

I hereby give notice that a hearing by commissioners will be held on:

**Date:** Monday 3 February and Tuesday 4 February 2020  
**Time:** 9.30am  
**Meeting Room:** Council Chambers  
**Venue:** Ground Floor, Town Hall  
301-303 Queen Street, Auckland

---

**HEARING REPORT**  
**PLAN CHANGE 27 - REGIONWIDE**  
**AUCKLAND COUNCIL**

---

**COMMISSIONERS**

<b>Chairperson</b>	<b>David Mead</b>
<b>Commissioners</b>	<b>Gina Sweetman</b>
	<b>Shona Myers</b>

**George Greig**  
**HEARINGS ADVISOR**

Telephone: 021 190 6534 or 09 890 2232  
Email: [george.greig@aucklandcouncil.govt.nz](mailto:george.greig@aucklandcouncil.govt.nz)  
Website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)

---

**Note:** The reports contained within this document are for consideration and should not be construed as a decision of Council. Should commissioners require further information relating to any reports, please contact the hearings advisor.

## **WHAT HAPPENS AT A HEARING**

At the start of the hearing, the Chairperson will introduce the commissioners and council staff and will briefly outline the procedure. The Chairperson may then call upon the parties present to introduce themselves to the panel. The Chairperson is addressed as Mr Chairman or Madam Chair.

Any party intending to give written or spoken evidence in Māori or speak in sign language should advise the hearings advisor at least five working days before the hearing so that a qualified interpreter can be provided.

Catering is not provided at the hearing. Please note that the hearing may be audio recorded.

### **Scheduling submitters to be heard**

A timetable will be prepared approximately one week before the hearing for all submitters who have returned their hearing attendance form. Please note that during the course of the hearing changing circumstances may mean the proposed timetable is delayed or brought forward. Submitters wishing to be heard are requested to ensure they are available to attend the hearing and present their evidence when required. The hearings advisor will advise submitters of any changes to the timetable at the earliest possible opportunity.

### **The Hearing Procedure**

The usual hearing procedure (as specified in the Resource Management Act) is:

- The reporting officer may be asked to provide a brief overview of the plan change.
- Submitters (for and against the application) are then called upon to speak. Submitters may also be represented by legal counsel or consultants and may call witnesses on their behalf. The hearing panel may then question each speaker. The council officer's report will identify any submissions received outside of the submission period. At the hearing, late submitters may be asked to address the panel on why their submission should be accepted. Late submitters can speak only if the hearing panel accepts the late submission.
- Should you wish to present written information (evidence) in support of your application or your submission please ensure you provide the number of copies indicated in the notification letter.
- Only members of the hearing panel can ask questions about submissions or evidence. Attendees may suggest questions for the panel to ask but it does not have to ask them. No cross-examination - either by the applicant or by those who have lodged submissions – is permitted at the hearing.
- After the applicant and submitters have presented their cases, the chairperson may call upon council officers to comment on any matters of fact or clarification.
- The chairperson then generally closes the hearing and the applicant, submitters and their representatives leave the room. The hearing panel will then deliberate "in committee" and make its decision by way of formal resolution. You will be informed in writing of the decision and the reasons for it.

**A NOTIFIED PLAN CHANGE TO THE AUCKLAND COUNCIL UNITARY PLAN BY AUCKLAND COUNCIL**

<b>TABLE OF CONTENTS</b>		<b>PAGE NO.</b>
<b>Reporting officer's report</b>		6-113
<b>Attachment A</b>	Section 32AA Evaluation Report	114-123
<b>Attachment B</b>	Recommended Amendments to Schedule 14.1	124-142
<b>Attachment C</b>	Recommended Amendments to Plan Maps	143-168
<b>Attachment D</b>	Category A* Reviews	169-213
<b>Attachment E</b>	Significance Reviews for Places Proposed for Deletion	214-267
<b>Attachment F</b>	Summary of Decisions Requested and Further Submissions Spreadsheet	268-273
<b>Attachment G</b>	Legal Advice Received on Plan Change 7 and 10	274-281
<b>Attachment H</b>	Site Record Form – Mokoia Pa Complex	282-292
<b>Attachment I</b>	Methodology and Guidance for Evaluating Auckland's Historic heritage	293-337
<b>Attachment J</b>	Te Arotai – ID 01006 – 17 Queen Street, Northcote Point	338-347
<b>Attachment K</b>	Halling Homestead (formerly) – ID 01077 – 68 Kitchener Road, Milford	348-356
<b>Attachment L</b>	Residence – ID 01476 – 85 and 85A Kolmar Road, Papatoetoe	357-363
<b>Attachment M</b>	Historic Heritage Evaluation of Dilworth Terrace Houses	364-450
<b>Attachment N</b>	Lush House – ID 02495 – 10 Scherff Road, Remuera	451-461
<b>Attachment O</b>	Submissions	462-607
<b>Attachment P</b>	Further Submissions	608-866

---

**Reporting officer, Emma Rush**

Reporting on proposed Plan Modification 27 - Regionwide to make amendments to Schedule 14.1 Schedule of Historic Heritage and/or the planning maps for 73 historic heritage places already included in Schedule 14.1. It may make updates to information and include the deletion of 11 historic heritage places.

