

Historic Heritage Evaluation

Papakura Courthouse and Lock-up (former)



59R Wood Street, Papakura

Final – August 2017
Prepared by Auckland Council, Heritage Unit

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Cover images: Side elevation of former Lock-up and entrance door and glazing above the former Courthouse. AC, May 2016.

1.0 Purpose

The purpose of this document is to consider the former Courthouse and former Lock-up located at 59R Wood Street, Papakura 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

Site address	59R Wood Street, Papakura
Legal description and Certificate of Title identifier	ALLOT 227 SEC 11 VILLAGE PAKAKURA; ALLOT 226 SEC 11 VILLAGE PAKAKURA
NZTM grid reference	NZTM:- Easting: 1772937.24 / Northing: 5895999.46;WGS84:- Longitude: 174.945226 / Latitude: -37.066331
Ownership	Based on the GIS viewer rating details, half the Courthouse falls under the Auckland Council land (Allot 227) while all of the Lock-up and part of the Courthouse is situated within the Ministry of Education owned land (Allot 226) (Papakura High School) Further clarification is required
Unitary Plan (OIP) zoning	Business - Mixed Use Zone
Existing scheduled item(s)	None
Additional controls	Airport Restriction Design ID200 –Ardmore Airport –Height Restrictions Macroinvertebrate Community Index
Heritage New Pouhere Taonga (HNZHPT) listing	Not listed with Heritage New Zealand
Pre-1900 site (HNZPT Act 2014 Section 6)	The Courthouse and Lock-up are not pre-1900 buildings 57R Wood Street is situated just beyond the former School Reserve land. It may have the potential for surface pre-1900 archaeology associated with the school complex. It is not recorded as an archaeological site and its archaeological potential has not been determined.
CHI reference/s	No CHI number recorded at present Recommend to add to CHI
NZAA site record number/s	No NZAA number recorded at present

3.0 Constraints

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 does not include a specific assessment of the archaeological values of the site or buildings.
- It does not address structural or engineering matters associated with the buildings, 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.
- The interior of the Lock-up has not been inspected as part of preparing this evaluation. A future inspection may modify the recommendation of the exclusion of the Lock-up interior.

4.0 Historical summary

(Refer to Appendix 1 for information on the Courthouse's architect)

4.1 European settlement of Papakura

The village of Papakura was established in the late 1840s. Prior to this, Māori owned and occupied the area. Colonial Papakura began as a British settlement with English, Scottish, Welsh and Irish immigrants. There were only 23 European settlers residing in Papakura in 1848. By 1854, there were 40. The landscape they arrived in was scrub, swamp and muddy inlets and presented a rough landscape to which to establish a permanent settlement.¹ The map of the first subdivision in Papakura dates to 1853 with subdivision of the Papakura Village Reserve into town lots occurring that year.²

In the 1890s, Papakura was still not a highly developed outpost of Auckland. A cluster of shacks spread from the old Coles Mill site in Coles Crescent to the Presbyterian Church and from there a straggle of homes and commercial premises, separated by wide gaps, extended along the Great South Road. Papakura Township consisted of a few stores, two hotels, no fewer than three public halls, a joinery workshop, a blacksmith's shop, unsightly sale yards and two churches.³

4.2 Early Courthouse(s)⁴

In the initial years of European settlement in Papakura judicial services were informal. In March 1858, local settlers met to discuss the necessity of the establishment of a Resident Magistrates Court "for the convenience and protection of inhabitants and for the furtherance of the ends of justice".⁵ A resident magistrate was appointed to a large

¹ 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.

² Ibid, p 34.

³ Elsdon C. (1982). *Breakwater against the Tide*, (Ray Richards Publisher: Auckland). p 142, 144.

⁴ Details on the history of Courthouses in Papakura also derived from elocal Papakura Community Magazine. Smith, M.A. (Dr.) *Papakura's Court House*. January 2015. Accessed from: www.elocal.co.nz

⁵ *Daily Southern Cross*, Vol. XV, Issue 1119, 19 March 1858.

district that year, with its head quarters based in Papakura.⁶ On 25th February 1859, the new monthly court began operating from Well's Hotel (a hotel in Papakura).^{7,8}

The first purpose built courthouse in Papakura followed within seven to eight years, opening in January 1866, situated on the Great South Road. An article in the January 1866, *Daily Southern Cross* newspaper praised Papakura for its new courthouse facility. It reported the premises were commodious with a secure and suitable lock-up attached.^{9,10}

Over time, the 'commodious premises' of 1866 required expansion. In 1879, the Colonial Architect's Office put together a contract for the building of a new, second courthouse, which was to cost £268 and 10 shillings. The new premises were used for the first time on 19th May 1879, with the newspapers noting that while it was "an improvement in finish and accommodation [for] court officials...the Courthouse [was] much too small for the principal court of the district."¹¹

The previous multifunctional police station, constables' residence and courthouse building was relocated within the police complex and functioned as the police station until 1941,¹² when a new station building was erected. The multifunctional building remained in use as the District Commanders Office and the Police Club into the 1980s.

By 1920, it was evident the second building could not cope with the vast numbers of court cases police were bringing through the doors. Registrars regularly had to move out of their rooms on court days to make way for police proceedings. Moreover, the courthouse was now described as "the most dilapidated and incommodious building of its sort in New Zealand".¹³ At this point, the second courthouse had served the district for approximately 50 years.

4.2 Subject Courthouse – construction and opening

A new courthouse was designed by the contemporary Chief Government Architect John Mair. The original plans have his name ascribed (see Appendix 5: Figures 74 – 78). With the building's design set out, the District Engineer of the Public Works Department, F.S. Dyson, called for tenders for a builder for the new courthouse in Papakura in October 1929.¹⁴ It is not clear based on the research undertaken however, who the successful builder for the tender was.

The third formal courthouse for Papakura officially opened on 7 May 1930, attended by residents, visitors and children from the Papakura School, situated just across the road from the courthouse.¹⁵ Initially, court sittings were limited to once a month. The *New Zealand Herald* reported on 8 May 1930 that the honourable E. R. Ranson, Minister of Public Works, referred at the opening ceremony to the on-going development of the district, and noted that the courthouse had been constructed entirely out of New Zealand materials. The new premises boasted a moderate-sized courtroom, witness

⁶ Yousef, R. (1997). *Papakura: The Years of Progress 1838-1996*. Papakura and Districts Historical Society: Papakura p 149.

⁷ *Daily Southern Cross*, Vol. XVI, Issue 1217, 25 February 1859.

⁸ This hotel is not extant today.

⁹ *Daily Southern Cross*, Vol. XXII, Issue 2648. 12 January 1866; *New Zealand Herald*, Vol XVI Issue 5464, 22 May 1879.

¹⁰ Carson, T. p 48 indicates that "Papakura's first courthouse was built in about 1896. This statement is contrary to newspaper articles which indicate a courthouse was operating as early as 1866 and 1879.

¹¹ *New Zealand Herald*, Vol. XVI, Issue 5464, 22 May 1879.

¹² Carson, p. 49.

¹³ *New Zealand Herald*, Vol.. LVIII 16 February 1926.

¹⁴ *New Zealand Herald*, Vol. LXVI, Issue 20375, 2 October 1929.

¹⁵ *New Zealand Herald*, Vol. LXVII, Issue 20558, 8 May 1930.

room, clerk's office and magistrate's room. The article went on to note that with its ornate design and a Marseille tile roof the courthouse presented a pleasing appearance^{16,17} (see Appendix 4, Figures 24 and 25).

The plans for the 1930 courthouse include a small, three door outbuilding. Presumably this was constructed at the same time as the courthouse. This building is not known to remain¹⁸ (see Appendix 5, Figures 74 - 77).

4.2.1 Modifications over time

In 1930, court sessions were held once a month. By 1952, the Papakura Court was operating five days per week. This increased level of use caused several disagreements with the local Council, mainly around a proper sewerage connection to the building. More toilets were needed in the building as there were no toilets at all in the building for women, and the men's toilets were at the back of the building and open to public view.

At the end of the 1950s, approval was given for a major extension to the Courthouse. This extension cost approximately £1200. Alterations in the 1960s led to a large courtroom being added to the back of the building, together with some additional office space and magistrate's chambers. In the back corner of the addition was the court holding cell. The holding cell was noted for its lack of ventilation.¹⁹

Further improvements to the building were required in the mid-1970s when Auckland lawyer (and future Prime Minister) David Lange fell through the rotting floor of the court room. Almost instantaneously, the floor was replaced and larger underfloor vents were installed.²⁰

Into the 1980s, plans were afoot for the redevelopment of the police complex to provide new, larger facilities.²¹

The fourth and now current Courthouse was opened in 1986 by the Minister of Justice at the time, Sir Geoffrey Palmer,²² on the approximate site of the three earlier Papakura Courthouses. The 1930 Courthouse building was relocated across to the other side of Wood Street into Central Park in 1987 due to a community desire to retain the building as part of its legacy. The portion of Central Park that the former Courthouse and Lock-up is situated on is part of the former Old Papakura School site. New ramps and piling would have occurred as part of its relocation, and possibly new front Grecian style columns.²³ Following refurbishment, the former Courthouse was reopened as an exhibition area for community arts and crafts in Papakura. In August 1996, the interior of the gallery was renovated with a view to being open all year round with a continuing programme of exhibits. Today, the building operates as the headquarters for Seniornet, which provides computer training sessions and support for over 65s.

¹⁶ *New Zealand Herald*, Vol. LXVII, Issue 20558, 8 May 1930; Carson, T. 2013. *Built for Justice Visits to old North Island Courthouses*. (Alibi Press: Papakura). p 48.

¹⁷ Original floor plan of Papakura Courthouse. Mair, J. T., Papakura Courthouse (copy), Public Works Department Collection PWD 76289 AA 1044, DW13, Architecture Archive, University of Auckland Libraries.

¹⁸ *Ibid.*

¹⁹ Carson, T. p 49.

²⁰ *Ibid.*

²¹ It is not known whether the building was demolished or relocated.

²² Yousef, R. p 149.

²³ It has not been ascertained if the front portico was shifted or reconstructed at the time of relocation to its new site.

In 1994, the 1940-1941 police station building was relocated off its site to Central Park. With the construction of a sound shell sometime between 2008-2011²⁴, the station building was again relocated nearby to 294 Great South Road, Papakura. It is on land which is in the ownership of Auckland Council.

4.3 Lock-up

There are varying dates for when the first lock-up was constructed in the district. It would appear there was a lock-up as early as 1865²⁵ and that the building remained in use until a new lock-up was constructed in 1927. If this is accurate, the subject lock-up was the second formal lock-up for Papakura. Once the new lock-up was constructed in 1927, the former lock-up became an office. In later years the earlier lock-up was utilised as a wash house and store for the wider police station site.²⁶ The lock-up was a temporary facility, often awaiting a court hearing. Prisoners were generally not kept in the lock-up overnight, instead they were transferred to the larger Otahuhu Police cells,²⁷ it was therefore generally a holding cell. This is not uncommon of lock-ups which are designed to be an interim detaining facility.

In 1966, extensive modifications were carried out to the 1941 station building, in the form of an office attached at the rear. In addition, the 1927 Lock-up was moved and attached to the rear of the office.

The Lock-up was relocated seven years after the Courthouse, in July of 1994 to its present location in Central Park. The relocation was no more than 150 metres, and directly across the road from the police station site. It has therefore remained near to its original site and complex, and small relocations have occurred on several occasions. The siting so close to its original and purpose built site ensures that it retains a high level of historical and physical context integrity.

In a 1985 photograph (see Figures 36, 37 and 39), the Lock-up is physically interconnected to the prefabricated station building. It is not clear if the original wall remained attached to the building, or if this was reinstated upon its relocation.

The Lock-up remained in use and connected to the office and 1940-1941 station building through into the early 1990s. During the significant redevelopment of the site the 1940-1941 station, attached office and Lock-up remained onsite, alongside the new development. In July 1994, it was disconnected from the office and relocated across the road near to Central Park. At this time the former Papakura Courthouse had already been on the park site for approximately five or six years.

5.0 Physical description

The former Courthouse and Lock-up were visited at various points in 2016 and early 2017. The interior of the former Courthouse was inspected; the interior of the lock-up has not been inspected.

4.1 Courthouse and Lock-up site description and setting

Papakura is situated approximately 32 kilometres south of the Auckland Central Business District.²⁸ An old highway, the Great South Road, runs through Papakura forming its main street. The road was constructed during the New Zealand Wars

²⁴ Based on 2008 and 2010-2011 aerial photography – AC GIS.

²⁵ Brewer, K. 2005. *The History of the Papakura Police 1894 to 2005*. (Unpublished).p 6.

²⁶ Ibid. p 6.

²⁷ Brewer, K. p 38.

²⁸ Auckland Council GIS – measuring tool.

(1860s) to transport supplies to the Waikato campaign. It was guarded by armed constabulary and was a designated military road. State Highway One (SH 1) and the North Island Main Trunk Railway run through Papakura. SH 1 ran down Great South Road through central Papakura until the mid-1960s when it was bypassed by the Auckland Southern Motorway.

The Courthouse and Lock-up are situated in a local park setting but are not formally within the reserve status land of Central Park Reserve. The surrounding area is mature trees and a grassed landscape setting, with a network of paved pedestrian paths and park infrastructure such as lamps, rubbish bins and seats. The Lock-up is situated approximately one metre away from the adjoining former Courthouse building.

While the Courthouse and Lock-up are not significantly obscured, they are also quite internalised to the park. Both the former Courthouse and Lock-up are in close proximity to the historic school. While the school's history is substantially different to the subject buildings, both the former Courthouse and Lock-up have always remained close physically to the school, and all buildings represent the early twentieth century history of the Papakura Township.

