home of the Papakura Potters Club who have had premises in the building since the 1970s.

The above information is derived from Simms, A. (2001). *Old Central School 1876-2000*. W.J. Deed printing Ltd, Waiuku.

The above chronology is an indicative summary only and should not be taken to be a full list of modification or key events.

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<sup>90</sup> Ibid, p.22.

<sup>91</sup> Letter from Simms, A (Papakura District Community Arts Council to the Planning Department of the Papakura District Council) 14 December 1994.

## Appendix 8: Names of the school over time

Over the years, the school building has had various titles and names that it has been known as. The key terms of reference identified are:

Time period	Name and details
1877	When the school first opened in this building, it was known as <b>Papakura Free School</b> .
1880 - 1939	Throughout these years, the school was referred to as <b>Papakura School</b> , <b>Papakura State School</b> , and finally <b>Papakura Primary School</b> .
1940	The school became <b>Papakura District School</b> and then <b>Papakura Central School</b> though it was still frequently referred to as <b>Papakura Primary School</b> . <b>Papakura Central School</b> was disestablished in December 1947, and became " <b>Papakura Normal School</b> ". Mr. Hugh Cox was appointed principal of the school in early October 1947.
1948	Ardmore Teachers' Training College opened in 1948 (on the remains of a wartime Air Force station), and Papakura Normal School became attached to the college as a support school in which teacher trainees could gain practical teaching experience by observing classroom strategies and teachers in action. Due to polio epidemic, school did not start until March of 1948 but the staff returned in February of that year to prepare for when the pupils returned and teacher trainees commenced. In 1954, Papakura North School (now the Normal School) on the corner of Walters and Porchester Roads was opened with Mr. Les Davies as principal.
1957	As the school had grown in size considerably and was not really suited for the purpose of student training it was once again established and reverted back to being known as <b>Central School</b> . Papakura North School was also disestablished and as it was a more modern school building became the new "Papakura Normal."
1972	The building became known as " <b>Old Central School</b> " when staff and pupils vacated the premises and took up residence in a new modern school built on the site of the sale yards in Cook Street, now known as Ray Small Drive. The name Papakura Old Central School has predominantly stuck since then as the formal title of the building.
1987	The building and site owner, Papakura District Council leases the building to the newly formed Papakura District Community Arts Council (having just become independent from the 'Franklin and Papakura Community Arts Councils'.

The above information is derived from Simms, A. (2001). *Old Central School 1876-2000*. W.J. Deed printing Ltd, Waiuku. p 23 and 40.

## Appendix 9: Reserve Management Plan - extracts

### **BUILDINGS AND FACILITIES**

#### **Statement**

Whilst Central Park Reserve is predominantly an open green space, it contains some buildings and structures of historical merit and significance. These should be recognised as such and protected accordingly.

#### **Objective**

- To ensure that all buildings of historical merit and their landscape context are protected and managed for their conservation values.

#### **Policy**

- To ensure that the Old Central School and Old Courthouse buildings are classified and protected by the New Zealand Historic Places Trust and that they be scheduled in the District Plan.
- To relocate or remove the vacant and inappropriately sited pre fabricated building.
- To ensure that all uses and development proposals are in accordance with any resource consent granted in terms of the appropriate provisions of the District Plan.
- To ensure that future improvements are sensitively designed and appropriately located within the reserve with minimal visual impact.

Extract from page 14 of the Central Park, Reserve Management Plan (draft May 1993).



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National Library of New Zealand (Auckland)

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