**APPLICANT:** AUCKLAND COUNCIL

<b>SUBMITTERS:</b>	
<b>PAGE</b>	
462-463	Rix John and Susan Joy Fergusson
464-465	Deborah Anne Bell
466-467	Evan Virtue, Waiwera Properties Ltd
468-469	Yuan Cheng
470-471	Paul Brown, CEL Trust
491	Deborah Manley
492-493	Rebecca Stanley
494-495	David Barber
496-497	Matthew Nicholas Dunning
498-500	Ian McArthur
501-502	Paul and Mary Mora
503-511	Anton Lush
512-513	Tuiloma Neroni Slade and Jeanne Doris Schoenberger
514-516	Donald and Alison Ellison
517-519	Bruce and Sharon Prichard
520-524	Ian and Penny Jarvie
525-528	Penelope Jane Jarvie nee Lush
529-534	Auckland Transport
535-542	Julie Rogers
543-550	Michael Duggan
551-554	Terrence Anderson and Lynette Eden
555-559	Fire and Emergency New Zealand
560-561	Biblical Education Services Trust
562-566	Samson Corporation Ltd and Sterling Nominees Ltd
567-569	Fiona and Terry Wouldes
570-574	Housing New Zealand Corporation
575-577	Bruce and Sarah Burton

578-581	Susan Andrews, Heritage New Zealand Pouhere Taonga
582-583	Richard Paul van Bremen and Susan Louise Gibson
584-585	Ben Meadows, Oratia Church Trust
586-587	Civic Trust Auckland
588-595	General Trust Board of the Anglican Diocese of Auckland
596-599	James Parkinson, St Aidan's Church
600-604	Martin Dickson, Mennisdale Chapel
605	Raewyn Catlow
606-607	Anurag Rasela

<b>FURTHER SUBMITTERS:</b>	
<b>PAGE</b>	
608-672	Ngāti Whātua Ōrākei
673-697	Ngāti Whātua o Kaipara
698-699	Papatoetoe Historical Society Inc
700-842	Te Kawerau Iwi Tribal Authority and Settlement Trust
843-844	Civic Trust Auckland
845-864	Heritage New Zelaand Pouhere Taonga
865-866	Raewyn June Graham

---

**ATTACHMENT A**  
**SECTION 32 AA EVALUATION REPORT**

## **Plan Change 27 – Report material – Table of Contents**

### **Report:**

Section 42A Hearing Report for Proposed Plan Change 7 to the Auckland Unitary Plan  
(Operative in part)

### **Attachments:**

Attachment 1 – Section 32AA evaluation report

Attachment 2 – Schedule 14.1 Historic Heritage Schedule – Recommendations version

Attachment 3 – Recommended amendments to plan maps

Attachment 4 - A\* reviews

Attachment 5 – Significance reviews for places proposed for deletion

Attachment 6 – Summary of Decisions Requested and further submissions spreadsheet

Attachment 7 – Legal advice received on Plan Changes 7 and 10

Attachment 8 – Site record form – Mokoia Pa complex

Attachment 9 – Methodology and guidance for evaluating Auckland’s historic heritage

Attachment 10 - Brief history of the Te Marae ō Hinekākea kāinga site at 54 Iona Avenue,  
Paremoremo

Attachment 11 – Te Arotai – ID 01006 – 17 Queen Street, Northcote Point

Attachment 12 – Halling homestead (former) – ID 01077 – 68 Kitchener Road, Milford

Attachment 13 – Residence – ID 01476 – 85 and 85A Kolmar Road, Papatoetoe

Attachment 14 – Historic Heritage Evaluation of Dilworth Terrace Houses

Attachment 15 – Lush House – ID 02495 – 10 Scherff Road, Remuera

## **Hearing Report for Proposed Plan Change 27 to the Auckland Unitary Plan (Operative in part)**

Section 42A Hearing Report under the Resource Management Act 1991

**Report to:** Hearing Commissioners

**Hearing Date:** 3 and 4 February 2020

**File No:** Hearing Report – Proposed Plan Change 27

**File Reference:** U:\CPO\RLP\FC\LUP\UP MODIFICATIONS\PC027 – Heritage Amendments

**Lead Report Author:** Emma Rush, Principal Advisor Special Projects - Heritage, Plans and Places

**Report Approver:** Tanya Sorrell, Team Leader Built & Cultural Heritage Policy

**Report produced:** 17 December 2019

---

### **Instructions for the reader:**

This document and its attachments are large. To find information about your submission or submission points, it is recommended that you search (either by submitter name or submission number) electronically by pressing control + F (CTRL+F) on your keyboard and entering the information you are searching for.



## Summary of Proposed Plan Change 27

<b>Plan subject to change</b>	Auckland Unitary Plan Operative in Part (15 November 2016)
<b>Number and name of change</b>	Proposed Plan Change 27: Amendments to Schedule 14.1 Schedule of Historic Heritage
<b>Status of Plan</b>	Operative in part
<b>Type of change</b>	Council-initiated plan change
<b>Committee date of approval (or adoption) for notification</b>	2 April 2019 (Planning Committee)
<b>Parts of the Auckland Unitary Plan affected by the proposed plan change</b>	<ul style="list-style-type: none"> <li>• Schedule 14.1 Schedule of Historic Heritage, and</li> <li>• GeoMaps/plan maps</li> </ul>
<b>Date draft proposed plan change was sent to iwi for feedback</b>	1 March 2019
<b>Date of notification of the proposed plan change and whether it was publicly notified or limited notified</b>	30 May – 11 July 2019 Publicly notified
<b>Plan development process used – collaborative, streamlined or normal</b>	Normal
<b>Submissions received (excluding withdrawn submissions)</b>	37, including four late submissions
<b>Date summary of decisions requested notified</b>	29 August 2019
<b>Number of further submissions received</b>	7
<b>Parts of the plan change withdrawn</b>	None
<b>Legal Effect at Notification</b>	No
<b>Main issues or topics emerging from all submissions</b>	<ul style="list-style-type: none"> <li>- Support for amendments to the identification of a historic heritage place as proposed in the plan change;</li> <li>- Opposition to amendments to the identification of a historic heritage place as proposed in the plan change;</li> <li>- Request for further amendments to the identification of a historic heritage place, including changes to Schedule 14.1 and/or the plan maps; and</li> <li>- Request for a historic heritage place to be deleted from Schedule 14.1.</li> </ul>