The former Courthouse and Lock-up are situated approximately 80 metres from Railway Street West, which bounds the eastern elevation of both buildings. The former Courthouse is situated approximately 55 metres away from Wood Street at the closest point and the Lock-up is approximately 72 metres from Wood Street.²⁹

While on a central allotment to Central Park, and not formally zoned reserve status land, there is no boundary treatment around the allotment to differentiate it. Both the former Courthouse and Lock-up physically read as though they form part of wider Central Park.

4.1.1 Lock-up



Figure 1. The former Lock-up in its park setting, in Central Park.

4.1.2 Design and fabric

Key features of the Lock-up include (but are not necessarily limited to):

- Roof vent
- Gabled corrugated iron/long run roof
- Timber barge boards framing gable ends
- Rectangular, compact footprint
- Ventilation grilles with limited window glazing
- Vertical timber door, with a bolt lock
- Rusticated horizontal, timber, paint-finished weatherboard cladding

The Lock-up has a colour steel/corrugated iron profile roof with a gable pitch on either end; this has been replaced over time as part of general maintenance, but maintains a like for like replacement. The Lock-up is clad in horizontal, paint-finished timber weatherboards on all four elevations, with likely periodical replacement of boards. In particular, this likely occurred when it was separated from the attached office which the cell became attached to in the 1960s, and as part of relocation in 1994. With relocation to Central Park in 1994, the building was returned to an earlier and more sympathetic form as a freestanding, detached building. As the building has been relocated several times, features such as foundation piles will all be contemporary as are the baseboards.

The grilles are characteristic of the purpose-built use and design of the building as a cell; the grilles allow minimal natural light into the building, while providing some air into the building. A photograph from the 1950s illustrates one small window at the rear and only a few upper level vents (see Figure 33). Conversely, a photograph from 1985 shows five vents present on the upper rear elevation. In its initial years the Lock-up would have been very dark, and also very hot with limited natural light and air.

Overall, the building is physically and architecturally distinguishable as a Lock-up. This is evident from the comparative analysis of other similar lock-ups (See Appendix 2, Tables B and C).

4.1.4 Current use

The former Lock-up appears to be used as a storage space at present. As the interior was not inspected, further details relating to its use are not known.

4.1.5 Condition

Externally, the former Lock-up is aesthetically in a good state of repair. No defects were observed when inspecting the building's external envelope.

4.2 The Courthouse



Figure 2. Front elevation of the former courthouse, as seen within Central Park.

4.2.1 Site description/setting

The former Courthouse is situated close to a prefabricated single-storey Ministry of Education facility and outbuildings (former Infant Block of Old Papakura School), on the adjoining site at 59 Wood Street.

4.2.2 Reserve Management Plan

The Central Park Reserve Management Plan (draft, May 1993) provides a policy framework for the ongoing management of this public space. One of the objectives for Central Park directly relates to management of the heritage values within it. The Reserve Management Plan sets out a policy that both the former Courthouse and the Old School should be recognised in the Plan (at the time the Reserve Management Plan was prepared this was the Papakura District Plan) as scheduled buildings, alongside seeking Heritage New Zealand registration/listing. To date neither of these recommendations has been given effect to (See Appendix 8 for an extract from the Reserve Management Plan).

4.2.3 Design and fabric

Key features of the former Courthouse building include (but are not necessarily limited to):

- Horizontal, timber, paint-finished bevel-back weatherboard cladding
- Terracotta tile roof (appear to still be Marseille), with square hipped roof form
- Central flagpole mounted on roof
- Double hung sash windows with mullioned upper panes
- Double entrance doors with a pattern of four moulded vertical diamonds
- Portico-style entrance framed by two sets of double Corinthian/Classical-style columns

4.2.4 Modifications

Modifications to the building include (but are not necessarily limited to):

- Side wings on the northern and southern elevations, including an addition in timber cladding and timber window joinery
- Front columns possibly removed and reinstated during relocation to Central Park
- Changes to the interior with both the configuration and materiality of the interior highly modified. Materials are now modern plasterboard on the walls and carpet
- Rear door and ramp
- Front timber steps and metal hand rail
- External plant equipment (i.e.: air conditioning unit)

The interior provides no ability to read and understand its former functional use. Externally however, architectural features remain that do enable the building to be read and understood as a court building, from a particular era in time.

The side wings reduce the readability of the former Courthouse. The front elevation of both wings are however slightly recessed back, enabling the core centre of the former Courthouse to be legible. Additionally, the materiality of the side wings has made a deliberate attempt to follow the cladding and timber framed windows of the original Courthouse. While architecturally the former Papakura Courthouse is not the best of its type in New Zealand, it does remain a representative example from a small collection designed over an approximately ten year time span.

4.2.5 Current use

The former Courthouse is today used as a space for 'Seniornet', a community group which specialises in furthering technology skills for those over the age of 65. Upon relocation, the former Papakura Courthouse was used as an art gallery space for numerous years.

4.2.6 Condition

The building is externally aesthetically in a sound state of repair. No significant exterior aesthetic defects were observed when inspecting the building.

4.2.7 Site and context maps



Figure 3. Aerial of former Papakura Courthouse and Lock-up. The brown teracotta roof is the outline of the original building footprint, and the grey areas are later side wings. AC GIS, aerial 2011.

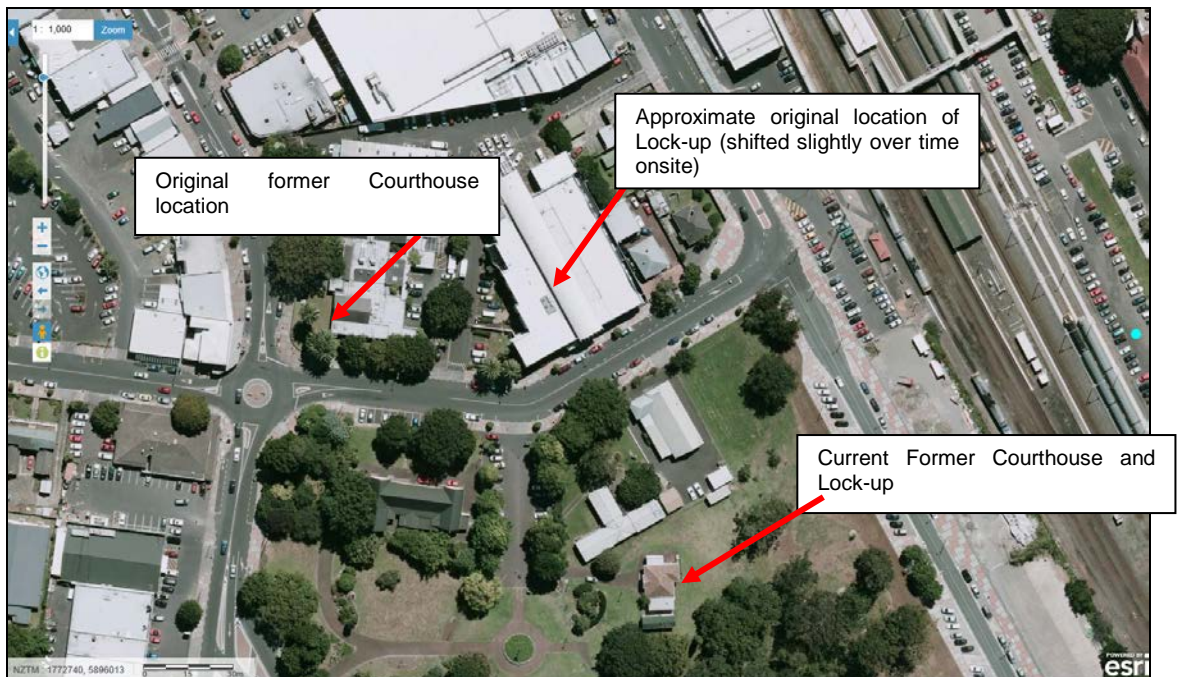


Figure 4. Area of green open space is Central Park. The Papakura Train Station partially visible in the far northeast of the frame. Distance is approximately 100-130 metres from original/earlier locations on police station complex. AC GIS, aerial 2011.

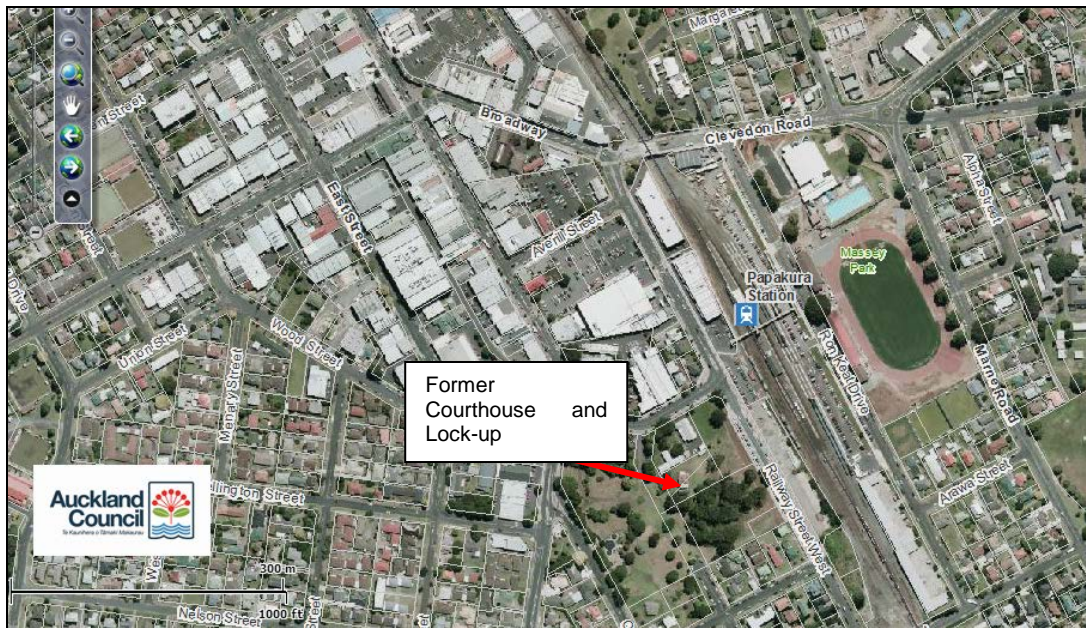


Figure 5. Former Papakura Courthouse and Lock-up in the wider environs of central Papakura. AC GIS, aerial 2011.

The former Courthouse and Lock-up are on the southern edge of the Papakura town centre, bounded by Great South Road to the west, Wood Street to the north and Railway Street West to the east.

Across the road to the east from the site is the Papakura Train Station. 248 and 250-260 Great South Road contains the current Papakura District Courthouse and Police Station complex, designed in the late 1980s/early 1990s. While this site now contains all contemporary buildings, it maintains an ongoing use as a police complex and court house for approximately 150 years.

5.0 Comparative analysis

See Appendix 2 for further comparative analysis material – Tables A, B, C, D and E.

5.1 Lock-up comparison

(See Appendix 2 – Tables A, B and C)

The key comparison in which to analyse and contextualise the values of the subject place are lock-ups both regionally and nationally that have the same architectural attributes and/or construction era as the former Papakura Lock-up. This architectural style is clearly discernible as a building type, consisting of a small, rectangular structure with two gable ends, corrugated iron roof cladding, timber framing and cladding, a single access door, and grille above the door for limited light and air.

Auxiliary to police stations, police residences, and/or courthouses, lock-ups from previous eras are today becoming much rarer. New holding cells are now generally contained within much larger policing premises, and not in small outbuildings where security is much more difficult. This was the case with the redevelopment of the Papakura Police complex, with the replacement holding cells now within the larger internalised complex.

Based on the comparative analysis research undertaken, it is observed that there is a finite collection of historic lock-ups known to remain from the Auckland region (six identified in total). There is likely to be a larger number when considered in a national context, which are of a similar age and/or architectural style. However, it is not possible to identify the full inventory of such lock-ups nationally as part of this evaluation, and

such a thematic study has not been identified. Additionally, beyond the architectural connection, the history of these other lock-ups is quite specific to their township of origin, generally having local value.

There are six lock-ups or cellblocks on the Schedule of Historic Heritage Places (Schedule 14.1) in the AUPOIP. Two of these are of the same style as the former Papakura Lock-up – these being the former Birkenhead lock-up and the current Wellsford lock-up. The initial desktop research for this evaluation only identified five lock-ups outside the Auckland region, with four of these being of the same style, being of timber framed construction and a gable roof. Large-scale establishment such as prisons, while thematically relevant, are not considered a useful point of comparison for this comparative exercise.

In considering the current use of the identified lock-ups, most no longer carry out their original use, nor do they commonly remain within an active policing complex. The Wellsford lock-up is one of the few in Auckland that maintains its original purpose-built use as a holding cell to detain those arrested. In order to increase security, the lock-up is interconnected with the modern police station. This was also the case with the 1927 Papakura Lock-up, which in later years became interconnected with the 1940-41 station building, likely to provide direct access and to increase security. The Newmarket lock-up remains as part of an active police station, but as a recreation space for staff. The Newton cellblock is a less strong example given it has significantly more cells and a different architectural style. Overall, across lock-ups identified throughout the country, a museum is now the most common adaptive re-use, or as a storage facility, which appears to be the current use for the former Papakura Lock-up.

5.2 Courthouse comparison

(See Appendix 2 – Table A for further analysis).

With the Courthouse's prototype architect known, the works of the architect are a good point of comparison. Chief Government Architect John Mair designed the former Papakura Courthouse. Given his role as lead Government Architect, Mair designed a vast repertoire of buildings across the country, over an 18-year period, from 1923 through to 1941. The most highly comparable places are other courthouses that Mair designed, that are of the same prototype. His much larger, elaborate works are not as relevant as a comparison. Given the Courthouse was based on a prototype, this does mean it is not a one of a kind building, but this comparative analysis exercise has revealed it is one of a small collection across New Zealand. To a lesser extent, the identification of which other courthouses are scheduled within the Auckland region is also a useful exercise, to ascertain rarity and representativeness.