## Contents

Executive Summary .....	8
2 Hearing and decision-making considerations and purpose of report .....	9
3 Council witnesses and responsibilities .....	9
4 Background to the plan change .....	9
5 Summary of PC27: as notified .....	12
6 Statutory and Policy Framework .....	12
7 Notification and Submissions .....	13
8 Jurisdictional issues/the approach to “scope” .....	14
9 Local Board views .....	15
10 Places in the Coastal Marine Area .....	17
11 Analysis of submissions and further submissions .....	17
12 Submissions supporting amendments in PC27 relating to specific historic heritage places where there are no other submissions .....	19
13 Submissions from Auckland Transport .....	22
14 Submissions from Civic Trust Auckland .....	29
15 Submissions from Heritage New Zealand Pouhere Taonga .....	31
16 Submissions on Oratia Church/schoolhouse (former) (ID 00119) .....	32
17 Submissions on Waiwera Bath House (ID 00499) .....	34
18 Submissions on Minniesdale Chapel and graveyard (ID 00542) .....	37
19 Submissions on St Stephen’s Anglican Church (ID 00616) .....	43
20 Submissions on Te Marae ō Hinekākea village site, including grave R10_163 (ID 00729) .....	48
21 Submissions on Te Arotai (ID 01006) .....	55
22 Submissions on Earnoch (ID 01053) .....	57
23 Submissions on Halling homestead (former) (ID 01077) .....	60
24 Submissions on St Saviour’s Chapel and Papatoetoe Orphan’s Home and School (former) (ID 01466) .....	63
25 Submissions on Residence (ID 01476) .....	71
26 Submissions on St Aidan’s Church (ID 01603) .....	74
27 Submissions on Dilworth Terrace Houses (ID 01634) .....	80
28 Submissions on Caughey House “Rahiri” (former)/Auckland Karitane Hospital (former) (01728) .....	92
29 Submissions on Shops (ID 01810) .....	96
30 Submissions on Central Fire Station, 50-60 Pitt Street, Auckland Central (ID 01997) .....	99
31 Submissions on Lush House (ID 02495) .....	103
32 Minor error .....	108

**33**    **Conclusions..... 108**  
**34**    **Recommendations ..... 108**  
**35**    **Signatories..... 108**

## Attachments

<b>Attachment 1</b>	Section 32AA evaluation report
<b>Attachment 2</b>	Recommended amendments to Schedule 14.1
<b>Attachment 3</b>	Recommended amendments to plan maps
<b>Attachment 4</b>	<p>A* reviews:</p> <ul style="list-style-type: none"> <li>• Earnoch, 194-196 Hurstmere Road, Takapuna (ID 01053)</li> <li>• Commercial building, 33 and 37-39 Victoria Road, Devonport (ID 01127)</li> <li>• Meadowbrook, 1 Kimptons Road, Brookby (ID 01330)</li> <li>• Nathan Homestead and gardens, David Nathan Park, 68R Hill Road, Hill Park (ID 01447)</li> <li>• Dutch prefabricated house, 56 Gloucester Road, Manurewa (ID 01453)</li> <li>• St Saviour's Chapel and Papatoetoe Orphan's Home and School (former), 80 Wyllie Road, Papatoetoe (ID 01466)</li> </ul>
<b>Attachment 5</b>	<p>Significance reviews for places proposed for deletion:</p> <ul style="list-style-type: none"> <li>• Residence, 52 Ferry Parade, Herald Island (ID 00050)</li> <li>• Residence, 651 West Coast Road, Oratia (ID 00107)</li> <li>• Residence, 33 Akehurst Avenue, New Lynn (ID 00176)</li> <li>• Residence, 141 Park Estate Road, Hingaia (ID 00709)</li> <li>• Vela House, 10 Hinau Road, Hingaia (ID 00711)</li> <li>• Porthcurnow East, 14 Muritai Road, Milford (ID 01057)</li> <li>• Residence, 1 Beihlers Road, Weymouth (ID 01461)</li> <li>• Residence, 19 William Avenue, Manurewa (ID 01462)</li> <li>• Residence, 11 Alfriston Road, Manurewa (ID 01463)</li> </ul>
<b>Attachment 6</b>	Summary of Decisions Requested and further submissions spreadsheet
<b>Attachment 7</b>	Legal advice about whether certain submissions for Proposed Plan Changes 7 and 10 are 'on' the plan changes
<b>Attachment 8</b>	Site Record Form – Mokoia Pa complex
<b>Attachment 9</b>	Methodology and guidance for evaluating Auckland's historic heritage
<b>Attachment 10</b>	Brief history of the Te Marae ō Hinekākea kāinga site at 54 Iona Avenue

<b>Attachment 11</b>	Significance review – Te Arotai, 17 Queen Street, Northcote Point (ID 01006)
<b>Attachment 12</b>	Significance review – Halling homestead (former), 68 Kitchener Road, Milford (ID 01077)
<b>Attachment 13</b>	Significance review – Residence, 85 and 85A Kolmar Road, Papatoetoe (ID 01476)
<b>Attachment 14</b>	Historic Heritage Evaluation for Dilworth Terrace Houses
<b>Attachment 15</b>	Significance review – Lush House, 10 Scherff Road, Remuera (ID 02495)

## List of abbreviations

Abbreviations in this report include:

<b>Abbreviation</b>	<b>Meaning</b>
Unitary Plan (or UP)	Auckland Unitary Plan Operative in Part (15 November 2016)
CMA	Coastal Marine Area
Council	Auckland Council
Extent of place (or EOP)	Historic Heritage Overlay Extent of Place
Heritage NZ	Heritage New Zealand Pouhere Taonga
IHP (or the Panel)	Independent Hearing Panel
Methodology	Methodology and guidance for evaluating Auckland's historic heritage
NZHL/RK	New Zealand Heritage List/Rārangi Kōrero
PAUP	Proposed Auckland Unitary Plan
RMA (or the Act)	Resource Management Act 1991
RPS	Regional Policy Statement (within the Auckland Unitary Plan)
SDR	Summary of Decision Requested

## Executive Summary

- 1.1 Proposed Plan Change 27 (**PC27**) has been initiated by Auckland Council (**Council**) to amend significant historic heritage places already included in the Auckland Unitary Plan (Operative in Part) (**Unitary Plan**) Historic Heritage Overlay.
- 1.2 The Historic Heritage Overlay applies to scheduled historic heritage places on land and in the coastal marine area that are identified in Schedule 14.1 Schedule of Historic Heritage (**Schedule 14.1**) and in GeoMaps/the Unitary Plan maps (**plan maps**).
- 1.3 PC27 proposes amendments to correct errors and anomalies and, where appropriate, update information for some historic heritage places. The amendments also propose to delete 11 historic heritage places and one duplicate record from Schedule 14.1.
- 1.4 PC27 does not seek to amend any of the objectives and policies of the Unitary Plan. Nor does it introduce any new objectives, policies, rules or zoning to the Unitary Plan. The Unitary Plan policy approach and its purpose and function are not changed by PC27, and this report does not evaluate the unchanged purpose and functions.
- 1.5 PC27 was notified on 30 May 2019. The plan change procedure set out in Schedule 1 to the Resource Management Act 1991 (**RMA**) was followed in developing and notifying PC27.
- 1.6 The closing date for submissions was 11 July 2019. Thirty-seven submissions were received, including four late submissions. The Summary of Decisions Requested (**SDR**) was publicly notified on 29 August 2019. The period for making further submissions closed on 12 September 2019 and seven further submissions were received.
- 1.7 In preparation for the hearing on PC27, this report has been prepared in accordance with section 42A of the RMA. This report considers the issues raised in submissions and further submissions to PC27. The evaluation and recommendations in this report are intended to assist the Hearing Commissioners and the parties that lodged submissions on PC27. The recommendations contained within this report are not the decisions of the Hearing Commissioners.
- 1.8 This report forms part of Council's ongoing obligations, which include the consideration of the appropriateness of the proposed provisions, as well as the benefits and costs of any policies, rules or other methods, as well as the consideration of issues raised in submissions on PC27.
- 1.9 As part of PC27, an evaluation report was prepared in accordance with section 32 of the RMA (**Section 32 Report**). The Section 32 Report and other documentation related to PC27 is available on the Council's website. An evaluation under section 32AA of the RMA has been prepared to support recommended changes to PC27 and is included in **Attachment 1**.
- 1.10 I recommend that PC27 be approved with amendments in response to submissions, as outlined in **Attachment 2** (Recommended amendments to Schedule 14.1) and **Attachment 3** (Recommended amendments to plan maps).

## 2 Hearing and decision-making considerations and purpose of report

- 2.1 Clause 8B of Schedule 1 of the RMA requires that a local authority shall hold hearings into submissions on its proposed plan.
- 2.2 Hearing Commissioners have been appointed and delegated by Council's Regulatory Committee. The Regulatory Committee has authority to determine Council's decisions on submissions on PC27 under section 34 of the RMA. Therefore, the Hearing Commissioners will be issuing the decision directly, rather than recommending a decision to Council.
- 2.3 This report has been prepared under section 42A of the RMA, to assist the Hearing Commissioners in considering the issues raised by submissions on PC27.
- 2.4 This report summarises and discusses submissions received on PC27. It makes recommendations on whether to accept, in full or in part, or reject, in full or in part, each submission. The report also identifies what amendments, if any, can be made to address matters raised in submissions.
- 2.5 The report contains **recommendations** only and any conclusions or recommendations in this report are not binding to the Hearing Commissioners. Parties to the hearing should be aware that the **decision** will be made by the Commissioners after their consideration of all information, including information raised at the hearing.
- 2.6 In preparing this report, Council's reporting team has had direct discussions with some submitters. These discussions have been helpful in assisting with the analysis and response to some of the issues raised.
- 2.7 This report also forms part of Council's ongoing obligations to consider the appropriateness of the proposed provisions, the benefits and costs of any policies, rules or other methods, as well as consideration of issues raised in submissions on PC27.

## 3 Council witnesses and responsibilities

- 3.1 This report has been prepared by Emma Rush and draws on technical heritage advice from the following experts:

Rebecca Freeman	Heritage	Technical expert
Robert Brassey	Heritage	Technical expert
Myfanwy Eaves	Heritage	Technical expert
Megan Walker	Heritage	Technical expert

## 4 Background to the plan change

- 4.1 PC27 is a Council-initiated plan change which seeks to amend some historic heritage places in the Unitary Plan Historic Heritage Overlay<sup>1</sup>, as identified in Schedule 14.1 and the plan maps.
- 4.2 The Unitary Plan contains objectives, policies and rules to protect significant historic heritage from inappropriate subdivision, use and development. The Unitary Plan methods to achieve this protection are primarily focused on Schedule 14 Historic Heritage Schedule,

---

<sup>1</sup> D17 Historic Heritage Overlay



Statements and Maps, which identifies and recognises significant historic heritage places, and includes these places in the Historic Heritage Overlay.