The Papakura Courthouse is a prototype that Mair applied to a small collection of other courthouses throughout New Zealand. Based on the research undertaken in this evaluation, they appear to have been constructed during an approximate ten-year span between 1929 and 1939.

This particular prototype has several key distinguishable features. The identical or very similar features that form this prototype relate to the external cladding, roof shape and materials, windows, doors and ornamentation, as well as the position of features, and the size and form of the building.

A key feature of this courthouse prototype is the use of a striking triangular portico entrance, framed by a column on either side, evocative of the Grecian or Corinthian style. These are either squared or circular columns. The former Putaruru and Whataroa courthouses have circular columns, while Papakura, Maungaturoto, Wairoa (hybrid/variation of the prototype) and Patea have squared columns. In addition, the

centre point of the front of the gable is met with a flagpole, enabling the New Zealand flag to be flown, and to clearly identify it as a government building.

The window treatment of the prototype consists of double hung sash, timber-framed windows. The design incorporates one window equally placed on either side of the front entrance of the elevation. Six lights make up the upper sash, and one large pane for the lower sash. This upper sash gives the building an increased level of ornamentation and detailing. This is followed through with at least three or four identical windows on both side elevations of the building.

In the case of the former Papakura Courthouse, some of the original windows and their associated symmetry are no longer present, with the addition of the wings on either side. The windows on the additions do however complement the original windows in their style, form and proportions, such that they are not detracting features and the building still maintains a degree of its physical, architectural significance.

The prototype roof varies as either a terracotta/Marseille tile or corrugated iron sheets. The prototype profile of the roof is hipped, with a striking gable portico entrance. In the case of the Papakura Courthouse, the building was designed with a tiled roof, which it has maintained (albeit periodically replaced for maintenance over time and likely replaced when relocated).

Another key feature is the front entrance door. Access is via double doors, with four moulded square panels on each door. Above the door is a patterned transom, which frames the doors beneath it. For the prototype, the pattern appears to be either diamonds or squares. In the case of the subject building, it is a diamond pattern.

Other key attributes of this prototype are its rectangular footprint and the horizontal timber weatherboards.

The subject building today retains most of these features, but not the strictly rectangular floor plan; however, the wings are of reasonably equal dimensions on either side and follow through with sympathetic or matching cladding, roofing and windows. Those courthouses from this prototype series that retain all key features are of greater architectural significance, none of these however are known to be within the Auckland region, making the subject former courthouse of some rarity and uniqueness in the context of Auckland.

The five buildings based on the same prototype that have been identified in undertaking this comparative analysis are the former Whataroa Courthouse, Putaruru Courthouse, Maungaturoto Courthouse, Wairoa Courthouse and the Patea Courthouse. It is probable that there are a small number of others that remain extant across New Zealand that are not identified through this evaluation; however, this is likely to remain a small number.

One common trait amongst the above five courthouses, and most historic courthouse across the country, is they now have a change of use from their original use. Courthouses have been centralised, in the case of rural communities, or expanded, advanced and modernised in the case of urban examples, with newer overall facilities.

Alongside this specific prototype, Mair, as Government Architect, also designed other courthouses across the country. A notable example is the Balclutha Courthouse (1926).³⁰

³⁰ Heritage New Zealand. Listing material - Balclutha Courthouse (former). Accessed from: <http://www.heritage.org.nz/the-list/details/9690>. [Last updated: unknown]

A further observation is that it appears the former Putaruru Courthouse is the only one of this prototype currently formally recognised by Heritage New Zealand Pouhere Taonga on its list.

5.3 Other scheduled places

(See Appendix 2 – Table D)

Another comparison of relevance is what other built heritage places are afforded statutory recognition in the area. 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 and illustrates the lack of representation of the wider themes that provide an important contribution in reflecting the built history of Papakura and surrounds. Scheduled places at present are limited to two churches, and one associated cemetery, three residences and a Second World War military camp.

6.0 Significance criteria

(a) Historical

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

The former Papakura Courthouse and Lock-up are strongly associated with the theme of the justice system and law enforcement and order from the 1930s through to early 1970s in Papakura and surrounds, carrying out this role for over 50 years. Read together, the two buildings form a strong part of the local landscape of governance and legal history for Papakura. The former Courthouse and Lock-up are the earliest remaining extant features from the Papakura Police complex. While not always seen as a desirable community place, the Courthouse played an important role within the Papakura community in decision making around criminal matters.

The former Courthouse and Lock-up have considerable 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.

The former Courthouse carried out its original, purpose-built use for approximately 55 years, and the Lock-up for 67 years. In this regard they both represent an important aspect of collective memory. It appears likely that they are a marker at least some members of the community identify with. Both feature in publications on the history of policing in Papakura and a publication on North Island courthouses.³¹

The decision to retain the two buildings during the redevelopment of the Papakura Police Station complex signals that they had, and continue to have, a degree of community esteem within at least some members of the Papakura community. There was a clear and deliberate action taken to retain both the Courthouse and Lock-up buildings when redevelopment occurred. This appears to have been driven at least in

³¹ Brewer, K. 2005. *The History of the Papakura Police 1894 to 2005*. (unpublished); Carson, T. 2013. *Built for Justice Visits to old North Island Courthouses*. (Alibi Press: Papakura).

part by a clear historical and social value being placed on the buildings by some members of the community. The adapted use of the former Courthouse has been as a form of community lease, which is a positive use for enabling a strong connection to be maintained. Further scoping of these values would be required to determine if this constitutes considerable value.

The former Courthouse and Lock-up are of moderate 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 evaluation does not include an assessment of mana whenua values. Any such values are for the relevant mana whenua group(s) to determine.

(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 Lock-up is not currently utilised as an interpretation site (such as being set up as a museum display cell), and therefore currently it does not have a strong ability to illustrate what it was like and educate the public when historically in use. As the interior of the former Lock-up has not been inspected, it is not known what or if any interior features remain, which may contribute towards its knowledge potential. Should such features remain there is the potential for moderate knowledge value for the Lock-up, but currently this is ascribed little value.

In addition, the interior of the former Courthouse has been highly modified with the loss of most of the original and early features, so it has limited ability to provide knowledge of the operations and architectural layout and features of an early to mid-century courthouse in New Zealand.

The former Courthouse and Lock-up have little local knowledge significance.³²

(e) Technological

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

The former Lock-up is representative of the lock-ups and cellblocks constructed as part of police stations in small towns throughout New Zealand, in the earlier part of the twentieth century. The thickness of the entrance door, door hardware, and limited windows speak of the building's function. Neither the former Courthouse nor Lock-Up applied highly innovative construction techniques or materials. Overall, the former Courthouse and Lock-up lack strong value under this criterion.

The former Courthouse and Lock-up have little local technological significance.

(f) Physical attributes

³² Noting that the lock-up may have moderate knowledge potential if the building's interior remains intact.

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.

Mair designed the Papakura Courthouse near the middle of his architectural career as Government Architect. Mair would have overseen the design of the Courthouse based on his prototype, however the level of overall involvement in the wider project is not clear, and whether anyone else assisted in any of the design and/or overseeing the construction phase.

The former Papakura Courthouse is the only known example of this prototype extant within the Auckland region (with five others known to be extant in other areas of the country).³³ The side wings to the Courthouse somewhat reduce the physical significance of the former Courthouse when it is considered in a national context of counterpart courthouses of the same prototype, but it retains sufficient readability to be considered a good representative example of the small collection of this style of courthouses John Mair designed between c.1929 and c.1939.

The architect of the Lock-up is not known, but it also appears to have been based on a prototype, possibly also to the design of a Government Architect of the time, John Mair. It is not necessarily highly notable as an architecturally ornate building, however, as a holding cell, it was intended to be very utilitarian. The former Papakura Lock-up has its greatest physical attributes value as a reasonably rare example of a type, that being lock-ups from the earlier years of the twentieth century. Therefore, the Lock-up is a representative example of its type and style in both the locality and region.

The former Courthouse and Lock-up have considerable local physical attributes significance

(g) Aesthetic

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

The former Courthouse exhibits features from John Mair's prototype. The Courthouse and Lock-up have moderate aesthetic significance as examples of their type. The building would have had much greater visual presence on its original, corner site across the road from its subject location, at 250-260 Great South Road. Both buildings are now mostly viewed internally from the park setting.

The former Courthouse and Lock-up have moderate aesthetic value for exemplifying a past aesthetic taste in the context of judicial government buildings of their respective types. They are also afforded value for the emotional response they invoke for their evocative and picturesque qualities. The original location of the Courthouse on a prominent corner site made it a highly visible building within Papakura's town centre; however, the relocation to Central Park of both the Courthouse and Lock-up has resulted in the buildings being situated amongst mature vegetation with a considerable setback from the road, thereby reducing their visual and landmark appeal.

The former Courthouse and Lock-up have moderate local aesthetic significance.

(h) Context

³³ It has not been viable to ascertain the entire collection of courthouses designed and constructed in accordance with this prototype. No research has been identified which analyses that level of detail.

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

The former Courthouse and Lock-up have some contextual significance alongside the Old Central School within what are now Central Park and its surrounds. Additionally, historically the Courthouse forms part of a finite collection of this prototype from across the country.

The former Courthouse and Lock-up have moderate local context significance.

7.0 Statement of significance

The former Papakura Courthouse and Lock-up date from the early twentieth century, carrying out a judicial and law and order function for approximately 50 years within Papakura. The most significant values that the Courthouse embodies are in its historical and social meaning. Important decisions relating to criminal proceedings took place in the Courthouse. The former Courthouse has seen some physical modifications over time, but both the former Courthouse and the Lock-up can be physically understood as purpose-built judicial structures. The former Papakura Courthouse is to the design of Government Architect, John Mair, who designed a finite number of similar courthouses across New Zealand during the approximate period of 1929-1939, and therefore forms part of a small known national collection of this prototype. The former Lock-up is a good representative example of a small town holding cell from the earlier years of the twentieth century. The former Papakura Courthouse and Lock-up have the greatest significance when read collectively together as a place. While both are now relocated to Central Park, the former Courthouse and Lock-up remain very close to their original police station site, across the road, maintaining a degree of contextual integrity.

8.0 Extent of the place for scheduling

- The 'extent of the place' is the spatial area that is integral to the function, meaning and relationships of the place.
- Both the former Courthouse and Lock-up are relocated buildings, having previously been situated across the street. The land surrounding them therefore, while very compatible as a setting, is less integral to the meaning of the place, compared to if the buildings remained on their original site and location.
- From a management perspective, it is not considered appropriate to manage only the buildings, without an immediate curtilage as well. Changes directly around the two buildings warrant statutory heritage consideration in relation to any potential impacts on the two buildings.
- On this basis, the land parcel boundary has in part been utilised to determine the appropriate extent of place. The subject site, while appearing to be part of Central Park Reserve is not classified as reserve land. On this basis, none of the formal reserve land has been included within the extent of place.
- The recommended extent of place comprises a square area of land, covering approximately 1000m², across parts of allotments 226 and 227 of Section 11 of the Village of Papakura. This is considered to be the area with the closest physical connection to the two buildings. It is considered to form its most immediate setting.

- Additionally, a separate historic heritage place evaluation has concurrently been prepared for the Papakura Old Central School on the directly adjacent allotments at 57R Wood Street. The recommended extent of place aligns with the edge of the extent proposed for the former school building.
- The primary feature(s) are the former Courthouse and the former Lock-up. For the Courthouse, the original remaining elements such as the Courthouse's original/early footprint, roof form and materials are of particular value.
- The interior of both buildings are recommended as formal exclusions in the schedule entry. The former Lock-up has not been inspected, so this recommendation may be modified into the future for the Lock-up, if its interior is inspected and considered to be sufficiently intact. As noted above in this report, the interior of the Courthouse is highly modified, and therefore not recommended for statutory management.
- The following diagram, figure 6, sets out the recommended extent of place.



Figure 6: The recommended extent of place for scheduling is outlined in red. The extent covers a split across sections of two allotments (226 and 227).

9.0 Recommendations

Based on the preceding evaluation, the former Papakura Courthouse and Lock-up meets the overall criterion thresholds for scheduling as a category B historic heritage place, having overall considerable, local significance. The heritage values, which meet the threshold of considerable, are historical (a), and physical attributes (f). This is supported by moderate (b) social, (g) aesthetic and (h) context values.

11.0 Table of Historic Heritage Values

The table below summarises the assessed values of the place under section 7 of this report, in relation to each of the scheduling criteria and the context within which it has value:

Significance Criteria (A-H)	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National, International)
-----------------------------	--	--

A- Historical	Considerable	Local
B- Social	Moderate	Local
C- Mana Whenua	Not applicable	--
D- Knowledge	Little	--
E- Technological	Little	--
F- Physical Attributes	Considerable	Local
G- Aesthetic	Moderate	Local
H- Context	Moderate	Local

***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

11.0 Overall Significance

Place Name and/or Description	Papakura Courthouse and Lock-Up (former)
Category	B
Primary Feature(s)	Courthouse building (former) and Lock-up building (former)
Known Heritage Values	A,F
Extent of Place	<p>Insert the following as the historic heritage place overlay planning map:</p> 

Exclusions	Interior of building(s)
Additional Controls for Archaeological Sites or Features	--
Place of Māori Interest or Significance	--

Author (and position)

Cara Francesco (Principal Specialist Built Heritage)

Date

August 2017

Reviewer

Elise Caddigan
Specialist Built Heritage

Date

August 2017

Appendices

Appendix 1: Supplementary research

Appendix 2: Comparative analysis

Appendix 3: Historic photographs

Appendix 4: Site inspection photographs

Appendix 5: Drawings/plans

Appendix 6: Additional maps

Appendix 7: Reserve Management Plan extracts

Appendix 1: Supplementary research

Biography summary

Government Architect - John Mair (1876 – 1959)

The attributed designer of the Papakura Courthouse was John Thomas Mair.³⁴ Mair was born in Invercargill, the son of a building contractor and the mayor of the town. John Mair was educated in Invercargill and had his first architectural training from the borough-engineer-architect-surveyor. In 1904, he began working for the New Zealand Railways in Dunedin under George Troup. He was involved in the design of the magnificent Dunedin Railway Station.