- 4.3 During the creation of the Unitary Plan, each historic heritage place identified in Schedule 14.1 was either “rolled over” from a historic heritage schedule in a legacy plan<sup>2</sup> or added to the historic heritage schedule in the Proposed Auckland Unitary Plan (**PAUP**).
- 4.4 Schedule 14.1 contains over 2,250 scheduled historic heritage places. Each historic heritage place is identified in the Schedule by an individual number and shown on the plan maps. The plan maps show the Historic Heritage Overlay Extent of Place (**extent of place**) as purple cross-hatching or by a purple dot (when no extent of place has been mapped for the place).
- 4.5 Some historic heritage places in Schedule 14.1 are subject to errors, for example errors in the mapping of the extent of place. Some places require information in Schedule 14.1 to be updated, for example changes to align with the Council’s property information, including legal descriptions and street addresses. Some places require amendment to ensure there is consistency with how similar places are identified in Schedule 14.1.
- 4.6 Errors and anomalies have been identified by Council consents staff, the public and landowners of scheduled historic heritage places. Further errors were identified through a systematic review of Schedule 14.1 and the plan maps, undertaken by Council heritage staff.
- 4.7 PC27 is the second plan change that has been notified to correct errors and update information for historic heritage places. Plan Change 10: Historic Heritage Schedule (errors, anomalies and information update) (**PC10**) was notified on 25 January 2018 and sought to amend 145 places already included in Schedule 14.1. A decision was publicly notified for PC10 on 21 March 2019.
- 4.8 Not all errors identified in Schedule 14.1 and the plan maps are proposed to be corrected through PC27. It is likely future plan changes will be notified to correct other known errors.
- 4.9 As described in the Section 32 Report, the errors and anomalies that have been identified include:
- the name of the place is not historically correct;
  - the address and/or legal description is incorrect;
  - there is no primary feature identified;
  - there are no exclusions identified or those that are identified are incorrect;
  - a place has duplicate entries in Schedule 14.1 and should be merged;
  - the place does not meet the Unitary Plan Regional Policy Statement (**RPS**) criteria and thresholds for scheduling;
  - the Historic Heritage Overlay Extent of Place (mapped in the plan maps) is incorrect, or there is no extent of place; and
  - minor errors (e.g. spelling and grammar errors, inconsistencies).
- 4.10 As part of the review of Schedule 14.1, the principle of “refining management” was introduced. Refining management is defined as ensuring the management of a scheduled historic heritage place is specific to the values and significance of that place. To refine management, once a historic heritage place was identified as having an error, the place was subject to further review. This review is specific to each place, but has involved:

---

<sup>2</sup> A legacy plan is a district or regional plan that was replaced by the Auckland Unitary Plan (see Unitary Plan section A1.2 Replacement of operative plans)

- if the place was Category A\*, a review to determine if a place meets the threshold and criteria as Category A or Category B;
- identification of a primary feature;
- revising or, where required, identifying the correct extent of place in the plan maps;
- review of the place to determine whether it remains eligible for inclusion in Schedule 14.1; and/or
- review and correction/updating of any other information in Schedule 14.1, including name/description, address, legal description, heritage values, and exclusions, as required.

4.11 Schedule 14.1 identifies the category of significance for each historic heritage place. Category A\* places are the most significant scheduled historic heritage places from legacy plans where the total or substantial demolition or destruction was a discretionary or non-complying activity, rather than a prohibited activity<sup>3</sup>. Category A\* is an interim category that will exist until a comprehensive re-evaluation of Category A\* places is undertaken. PC27 includes six Category A\* places. These places have been the subject of re-evaluation, which is described in this report as an 'A\* review'. The A\* reviews for these places are included in **Attachment 4**.

4.12 PC27 proposes to delete 11 places and one duplicate record from Schedule 14.1 and the plan maps. To be eligible for inclusion in Schedule 14.1, historic heritage places must meet threshold and criteria outlined in the RPS<sup>4</sup>. Two of the places proposed for deletion in PC27 no longer exist, having been damaged by fire and subsequently demolished. The other nine places proposed for deletion have been reviewed to determine their historic heritage significance and have been found not to meet the RPS criteria and thresholds. The significance reviews of these places are included in **Attachment 5**.

4.13 The development of PC27 is outlined in the Section 32 Report, which is available on Council's website. The Section 32 Report outlines that the following alternatives were considered during the preparation of the plan change:

Option 1 – do nothing/retain the status quo;

Option 2 – correct errors at the next Unitary Plan review; and

Option 3 – a plan change to amend errors, anomalies and update information for some places in Schedule 14.1 of the Unitary Plan, and to delete 11 places and one record from Schedule 14.1.

4.14 Council did not necessarily identify options for each individual historic heritage place included in PC27. An assessment of the appropriateness, efficiency, effectiveness, benefits, costs and risks of amending a historic heritage place was undertaken as a whole, rather than at an individual-place level. The Section 32 Report summarised that Option 3:

- is effective, as the historic heritage places, as well as their values and significance, are clearly identified;
- is efficient, as Schedule 14.1 and the plan maps will use correct and up-to-date information;
- is appropriate, as it ensures the historic heritage places are identified, protected and managed appropriately through the Historic Heritage Overlay.