In 1906, Mair went abroad and commenced study in the United States at the University of Pennsylvania. He later also worked for a period for a New York architect. In 1909, he became an Associate of the Royal Institute of British Architects by examination in London (he was elected to a Fellowship in 1940) and undertook a study tour of France and Italy.

He returned to New Zealand and commenced private practice. One of his first buildings was the Presbyterian First Church, Invercargill (1915), a prominent building of Romanesque character. He practised in Wellington from 1910 to 1918, where his work was mainly domestic. His houses were mostly in the fashionable California bungalow style, designed for middle-income clients who wanted to live in something other than the ubiquitous bay villa. For wealthier, conservative clients he favoured two-storeyed wooden houses designed in the English Arts and Crafts manner of Charles Voysey and M. H. Baillie Scott.

*

In 1918, he was engaged by the Defence Department as Inspector of Military Hospitals, a position he held until 1920, when he became architect to the Department of Education. His public service career reached its pinnacle in 1923 when, in succession to John Campbell, he was appointed Government Architect, making him the principle advisor and designer for government projects.

Mair oversaw the transformation of public architecture between 1923 and 1941. For this 18-year period, Mair was responsible for or in some cases peripherally oversaw most of the government buildings erected in New Zealand. Single-handedly he moved government architecture away from traditional, classical architecture to more modern, simple lines. As such, Mair nearly always designed in the severely restrained stripped classical manner, with precisely controlled Art Deco ornamentation, but, very occasionally, he broke into something more flamboyant. He broke ground structurally, designing in ways not universally adopted until the structural codes of earthquake resistance had been worked in the 1930s. During the Great Depression years, Mair passed government work out to support private architects throughout the country.³⁵

Notable among the buildings built by the Public Works Department during Mair's tenure as Government Architect are Rotorua's Blue Baths. Among his many other buildings were courthouses completed in Hamilton (1931), Ashburton (1938) and Blenheim (1939); and post offices in Napier (1930), High Street, Christchurch, and Cambridge Terrace, Wellington (1932), Tauranga (1938) and Lower Hutt (1943). He also designed the Jean Batten building in Auckland. Mair's largest building was the Departmental Building in Stout Street, Wellington, which he designed in 1937.

³⁴ This is attributed to Mair based on his name on the plans/drawings for the building.

³⁵ Martin, L.E. 2004. *Built for Us The Work of Government and Colonial Architects, 1860s to 1960s*. (University of Otago Press: Dunedin). p 115; Shaw, P. 'Mair, John Thomas', first published in the *Dictionary of New Zealand Biography*, vol. 4, 1998. Te Ara - the Encyclopedia of New Zealand. Accessed from: <https://teara.govt.nz/en/biographies/4m31/mair-john-thomas> (accessed 27 July 2017).

In 1940, Mair was elected a fellow of the Royal Institute of British Architects; after retiring in 1941, he received honorary life membership of the New Zealand Institute of Architects. He was for many years a member of the Town-Planning Institute of New Zealand. At the age of 83, on 26 November 1959, John Mair took his own life at his home at Khandallah, Wellington. He was survived by his son, Lindsay, a Wellington architect.

Although as the Government Architect Mair would have influenced and overseen the design of the Courthouse, it is unknown to what degree he was directly involved, and if anyone else assisted, in any of the design and construction.

Appendix 2: Comparative analysis

Table A: Other known courthouses in New Zealand, based on the same (or very similar) prototype as the former Papakura Courthouse

Figures 7 -12.

Place	Photographs	Notes	Current use
<p>Former Whataroa Courthouse</p> <p>Main Road, Whataroa</p>	 <p>Figure 7. Whataroa Courthouse – front and side elevation.³⁶</p>  <p>Figure 8. Interior court room of Whataroa Courthouse (NZ Herald)³⁷</p>	<p>The Whataroa District Court, built in 1939, served an extensive area.³⁸ It appears the courthouse also included/s an associated lock-up onsite (but no further information has been located). Until its closure in 2013,³⁹ this was considered the most isolated mainland courthouse in the country. At the time the place was placed on the market in 2015, the court interior appeared to have some original features. The Whataroa Courthouse has a corrugated iron roof and circular front columns, in comparison the Papakura counterpart has square front double pillars, and has a tiled roof.</p>	<p>Not in original use. Current use since closure not known.</p>
<p>Former Putaruru Courthouse</p> <p>67 Tirau Street, Putaruru (State Highway 1)</p> <p>Heritage New Zealand listed, category II, #.4277.</p>	 <p>Courthouse (Former). Copyright: NZ Historic Places Trust. Taken By: G Henry. Date: 29/01/2010.</p> <p>Figure 9. Heritage New Zealand</p>	<p>The former Putaruru Courthouse was constructed in 1935. In November 1934, tenders were called, based on plans by Government Architect, John Mair. Mr Moody of Hamilton was successful in his tender. The building was the first purpose built courthouse for Putaruru. The building is situated on an elevated site.⁴⁰</p>	<p>As at 2013, the building was in use as a gift shop.⁴¹</p>

³⁶ Stuff News. *For Sale: A criminal history*. Accessed from: <http://www.stuff.co.nz/life-style/home-property/64652794/for-sale-a-criminal-history> Last updated January 5 2015




³⁷ New Zealand Herald. *WestCoast courthouse comes up for sale*. New Zealand Herald. Accessed from: http://m.nzherald.co.nz/nz/news/article.cfm?c_id=1&objectid=11378453 [23 December 2017]

³⁸ Stuff News. *District court Whataroa style*. Accessed from: <http://www.stuff.co.nz/the-press/news/5400441/District-court-Whataroa-style> [Last updated 5 August 2011]

³⁹ Stuff News. *For Sale: A criminal history*. Accessed from: <http://www.stuff.co.nz/life-style/home-property/64652794/for-sale-a-criminal-history> Last updated January 5 2015

⁴⁰ Carson T, p 82.

⁴¹ Use of shop ascertained from Street view imagery. Accessed from: <https://www.instantstreetview.com/>

<p>Former Maungaturoto Courthouse</p>	 <p>Figure 10. Front elevation of former Maungaturoto Courthouse.⁴² (Copyright to Carson, T).</p>	<p>Maungaturoto Courthouse was constructed in c.1930. It remained in use, but with limited hearings until 1979.</p>	<p>Unknown.</p>
<p>Wairoa Courthouse</p> <p>Queen Street, Wairoa</p>	 <p>District Court Building. Copyright: NZ Historic Places Trust. Taken By: Alison Dangerfield. Date: 30/05/2008.</p> <p>Figure 11. Front elevation of Wairoa Courthouse.⁴³</p>	<p>The Wairoa Courthouse was built in 1936, to the design of John Mair. It was the third courthouse building to serve the district.⁴⁴ The Wairoa Courthouse is a hybrid example of this prototype, with different window details, a rectangular, as opposed to square floor plan, and elaborate central roof vent/dome.</p>	<p>As at 2013, it is one of the few historic courthouses to remain in use.</p>
<p>Former Patea Courthouse</p> <p>Egmont Street, Patea, Taranaki</p>	 <p>Figure 12. Front elevation of former Patea Courthouse.⁴⁵ (Copyright to Carson, T).</p>	<p>The former Patea Courthouse was constructed in 1930. The successful tender was from Mr. A.G. Bignall of Wanganui. The courthouse replaced an earlier courthouse in the town. The courthouse was constructed of heart totara and rimu, with a concrete tile roof. The building served the Patea community as its courthouse until 1979. It appears the building retains its original polished floors and distinctive ceiling. From the front, it has the original courthouse appearance.⁴⁶</p>	<p>For a number of years it had intermittent uses. It is now in private ownership and leased to a cooperative craft shop (as at 2013).</p>

⁴² Carson, T. p. 35-36.

⁴³ Heritage New Zealand. Listing information Accessed from: <http://www.heritage.org.nz/the-list/details/4866> [Last updated unknown]


⁴⁴ Carson, T. p. 101.

⁴⁵ Ibid. p. 135.

⁴⁶ Ibid. p 136.


Table B: Other known lock-ups and cells of relevance in the Auckland region

Figures 13- 18.



Place	Photograph	Notes	Current use
WITHIN AUCKLAND REGION			
<p>Wellsford Police Station Lock-Up</p> <p>108 Rodney Road, Wellsford</p> <p>CHI#16568</p> <p>Schedule ID 00529, Category B</p>	 <p>Figure 13. Wellsford Lock-up, rear and side elevation. AC, March 2015.</p>	<p>The Lock-up is recorded as having been moved from nearby Port Albert to Wellsford (but this has been unverified).⁴⁷ The exact date of construction is not known. It is similar to the Papakura Lock-up in that it is a small rectangular footprint, clad in horizontal rusticated weatherboards, with a gable roof. It also has the same style of ventilation chimney as the former Papakura Lock-up.</p>	<p>The Lock-up is physically connected to the modern Wellsford Police Station. It remains in use as a short term holding cell.</p>
<p>Former Birkenhead Police Station Lock-Up</p> <p>110-12 Hinemoa Street, Birkenhead</p> <p>CHI# 12992</p> <p>Schedule ID 00955, Category B</p>	 <p>Figure 15. Front elevation of former Birkenhead Lock-up. AC, 2016.</p>	<p>The lock-up is associated with the former Police Station and residence, situated forward of the lock-up. Internally the building has a two-cell configuration. The interior has a high level of fabric integrity. It is now in the ownership of Auckland Council. The date of construction has not been verified.</p>	<p>Storage facility for day care centre and community house.</p>
<p>Waiuku Lock-up (former)</p> <p>Tamakae Reserve, adjacent to 15-17 King Street, Waiuku</p> <p>CHI# 1795</p> <p>Schedule ID 1509, Category B</p>	 <p>Figure 15a. 2012, Waiuku Museum.⁴⁸</p>	<p>The former Waiuku lock-up was relocated to the reserve, and sits alongside several other historic buildings from Waiuku or nearby settlements, as part of the Waiuku Museum complex. The lock-Up was reportedly constructed in 1865. It differs from the former Papakura Lock-Up in its gabled front entrance and its significantly earlier date of construction. The historic 1883 former Waiuku Courthouse also remains, on the other side of the township on Massey Park.</p>	<p>Part of Waiuku Museum.</p>

⁴⁷ Auckland Council Heritage Unit properties file for Wellsford Lock-up. ID#00529.

⁴⁸ Waiuku Museum. Photograph of Waiuku Lock-up (former) c. 2012. Accessed from: <https://waiukumuseum.files.wordpress.com/2012/11/waiuku-lock-up-21.jpg>

<p>Former Takapuna Police Station and Lock-up (jail house)</p> <p>Currently located on the site of the Car Club.</p> <p>Masons Road, Oteha, North Shore</p> <p>CHI# 20119</p> <p>Not scheduled</p>	 <p>Figure 17. Former Takapuna Lock-up on Masons Road site. NSCC, likely pre 2009 image.</p>	<p>The former Takapuna lock-up is thought to have been constructed in 1910 (unverified). It has been relocated a number of times. In 1927, it was converted for office use within the station. In 1948, it was moved to Murrays Bay and became a bach. In 1989, it was purchased by the Takapuna City Council, with the intention to restore it. The restoration did not happen and it was kept at the Bush Road council depot for a number of years, presumably unoccupied. The North Shore Vintage Car Club acquired and moved it to 157 Oteha Valley Road in 1995, to serve as the club library. In 1998, a proposed motorway development required the clubhouse and former lock-up to be relocated to its current Masons Road site. After the relocation, the former lock-up was positioned along the western boundary fence. It was moved in 2006, to sit adjacent to the clubhouse and a physical link was constructed between the former jailhouse and clubhouse.⁴⁹</p> <p>The building was considered for scheduling as part of the North Shore Thematic Review in 2010-2011. It was originally recommended for scheduling, but upon peer review was not supported for statutory management because it has been relocated away from its original site and settlement. In contrast to the former Papakura lock-up, it has remained close to its original site, only moving across the road, and prior to this, relocation was limited to within the Papakura Police Complex.</p>	<p>Part of car club premises.</p>
<p>Different design, but cell blocks/lock-ups within the Auckland region</p>			
<p>Former Newmarket Police Station Lock-Up (situated next to scheduled villa associated with police site)</p> <p>58 Remuera Road, Newmarket</p> <p>CHI#18677</p> <p>Schedule ID 02545, Category B</p>	 <p>Figure 14. Side elevation of former Newmarket cell</p>	<p>The 1909 lock-up is a one-storey brick structure with a rectangular plan, corrugated metal hip-roof with the original ventilation chimney, and features double-hung windows from the original two-room police station (the cell block was originally windowless, the windows were added as part of the conversion in the 1930's into temporary office space for the police station). The wooden entry door includes hand-forged iron hardware. The interior has been modified, originally it followed a conventional Victorian four-cell layout featuring a central corridor</p>	<p>Social venue associated with police station.</p>

⁴⁹ Auckland Council, Heritage Unit files for 40 Masons Road. North Shore City Council, Heritage Inventory Form. 2010. Auckland Cultural Heritage Inventory (CHI). #20119. Accessed from: <https://chi.net.nz/>.




	block (with later re-purposed windows). AC, 2013.	and two cells to either side. In the 1930's it was used as a temporary office. From 1938, the lock-up was used as a storage facility, and in 1989, it was converted into a bar and party venue. ⁵⁰ It demonstrates similarities with the Newton cellblock more than the Papakura lock-up.	
<p>Former Newton Police Station Cell Block</p> <p>1 Ponsonby Road, Ponsonby/Freeman's Bay</p> <p>CHI# 2672</p> <p>Falls within the extent of place of Schedule ID 01797</p> <p>Station - Heritage New Zealand listed #541, Category 2</p>	 <p>Figure 16. Former Newton Station Cell Block. AC, 2016.</p>	<p>The Cellblock was likely constructed at the same time as the Station – c 1903. This is the largest identified cell block extant and known in the Auckland region; with a total of six cells. This building is overall highly intact, and provides an exemplary example of the workings of a late 19th - early 20th century cellblock. The block externally consists of Marseille roof tiles, brick cladding and a distinctive central roof vent. The cellblock is situated to the rear of the former Newton Police Station building and sits alongside several other historic outbuildings. This cellblock however, near the CBD represent a slightly different and and context to the former Papakura Lock-up and therefore, is not directly comparable. It is now in the ownership of Auckland Council.</p>	<p>Art and creative studio space in association with main Art Station complex.</p>
<p>Former Devonport Police Station Complex</p> <p>Former two cell lock-up –</p> <p>7 Rattray Street, Devonport</p> <p>CHI#19702</p> <p>Schedule ID 02697, Category A*</p>	 <p>Figure 18. Aerial view of station complex. AC GIS, 2015.</p>	<p>The Devonport Lock-up appears to have been constructed in 1923-1924. The cell is part of a wider complex with the former Sergeant's residence, former watch house/office and a former water closet and lumber shed. The three auxiliary buildings have been subdivided. The date of construction is similar to the Papakura Lock-up however; stylistically it differs with a roughcast plaster and brick finish and a tiled roof.</p>	<p>Private residence (?).</p>

⁵⁰ Freeman, R. (2013). Historic Heritage Evaluation – Newmarket Police Station, Remuera Road. Unpublished study: Auckland Council, Heritage Unit.

Table C: Relevant lock-ups from outside the Auckland Region

(Following rectangular form, gable roof, and generally single door access)

Figures 19 – 23.



Place	Photograph	Notes	Current use
<p>Former Bulls lock-up</p> <p>Heritage New Zealand listed #2822, Category 2</p> <p>107 Bridge Street, Bulls</p>	 <p>Lock-up (Former). Copyright: NZ Historic Places Trust. Taken By: Blyss Wagstaff. Date: 15/11/2013.</p> <p>Figure 19. Side elevation attached to former police residence. Heritage NZ.⁵¹</p>	<p>The former Bulls Lock-up appears to have been built in 1884. In a relocated position, it is located adjacent to the site of the first and the current police station and opposite the former courthouse⁵²</p>	<p>Appears to adjoin residence.</p>
<p>Russell lock-up</p> <p>(Part of the listing of Customhouse (former))</p> <p>Heritage New Zealand listed # 67, Category 1</p>	 <p>Lockup. Copyright: NZ Historic Places Trust. Taken By: Martin Jones. Date: 26/04/2002.</p> <p>Figure 20. Rear elevation of lock-up. Heritage NZ.</p>	<p>Is associated with the Russell Customhouse/police station. The lock-up was constructed shortly after the police occupied the Customhouse in 1894. It was therefore likely built c.1900.⁵³ Stylistically, the building appears to have similarities to the former Papakura Lock-up.</p>	<p>Unknown. Remains part of active station.⁵⁴</p>
<p>Mokau Jail</p> <p>33 North Street State Highway 3, Waikato/Taranaki</p>	 <p>Figure 22. Former Mokau lock-up. Streetview</p>	<p>The former Mokau Jail is now part of the Mokau Museum, and physically connected to the museum building. Its date of construction has not been established through research for this report.</p>	<p>Part of a museum.</p>

⁵¹ Heritage New Zealand. Lock-up (Former). Accessed July 2017 from: <http://www.heritage.org.nz/the-list/details/2822> [Last updated unknown].

⁵² Ibid.

⁵³ Heritage New Zealand. Customhouse (former). Accessed July 2017 from: <http://www.heritage.org.nz/the-list/details/67> [Last updated unknown].

⁵⁴ Ibid.

<p>Former Cambridge Lock-up</p> <p>Victoria Street, Cambridge</p>	 <p>© Cambridge Museum Photo</p>	<p>The former Cambridge two cell lock-up was constructed in 1905. It no longer remains on its original site.⁵⁶</p>	<p>Located behind the Cambridge Museum.⁵⁷</p>
<p>Former Matamata lock-up</p> <p>Heritage New Zealand listed, #4219, Category 2</p>	 <p>Firth Tower Musuem - Jail Building. Copyright: Matamata Historical Society Inc.. Taken By: Elizabeth Dodd.</p>	<p>Recorded as constructed in 1892; the Matamata example externally appears similar to the former Papakura Lock-up architecturally. Interestingly, provided the date is correct, this is an earlier lock-up and illustrates that this architectural style was around for a number of years as one of a few traditional New Zealand lock-up styles.</p>	<p>Part of a museum.</p>

⁵⁵ Cambridge Museum. Cambridge Historical Society Inc. *Cambridge A List Building*. Accessed from: <http://cambridgemuseum.org.nz/a-list-historic-buildings/> [Last updated :unknown].

⁵⁶ Ibid.

⁵⁷ Ibid.

⁵⁸ Heritage New Zealand. Firth Tower Museum – Jail Building. Accessed July 2017 from: <http://www.heritage.org.nz/the-list/details/4219> [Last updated unknown].

Table D: Currently scheduled places in the AUPOIP within Papakura

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

Commentary: Table D 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 in Papakura. The proposal to schedule the former Courthouse and Lock-up would assist in furthering the thematic spread of representation of scheduled places in Papakura.

Table E: Currently scheduled courthouses in the AUPOIP

Schedule ID	Place Name and/or description	Verified location	Category
470	Helensville Courthouse	98 Mill Road, Helensville	B
552	Courthouse	2 and 4 Elizabeth Street, Warkworth	B
1506	Courthouse (former)	Massey Park, Belgium Street, Waiuku	B
1936	Auckland Magistrates Court (former)	1 Courthouse Lane, Auckland Central	A
1994	Supreme Court (former)	12-30 Parliament Street, Auckland Central	A

Commentary: Five historic courthouses have been identified in Schedule 14.1. Two of these are very large central headquarters (Auckland Magistrates Court and Supreme Court) assigned Category A status, and are not relevant comparisons in relation to the former Papakura Courthouse. This leaves three other scheduled courthouses in the Auckland region, and further illustrates that courthouses are not highly represented in the schedule.

Appendix 3: Historic photographs

Courthouse



THE NEW COURTHOUSE AT PAPA KURA, which will be opened early next month
Figure 24. The new Papakura Courthouse shortly before its formal opening. *Auckland Star*, Volume LXI, Issue 96, 24 April 1930, p 8.



NEW COURTHOUSE AT PAPA KURA.—This building is replacing the old Courthouse which has served the district of Papakura for about fifty years. It was opened yesterday by the Hon. E. A. Ransom, Minister of Public Works.

Figure 25. The official opening of the new Papakura Courthouse. Schoolchildren from the nearby Papakura School attend the opening. (The gable of the school building is present in the far right). *Auckland Star*, vol. LXI, Issue 107, 8 May 1930, p 9.

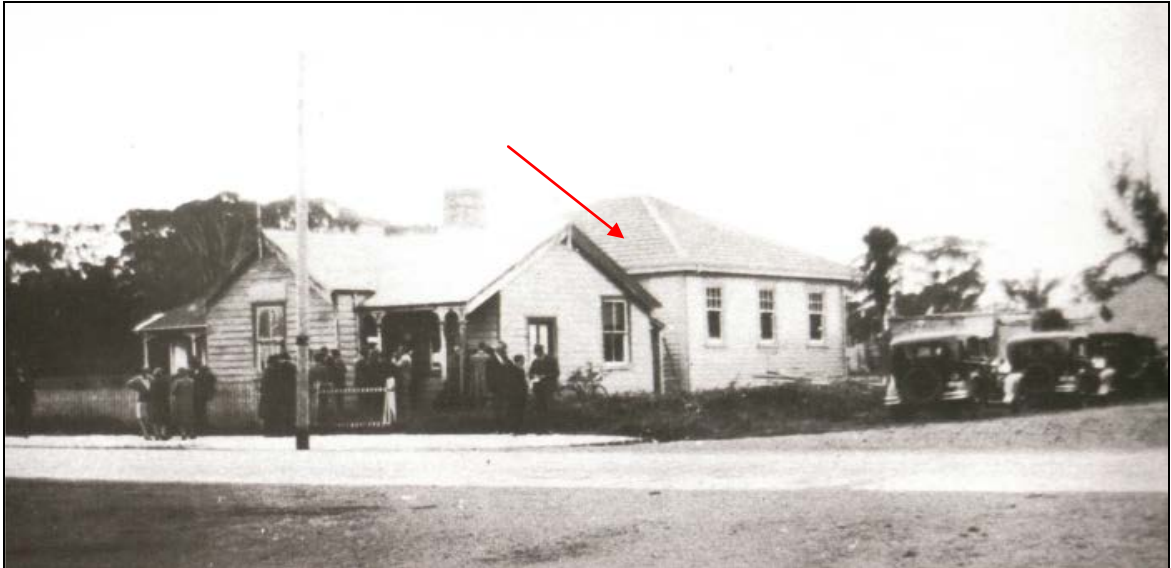


Figure 26. Papakura's old and new Courthouses on the same site c. 1930. Papakura and Districts Historical Society Incorporated. Carson, T. (2013) *Built for Justice Visits to old North Island Courthouses*. Alibi Press: Papakura.p. 59. Image held by Papakura and Districts Historical Society.



Figure 26a. Courthouse and public school. Unknown photographer (1930s?). Auckland War Memorial Museum. PH-NEG-18567. Accessed from: <http://www.aucklandmuseum.com/collections-research/collections>



Figure 27. Zoomed in view of Papakura town centre, along the Great South Road and Wood/Union Street. c.1939.

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. On the corner of the Great South Road and Wood Street is the Courthouse and beyond this next to the 1940-1941 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 form part of Central Park.



Figure 28. Front and side elevation of the Papakura Courthouse, in its original position on the corner of Great South Road and Wood Street, n.d. Courtesy of Papakura Museum (copyright to Museum).



Figure 29. Subject Courthouse c.1960, as seen from opposite side of the Great South Road. Brewer, K. 2005. *The History of the Papakura Police 1894 to 2005*. (Brewer, K – unpublished). p 39. Original source of image not identified. Set out in Yousef, R. 1997. *Papakura: the years of progress, 1938- 1996*. (Papakura and Districts Historical Society).p 150.



Figure 30. Photographed in 1927, at the official opening of the new Papakura Courthouse. Photograph notated in source as courtesy of the Holland family. Brewer, K. p 22.⁵⁹



Figure 31. Notable tree schedule inventory (Phoenix Palm trees): Papakura District Council. Held by Auckland Council, Heritage Unit. Left hand side wing present at the time of this photo.

The courthouse is on its original site at the time this image is taken. The date is not known, but likely to be late 1970s or early 1980s. Taken from opposite side of Great South Road.

⁵⁹ Permissions have been sought from the author (Ken Brewer) for referenced use of photographs from within this document, for specific use in this report. Email communication 27 July 2017.

The Lock-up(s)

The following images are courtesy of Ken Brewer. Source: Brewer, K. 2005. *The History of the Papakura Police 1894 to 2005*. (Unpublished).



Figure 32. Photograph taken in early 1960s of what is thought to be the first Papakura Lock-up, thought to be constructed in 1865. The subject 1927 Lock-up replaced this one. Once the new Lock-up was constructed in 1927 the earlier Lock-up became an office, as part of the station complex. In later years, it was utilised as a wash house and store onsite. Brewer, K. p 6.



Figures 33 and 34. Brewer, K. p 23.

Left: A 1950s photograph showing the original Lock-up on the far left, after it had been modified into an office, with a window inserted. On the right of the same photo can be seen the replacement 1927 Lock-up with a vent at the centre of the roof ridge.

Right: A 1950s photograph showing view from the other side of the new Lock-up showing the single access door.



Figure 35. The extensions are shown with the Lock-up on the right and the garden of the residence in the foreground. Brewer, K. p 38.



Figure 36. The Lock-up in 1985, when it was interconnected and attached with the police station and offices. Brewer, K. p 70 – Book cites the image is courtesy of Patsey Flavell.



Figure 37. Another view of the main station complex as at 1985. Brewer, p 70.



Figure 38. Relocation and removal of the police complex buildings in 1987. (The Lock-up is indicated with an arrow). Brewer, K. p 64. – Book cites the image is courtesy of Patsey Flavell.



Figure 39. Preparations are afoot for the redevelopment of the site and removal of buildings present on the site. 1993. Brewer, K. p 83.



Figure 40. July 1994, the old Lock-up is in the process of relocation across the road to Central Park. Brewer, K. p 90 – Book cites the image is courtesy of Patsey Flavell.

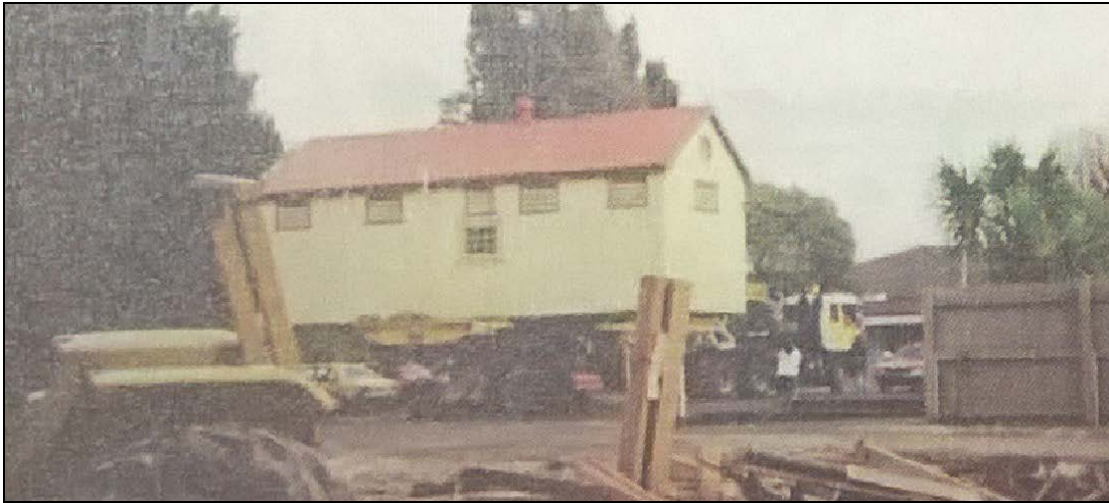


Figure 41. The Lock-up in the process of relocation in 1994. Brewer, K. p 90 – Book cites the image is courtesy of Patsy Flavell.