---

<sup>3</sup> D17.1 Background

<sup>4</sup> Policy B5.2.2(3)

4.15 A summary of consultation undertaken as part of the preparation of PC27 is outlined in the Section 32 Report.

## 5 Summary of PC27: as notified

5.1 The purpose of PC27 is to amend information in Schedule 14.1 for 73 historic heritage places and, for some of these places, to add or amend the extent of place shown in the plan maps for the historic heritage place. The amendments proposed will enable the provisions of the Unitary Plan to apply appropriately to these historic heritage places, and ensure that they are protected from inappropriate subdivision, use and development, as outlined in the Section 32 Report. The amendments proposed also include the deletion of some historic heritage places from Schedule 14.1.

5.2 The notified plan change documents are available on the Council's website, including maps showing the proposed extent of place.

5.3 The proposed provisions are to be incorporated into the following sections of the Unitary Plan:

- Chapter L – Schedules – Schedule 14.1 Schedule of Historic Heritage, and
- plan maps.

5.4 An index has been prepared that lists the 73 historic heritage places within Schedule 14.1 that are subject to PC27. The index, available on Council's website, identifies if an amendment is proposed to Schedule 14.1 and/or to the plan maps for each place.

5.5 PC27 does not seek to alter the objectives and policies of the Unitary Plan. Neither does it seek to introduce any new objectives, policies, rules, zoning or other methods, or new additions to the maps or schedules, from that which is already included in the Unitary Plan. PC27 also does not seek to add any new historic heritage places to the Unitary Plan.

## 6 Statutory and Policy Framework

6.1 PC27 is a plan change to the district-level provisions within the Unitary Plan and, for three historic heritage places located in the Coastal Marine Area (**CMA**) it is also a plan change to the regional coastal plan component of the Unitary Plan. The statutory and policy considerations have been addressed in the Section 32 Report.

6.2 This report forms a further part of the section 32 process that the RMA requires, where Council continues to consider the appropriateness and effectiveness of the proposed provisions of PC27 in achieving the purpose of the RMA.

6.3 Section 32AA of the RMA requires a further evaluation of any changes that are proposed to PC27 since the Section 32 Report was completed. Section 32AA requires that all changes to a proposal since the original evaluation must be well justified and supported by sound information that demonstrates the change will be appropriate, efficient and effective.

6.4 The amendments to PC27 proposed in this report have been assessed in accordance with section 32AA. The section 32AA report is included as **Attachment 1** to this report.

## 7 Notification and Submissions

### Notification details

7.1 The notification period and total number of submissions received is outlined below:

Date of public notification for submissions	30 May 2019
Closing date for submissions	11 July 2019
Number of submissions received	37 (including four late submissions)
Date of public notification for further submissions	29 August 2019
Closing date for further submissions	12 September 2019
Number of further submissions received	7

### Summary of Decisions Requested (SDR)

7.2 Thirty-three submissions were received before the closing date. Four late submissions were received. The total number of submissions received is therefore 37<sup>5</sup>. The late submissions have not affected the processing of PC27, and waivers were granted pursuant to section 37A of the RMA.

7.3 The RMA allows the following persons to make a further submission on a proposed policy statement or plan<sup>6</sup>:

- (a) Any persons representing a relevant aspect of the public interest; and
- (b) Any person that has an interest in the proposed policy statement or plan greater than the interest that the general public has; and
- (c) The local authority itself.

7.4 Seven further submissions were received. Five further submitters<sup>7</sup> stated they have an interest greater than the interest of the general public. Two further submitters<sup>8</sup> stated they represent a relevant aspect of the public interest.

7.5 The Council is required to give public notice of an SDR for all submissions on PC27<sup>9</sup>. This notification was undertaken on 29 August 2019. The SDR spreadsheet for PC27, including further submissions, can be found in **Attachment 6** to this report. The SDR and copies of submissions and further submissions received on PC27 are available on Council's website.

---

<sup>5</sup> Note: the SDR spreadsheet shows 38 submissions, however submission #24 is not in use due to an administrative error

<sup>6</sup> RMA Clause 8, Schedule 1

<sup>7</sup> FS01 Ngāti Whātua Ōrākei; FS02 Nga Maunga Whakahii o Kaipara (Ngati Whatua o Kaipara); FS04 Te Kawerau Iwi Tribal Authority and Settlement Trust; FS06 Heritage New Zealand Pouhere Taonga; FS07 Raewyn June Graham

<sup>8</sup> FS03 Papatoetoe Historical Society Incorporated; FS05 Civic Trust Auckland