Figure 42. July 1994. This photograph shows the immense size of the new building compared with the former station right up next to it. Brewer, K. p. 89. Book cites the image is courtesy of Patsy Flavell.



Figure 43. Taken from the police helicopter, showing the tiny old complex in comparison to the large new police station next to it. Brewer, K. p 89. Photo cites image is courtesy Patsy Flavell i



Figure 44. The former Courthouse and Lock-up in Central Park, 12 September 2005. Brewer, K. p. 90.

Other associated buildings

c.1940 Papakura Police Station



Figure 45. In 1941, the new police station was completed. This photograph was taken within a few years of its opening. Brewer,K. p 29.



Figure 46. In 1966 extensive modifications were carried out to the 1941 station, in the form of an office attached at the rear. In addition the 1927 cellblock was moved and attached to the rear of the office. Brewer,K.p. 37.



Figure 47. The old Police Station (1940- 1941) was moved in July 1994 to Central Park and used as a community building. As part of a sound shell development, the building was relocated yet again in more recent years not far from Central Park to 294 Great South Road, Papakura. Brewer, K. p 91.

Appendix 4: Site inspection photographs

Photographs taken by evaluation author March or May 2016 unless otherwise stated.

Former Papakura Courthouse



Figure 48. Front elevation of the former courthouse, when approaching from within Central Park.



Figure 49. Front elevation of the former courthouse – side on. May 2017.



Figure 50: Front of Northern side wing. May 2017.



Figure 51. Rear and northern rear elevation of the courthouse. Additional wings are clearly disenable from this perspective; lock-up also in the frame. May 2017.



Figure 52. Northern side and rear elevation of the building.



Figure 53. Rear elevation of former Courthouse.



Figures 54 and 55.

Left: gable roof line, with flagpole mounted through the centre point of the gable apex.
 Right: Replacement columns on front elevation.



Figures 56 and 57.

Left: Front entrance, replacement columns, reinstated upon relocation.
 Right: front entrance.



Figures 58 and 59.

Left: Original double hung window.

Right: Original double door and diamond pattern glazing above.

Former Papakura Lock-up



Figure 60.Lock-up in the context of the Courthouse very close by.



Figure 61.Lock-up in the context of the former courthouse very close by.



Figure 62. Side elevation of Lock up, with front entrance to Courthouse also in view.



Figure 63. Side profile of the lock-up. Note the ventilation shutters.



Figure 64. Side and rear elevation of former Lock-up.



Figure 65. Example of one of the vents on the upper side elevation of the Lock-up building.



Figures 66 and 67.

Left: Side gable elevation of the Lock-up.
Right: bolted door to Lock-up.



Figures 68 and 69.

Left: illustrating the current proximity of the former Lock-up and the Courthouse.
Right: the access door into the Lock-up.

Surrounding setting



Figure 70. Side elevation of former Central School Infant Block. Now owned by the Ministry of Education.



Figure 71. Side elevation of former Central School Infant Block. Now owned by the Ministry of Education.



Figure 72. Rear of former infant block site at 59 Wood Street.



Figure 73. Papakura Old Central School - now a Council owned community facility at 57 Wood Street. Front elevation as seen from Wood Street.

Appendix 5: Drawings/plans



Figure 74. East and west elevations of the Papakura Courthouse. Mair, J. T., Papakura Courthouse (copy), Public Works Department Collection, PWD 76289 AA 1044 DW13, Architecture Archive, University of Auckland Libraries.

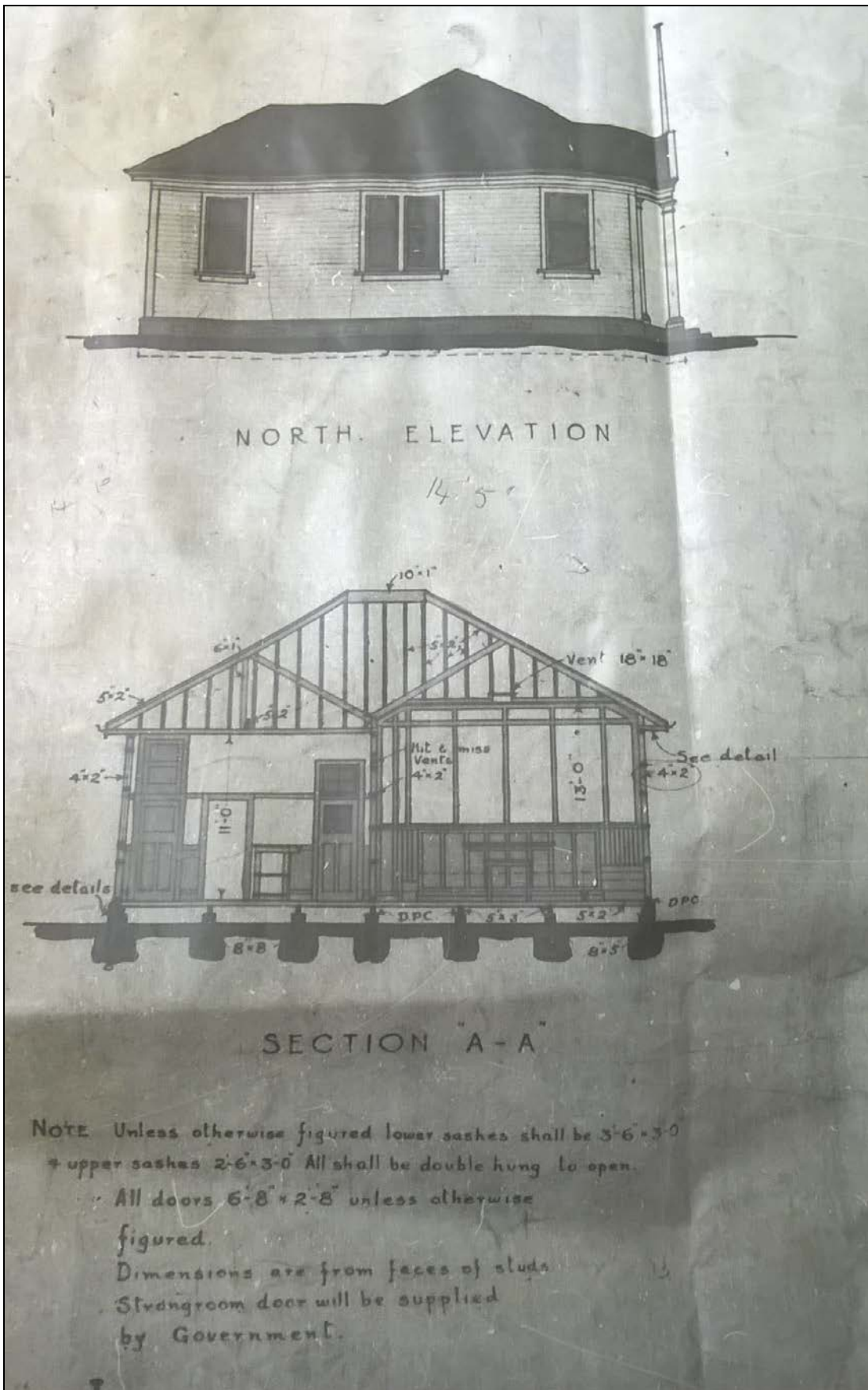


Figure 75. North elevation of Papakura Courthouse and cross section. Mair, J. T., Papakura Courthouse (copy), Public Works Department Collection. Copy on Auckland Council property file for Central Park.

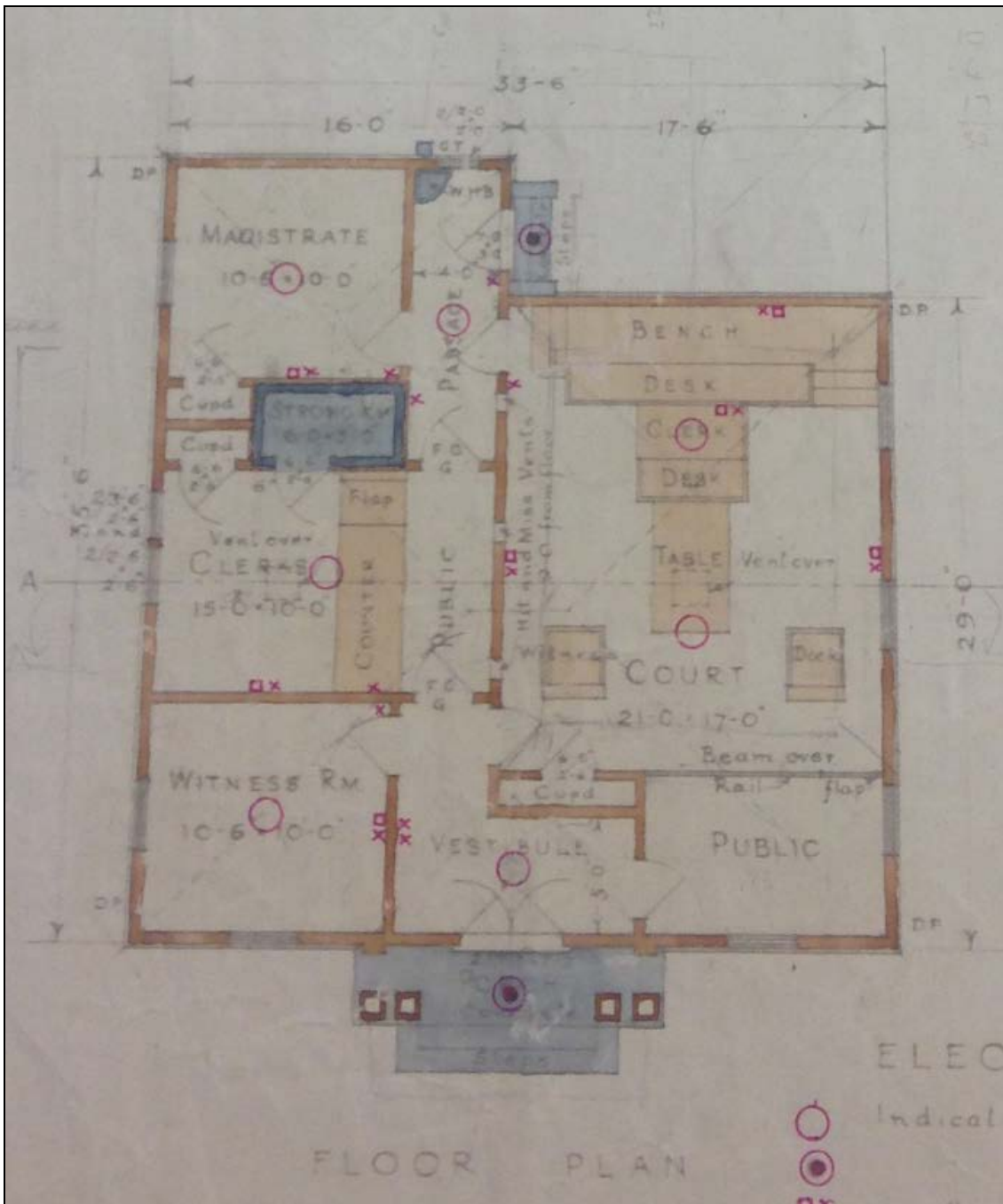


Figure 76. Original floor plan of Papakura Courthouse. Mair, J. T., Papakura Courthouse (copy), Public Works Department Collection PWD 76289 AA 1044, DW13, Architecture Archive, University of Auckland Libraries.

As built, the courthouse internally contained a vestibule, public waiting area, a witness room, a clerk's room, and magistrate's room. The centre of the building is divided by a public passage. The largest space in the building is the courtroom, containing a table, dock, bench and desks.

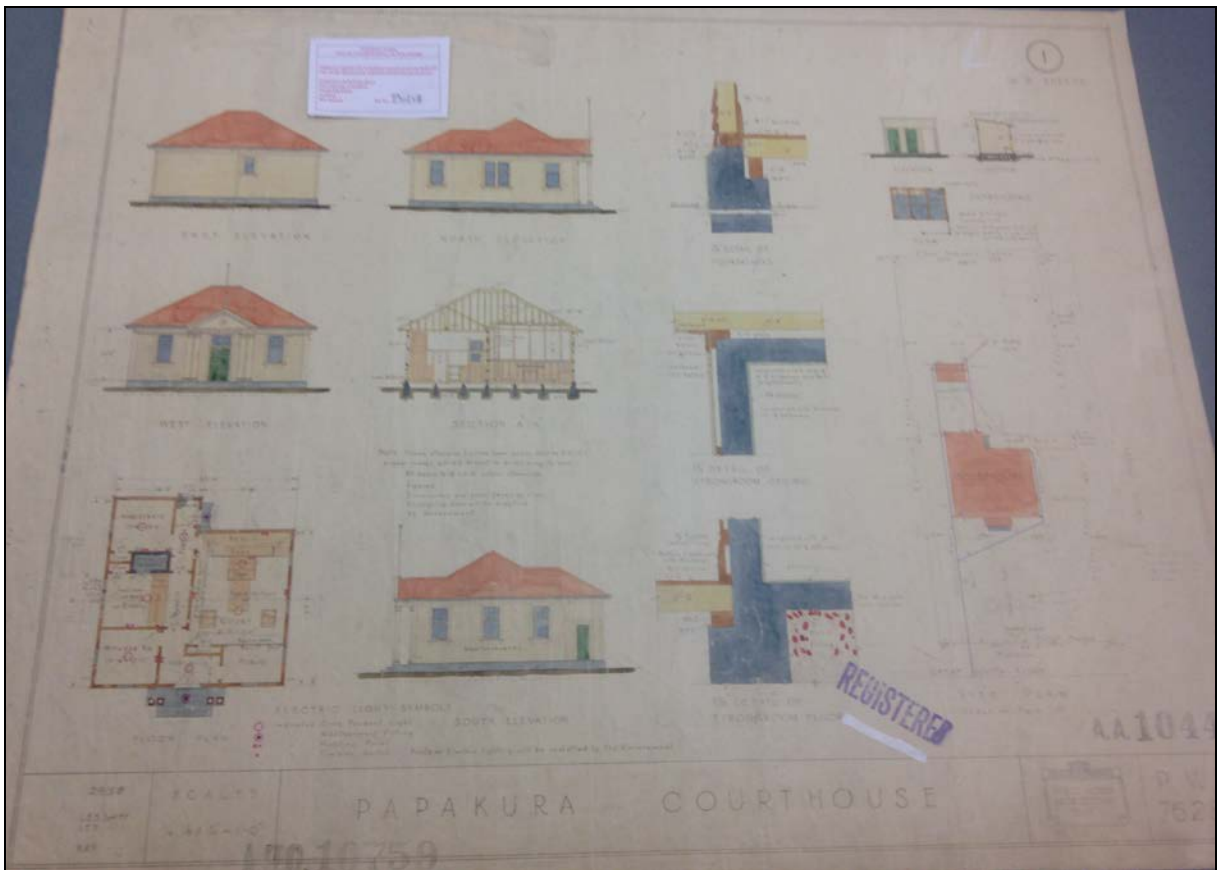


Figure 77. Plans for Papakura Courthouse. Mair, J. T., Papakura Courthouse (copy), Public Works Department Collection PWD 76289 AA 1044, DW13, Architecture Archive, University of Auckland Libraries.

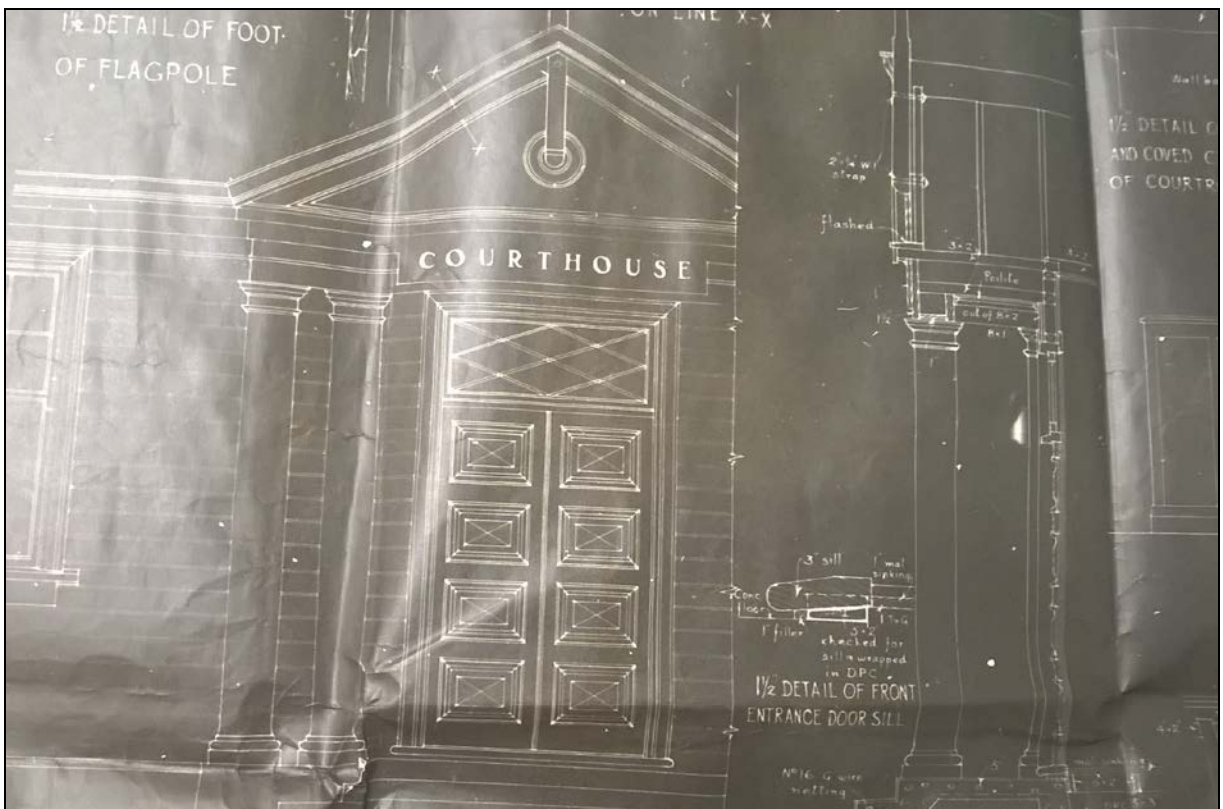


Figure 78. Detail of front entrance of Papakura Courthouse. Original source likely held by National Archives. Copy in Auckland Council property file for 59R Wood Street, Papakura.

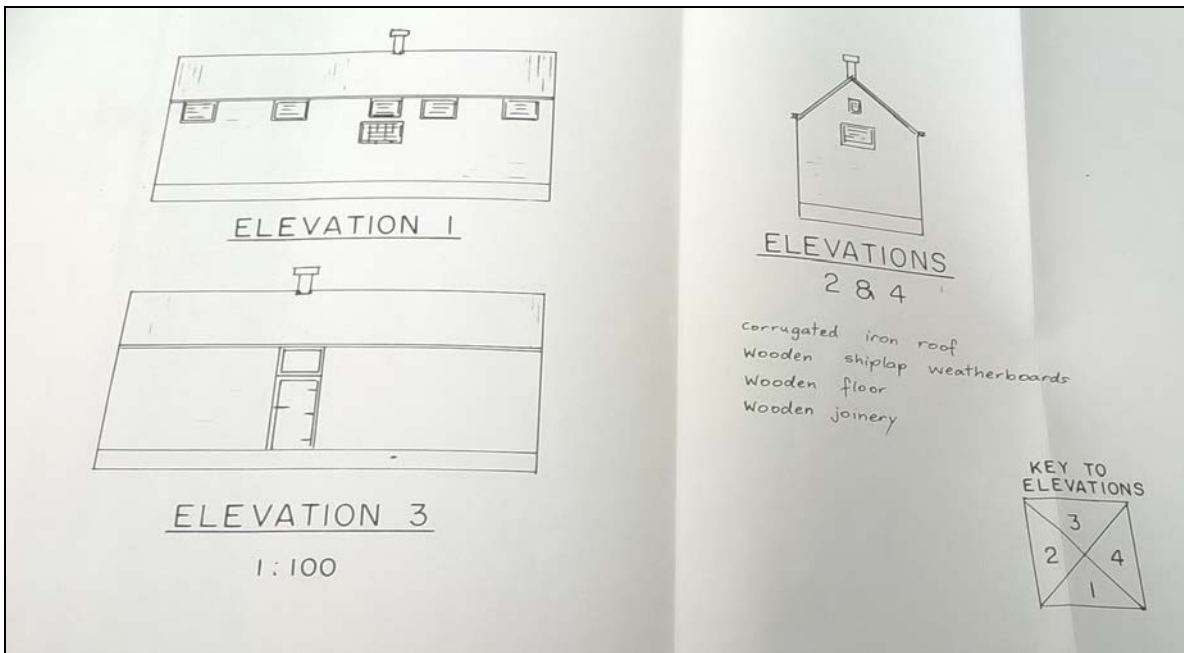


Figure 79. Elevation of the Lock-up from the building consent plans for relocation of the building. Project Information Memorandum (PIM) no. 012308 11/1995. 4 December 1995.

The above drawing refers to the materials as corrugated iron roof, wooden shiplap weatherboards, wooden floor and wooden joinery.

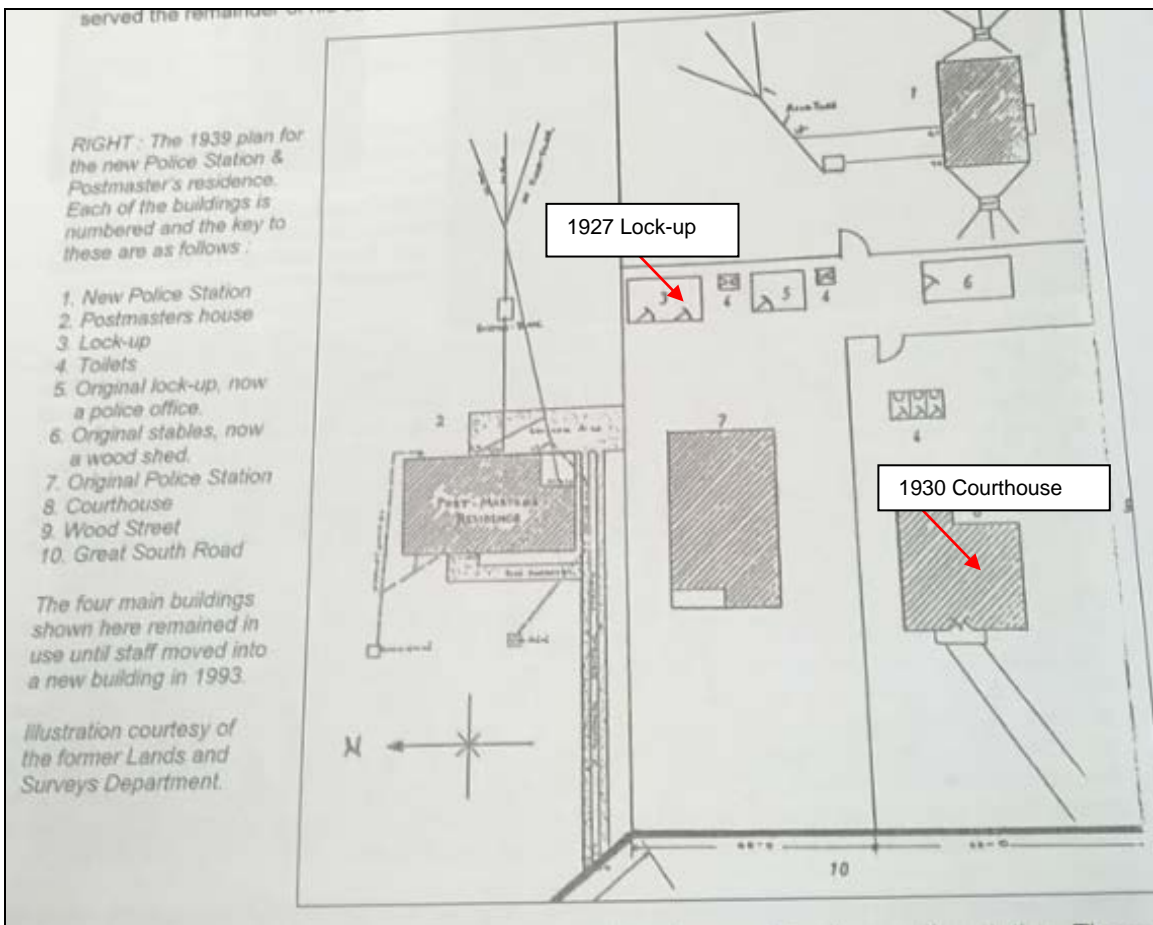


Figure 80. 1939 plan of the Papakura Police and Postmasters Complex. (No. 3 operational lock-up, no. 5 former lock-up and no. 8 courthouse, as shown with arrows). Brewer, K. 2005. *The History of the Papakura Police 1894 to 2005*. (Brewer, K – unpublished). p 26.

In 1939, plans were drawn up for a new Police Station. A number of buildings were to be moved around the site as part of this development.

Appendix 6: Additional maps

*No formal titles have been able to be located for 57R Wood Street, Papakura through Land Information New Zealand. In addition, given the buildings have been relocated, an historic title for 57R Wood Street is not considered of particular relevance for the purposes of this evaluation.