<sup>9</sup> RMA Clause 7, Schedule 1

## 8 Jurisdictional issues/the approach to “scope”

- 8.1 A submission must be within the scope of a plan change to be considered. The concept of scope has its origin in clause 6(1) of Schedule 1 to the RMA, which allows a person, after a proposed plan or variation has been publicly notified, to make a submission “on it” to the relevant local authority.
- 8.2 PC27 has a purpose which is relatively confined; it is limited to the amendment of identified historic heritage places in the Historic Heritage Overlay (Schedule 14.1 and the plan maps), including the deletion of some places. The Section 32 Report makes it clear that the plan change does not seek to alter any of the objectives, policies, rules or other methods for managing and protecting historic heritage places. PC27 does not seek to add any new historic heritage places to the Historic Heritage Overlay. PC27 is not a general review of the Unitary Plan’s historic heritage schedule. Furthermore, the Section 32 Report states<sup>10</sup>:
- Not all places with known errors are included within PPC27. Other scheduled historic heritage places with known errors will be reviewed and a future plan change may be notified in order to correct these errors. Furthermore, it is expected that errors will continue to be identified. If so, these places are also likely to be the subject of a future plan change.*
- 8.3 Legal advice on scope was sought in relation to previous plan changes that sought to amend the Unitary Plan historic heritage schedule (plan changes 7 and 10). The legal advice is included in **Attachment 7**.
- 8.4 The legal advice received refers to the two-limbed test confirmed by the High Court in *Palmerston North City Council v Motor Machinists Limited*<sup>11</sup>. The limbs that must be satisfied are:
- (a) The submission must address the proposed plan change itself, that is it must address the extent of the alteration to the status quo which the change entails; and
  - (b) The Council must consider whether there is a real risk that any person who may be directly affected by the decision sought in the submission has been denied an effective opportunity to respond to what the submission seeks.
- 8.5 The legal advice concluded that submissions relating to places not included in a plan change as notified are not in scope of those plan changes as the submissions did not address the extent of the alteration to the status quo which the plan changes proposed. Instead, such submissions propose an extension to the scope of the plan changes by seeking to add or amend places that were not included in a plan change as notified.
- 8.6 Three submissions<sup>12</sup> seek amendments for historic heritage places or properties that are not included in PC27 as notified. The properties that are the subject of these submissions are not included in the Section 32 Report prepared for the plan change.
- 8.7 The legal advice also considered that there is a risk that those who may be directly affected by the decision sought in the submissions would not have had notice of, or opportunity to, respond to what the submissions seek. Given the confined scope of PC27, any person reading the public notice and considering the plan change documents would not anticipate that other historic heritage places included in Schedule 14.1 would be amended through PC27.

---

<sup>10</sup> Section 32 Report, Section 5.1

<sup>11</sup> *Palmerston North City Council v Motor Machinists Limited* [2013] NZHC1290 at [80]-[82]

<sup>12</sup> Submission 4: Yuan Cheng, regarding 2/80 Prospect Terrace, Mount Eden (not included in Schedule 14.1/not in the Historic Heritage Overlay); Submission 19: Julie Rogers, regarding ID 00163 Residence, 15 Rangiwai Road, Titirangi; Submission 20: Michael Duggan, regarding ID 00163 Residence, 15 Rangiwai Road, Titirangi

- 8.8 Based on legal advice received in relation to earlier plan changes, I consider the submissions seeking to amend a historic heritage place or a property that was not included in PC27 as notified are out of scope or not 'on' the plan change. No further comment is provided on those submissions in this report.
- 8.9 It is normal practice for errors identified in submissions that are considered out of scope to be entered into Council's internal log of potential errors and issues relating to Schedule 14.1, for consideration in a future process. However, in relation to the three submissions lodged on PC27 that are considered out of scope, it is not clear in the submissions exactly what the errors are or what amendments are sought to address the issues raised. Nothing has therefore been recorded.

## 9 Local Board views

### Background

- 9.1 Section 12(3) of the Local Government (Auckland Council) Act 2009 (**LGACA**) states that local boards do not have separate legal standing from Auckland Council. This prevents a local board from formally submitting through a public process on a Governing Body decision, or the decision of another local board, or commencing legal proceedings/participating in an appeal.
- 9.2 However, the LGACA also requires that before making any regulatory decision, the governing body must consider the views and preferences expressed by a local board if the decision does, or may, affect the responsibilities or operation of the local board, or the well-being of communities within its area.
- 9.3 On 11 March 2019, memos were sent to the relevant local boards advising them PC27 was to be notified and providing information about the plan change. Further information sought by the local boards was provided.
- 9.4 Feedback on PC27 was received from two local boards, Manurewa and Maungakiekie-Tamaki.
- 9.5 In a memo dated 4 July 2019, the Manurewa Local Board stated they generally agreed with the proposed plan change, with the following exceptions:
- ID 01270 Mill site R11\_1633, 102 Hill Road, Botanic Gardens – the Board does not believe that adequate consultation was undertaken with iwi, and therefore that further consultation should be required before a final decision is made; and
  - ID 01447 Nathan Homestead and gardens, 68R Hill Road – the Board believes that 72 Hill Road forms a physical aspect of the reserve and asks that it should also be covered by the Historic Heritage Overlay.
- 9.6 An email was received from the Maungakiekie-Tamaki Local Board about PC27 on 28 November 2019. The board asked that their formal views were taken into account in relation to Te Kōpua Kai a Hiku/Panmure Basin, including Mokoia pā site, terrace/midden, and middens (ID 01587), as follows:
- Request that Jubilee Bridge is identified as an exclusion in the schedule, noting that it is a significant asset and the local board have included the renewal and upgrade of Jubilee Bridge in their current and previous years' work programmes, committing a significant amount of funding to this project. If the bridge is not excluded, then there is risk that the project may be delayed further.
  - Note that the place name and/or description for ID 01587 includes 'Mokoia pā site', however the proposed overlay extension does not fall across to the other side of

Lagoon Drive where the new proposed Mokoia pā reserve will be, which is under development as part of the Auckland Manukau Eastern Transport Initiative (**AMETI**) project. The local board requests that the overlay is extended to encompass the entirety of this site.