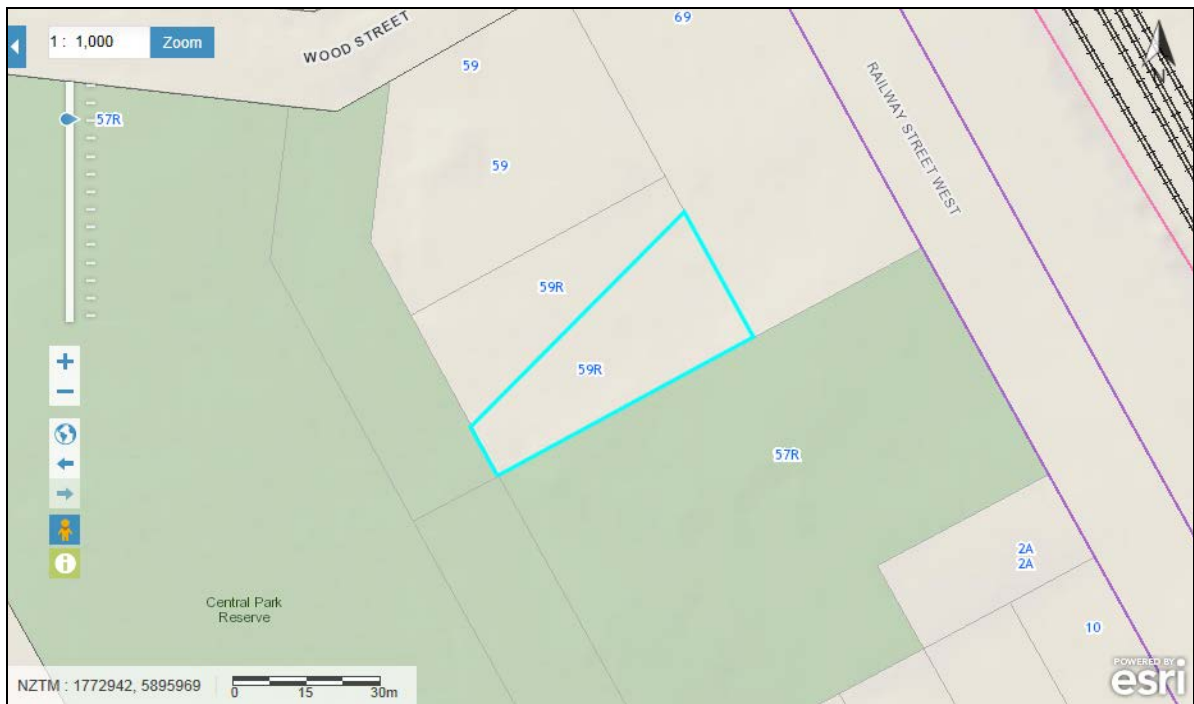


Figure 81. Underlying GIS map. Subject site at 59R Wood Street is made up of two lots



Figure 82. Auckland Unitary Plan Operative in Part zoning map.

The subject lots are zoned Mixed Use (not Informal Recreation Reserve).



Figure 82a: Allotments identified as being in the ownership of Auckland Council or Council Controlled Organisation. Marked in Blue. This sets out that the former Lock-up is not in the ownership of Auckland Council. AC, GIS (Properties layer).



Figure 83. Plan sho[e]wing position of Cemeteries, Allots. Village of Papakura. SO 4243 – 1885.

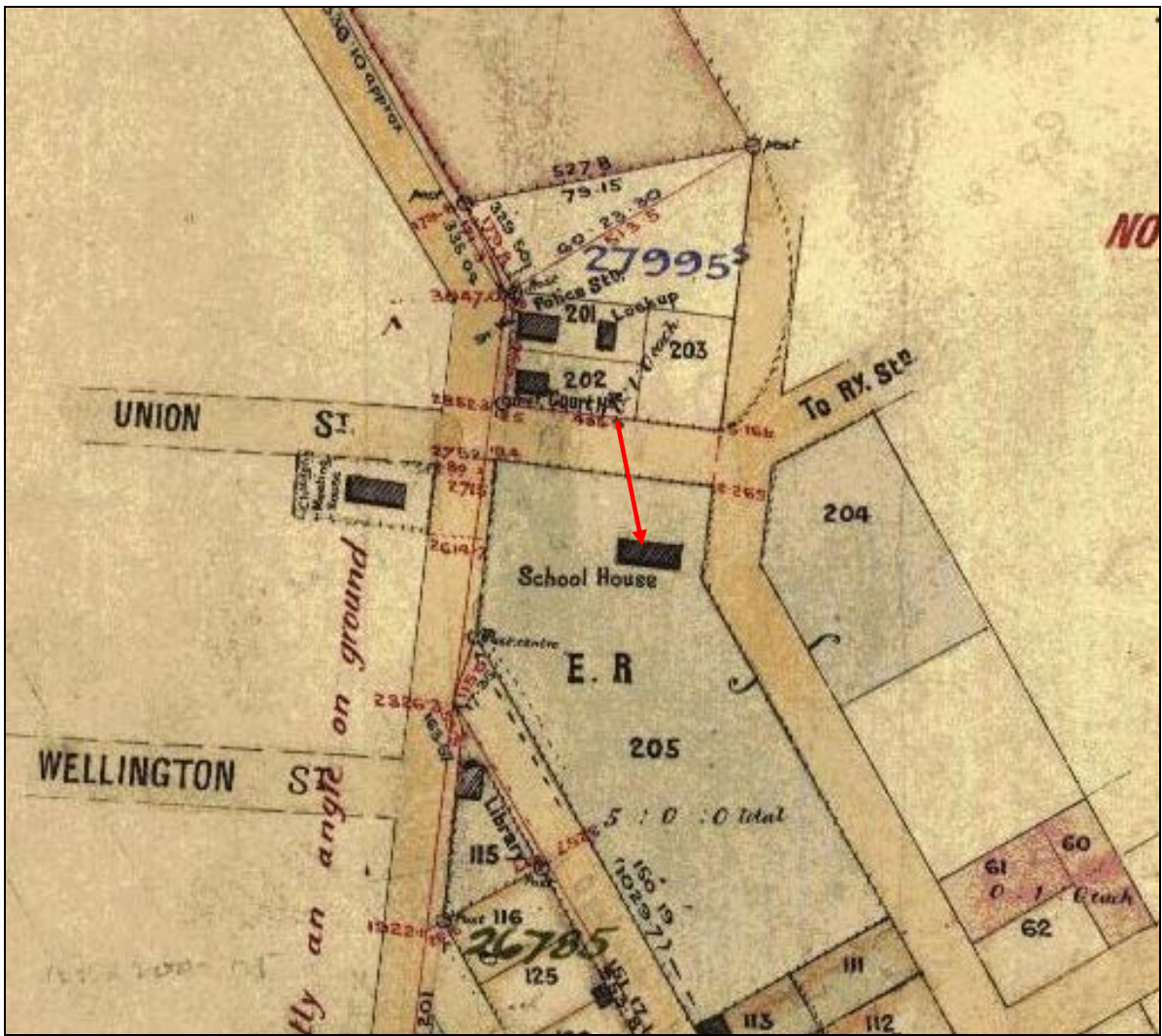


Figure 84. Zoom in on schoolhouse and site. This also shows the nearby location of the Courthouse, Police Station, Lock-up, a meeting house and the Library. Plan showing position of Cemeteries, Allots. Village of Papakura. SO 4243 – 1885.

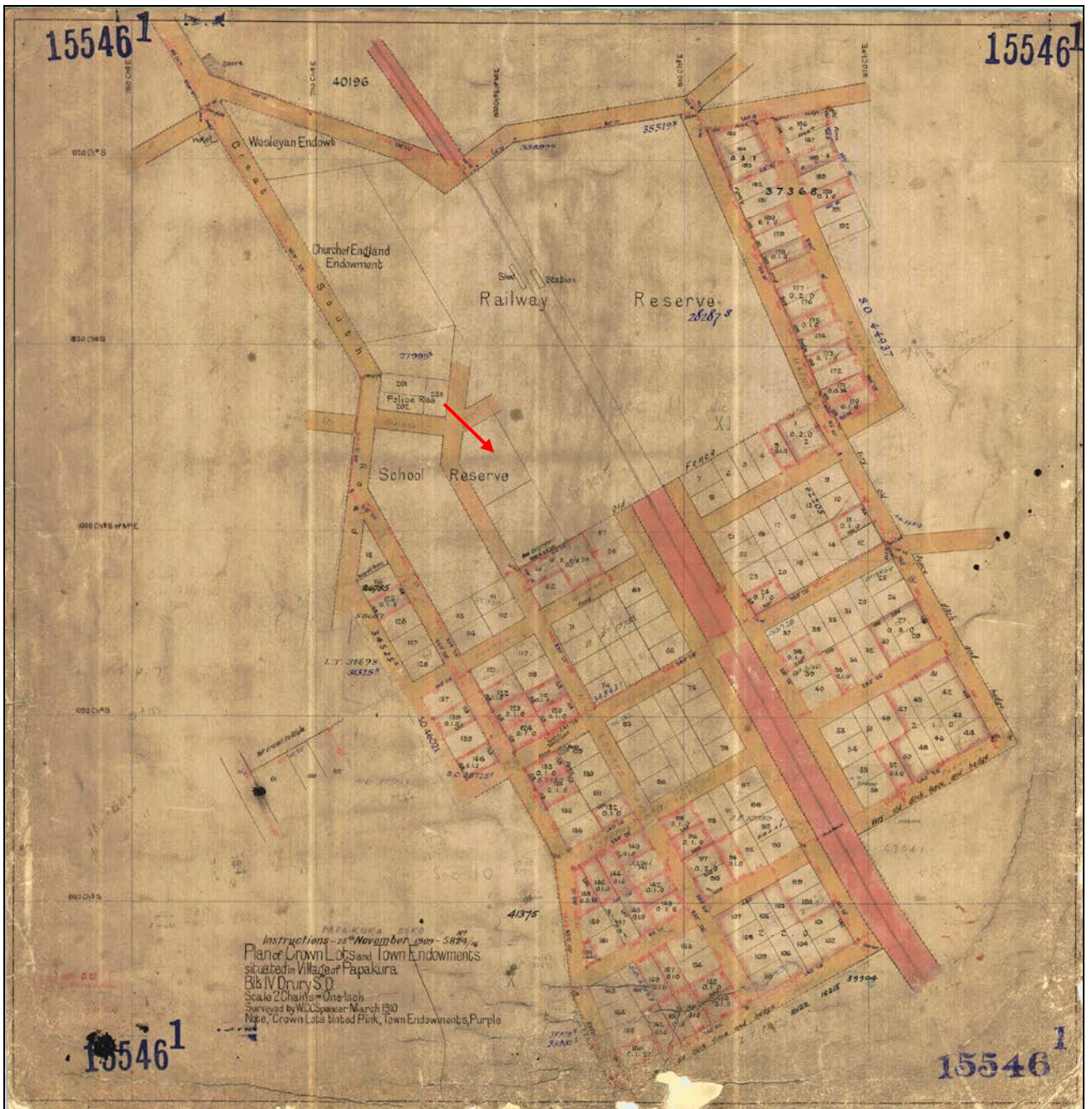


Figure 85. Plan of Crown lots and town endowments. S0 155461 – 1909.

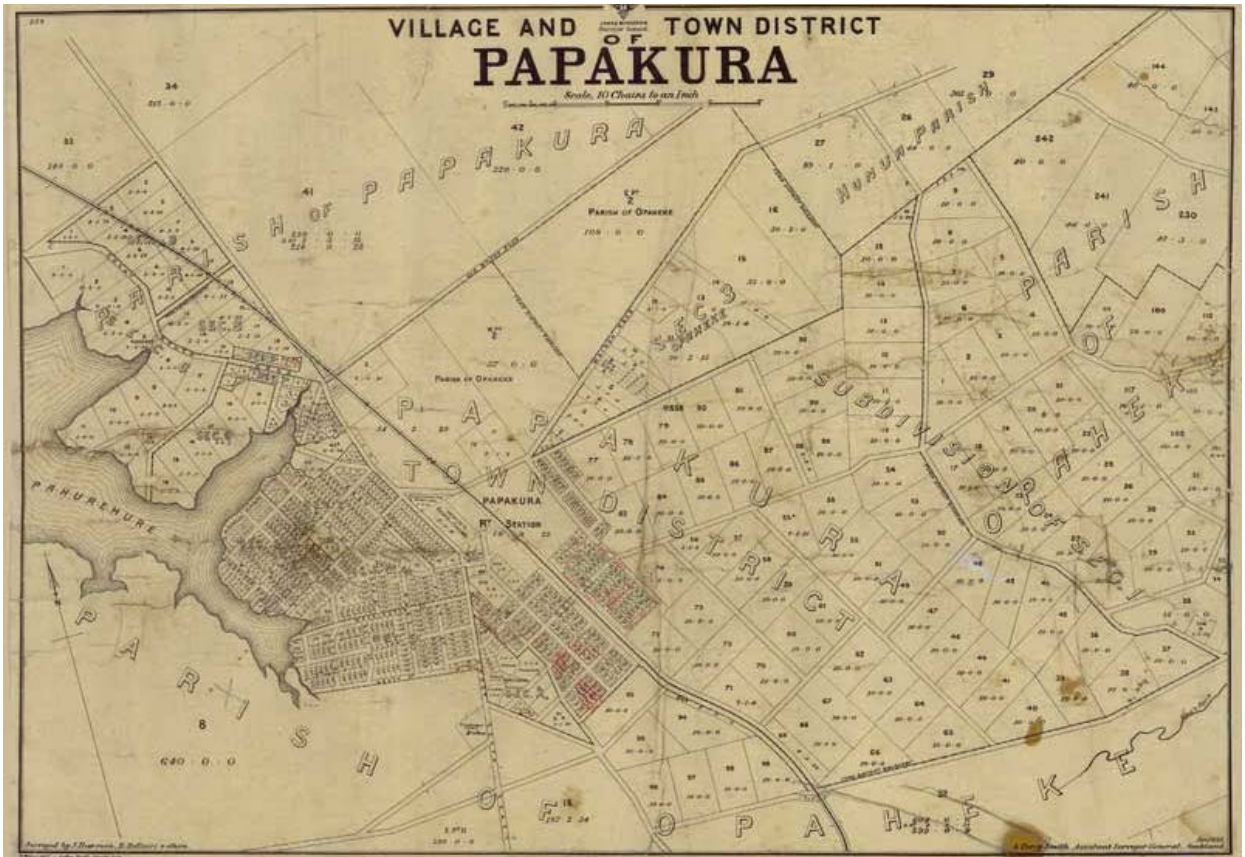


Figure 86. Village and Town District of Papakura, Wellington, NZ Survey, 1886. Scale: 1:7920, actual size 45 x 62 cm. Original held by Papakura District Museum.

This map sets out the allotments of the area as they appeared in the 1880s.

Appendix 7: Reserve Management Plan Extracts

The following is an extract from the Central Park Reserve Management Plan in relation to the places identified heritage importance:

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 Central Park Reserve Management Plan (draft) (page 14, May 1993).

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⁶⁰ Permission has been sought from the author for referenced use of images from within this document, for specific use in this report. Email communication 27 July 2017.

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