## Evaluation

### *Mill site R11\_1633 (ID 01270)*

- 9.7 Research undertaken by Robert Brassey on the mill site in the Botanic Gardens has established that it was a small late-19<sup>th</sup> century agricultural mill built by a European farmer. The research has not revealed any Māori history or other Māori association with the site. Mr Brassey advises that the column in Schedule 14.1 that indicates whether a historic heritage place is also a place of Māori interest or significance was 'ticked' in error by a former staff member during the rollover of the place from Schedule 6G of the legacy Manukau District Plan 2002 to the PAUP. All the iwi that identify with the Auckland region were informed about the preparation of PC27 and were sent a copy of the draft plan change. The correspondence sent to iwi groups specifically identified that three places that were likely to be included in the plan change that had been scheduled primarily for their archaeological values and/or were identified as places of Māori interest or significance, including Mill site R11\_1633. No response was received from iwi and no submissions have been received.

### *Nathan Homestead and gardens (ID 01447)*

- 9.8 Number 72 Hill Road, Hill Park is owned by Auckland Council and is part of David Nathan Park. This property is a separate lot to most of the park (which is described as 68R Hill Road), so it was inadvertently left out of the amended extent of place for Nathan Homestead and gardens that is proposed in PC27. Ms Rebecca Freeman, Senior Specialist – Historic Heritage, has advised that aerial photographs from 1959 show that 72 Hill Road is part of the 12-acre park that was subdivided off the larger farm owned by the Nathan family and established as gardens surrounding the Nathan Homestead. I therefore consider that 72 Hill Road should be included in the extent of place for this place.

### *Te Kōpua Kai a Hiku/Panmure Basin, including Mokoia pā site, terrace/midden, and middens*

- 9.9 PC27 proposes to include 'All buildings and structures' in the Exclusions column of Schedule 14.1 for Te Kōpua Kai a Hiku/Panmure Basin, including Mokoia pā site, terrace/midden, and middens (**Panmure Basin**). The Jubilee Bridge, being a structure within the extent of place, would therefore be an exclusion. As a freestanding structure, the demolition or removal of this bridge would be a permitted activity under the Historic Heritage Overlay rules, subject to standards. Standard D17.6.1 (1), which relates to the demolition, destruction or relocation of features identified as exclusions, requires that such demolition, destruction or relocation must not involve earthworks or disturbance of the land or foreshore or seabed where archaeological controls apply, other than as provided for as a permitted activity in Table D17.4.2. Panmure Basin is identified in Schedule 14.1 as having additional archaeological controls. A resource consent would therefore need to be sought if the renewal or upgrade of the Jubilee Bridge involved earthworks or land disturbance.
- 9.10 According to New Zealand Archaeological Association (**NZAA**) records, the approximate extent of the Mokoia Pa site lies to the east of the proposed extent of place for Panmure Basin, across Lagoon Drive and 14A, 14B, 14C, 16, 18, 19, 19A and 21 Bridge Street (see the site record form in **Attachment 8**).
- 9.11 It is not clear exactly where the Maungakiekie-Tamaki Local Board wish the extent of place for Panmure Basin to be extended to. In any case, it is my view that any extension is out of scope of PC27, as the plan change as notified did not propose the extent of place be amended to include this area, and the owners of the properties in approximate extent of the

Mokoia Pa site, who are likely to be directly affected by any decisions on increasing the extent of place in this area, have not been party to PC27.

### Recommendations on Local Board views

- 9.12 By agreeing with Manurewa Local Board that 72 Hill Road be included in the extent of place for Nathan Homestead and gardens, there is an amendment required to PC27. This amendment is set out in **Attachment 2** and **Attachment 3** to this report.

## **10 Places in the Coastal Marine Area**

- 10.1 Three historic heritage places in PC27 are located within the CMA<sup>13</sup>. This means the Schedule 14.1 information and extent of place map are part of the regional coastal plan component of the Unitary Plan, rather than the district plan component.
- 10.2 The provisions of the RMA require the Minister of Conservation to approve the regional coastal plan component of the Unitary Plan before it can be made operative<sup>14</sup>.
- 10.3 A copy of PC27 was sent to the Minister of Conservation and the Department of Conservation in March 2019 as part of the pre-notification consultation.
- 10.4 The approval of the Minister of Conservation is required for those parts of the historic heritage places that are within the CMA. This process requires the signature of the Minister, which will be sought after the hearing panel's decisions on PC27 are publicly notified and any relevant appeals have been resolved.

## **11 Analysis of submissions and further submissions**

- 11.1 The following sections address the submissions and further submissions received on PC27. The sections discuss the relief sought by submissions. Recommendations are made to the Hearing Commissioners in relation to each submission or submission point.
- 11.2 Submissions that relate to the same historic heritage place are grouped together in this report. The historic heritage places subject to submissions are listed in the Contents section of this report.
- 11.3 For most of the submissions received on PC27, the decision requested was that the plan change either be accepted or declined, or accepted with amendments, or declined unless certain amendments were made. When submissions were read it was clear in nearly all cases that submitters were seeking that particular parts of PC27 were accepted or declined or, more specifically, that the amendments relating to a particular historic heritage place or places were accepted or declined or further amended. This has been reflected in the SDR, which includes a column identifying the scheduled historic heritage place each submission relates to.
- 11.4 The structure of the analysis under each submission topic is as follows:
- Description of the proposed change(s) notified in PC27 (where relevant);

---

<sup>13</sup> Places subject to PC27 that are within the CMA, in part are: Coombes/Daldy lime works site R09\_2240 in Warkworth (ID 00569); Te Marae o Hinekakea village site, including grave R10\_163 in Paremuremo (ID 00729); and Te Kōpua Kai a Hiku/Panmure Basin, including Mokoia pā site, terrace/midden, and middens Midden R11\_98, R11\_1255, R11\_1377, R11\_1384, R11\_1385, R11\_2158 R11\_2263, R11\_2264, R11\_2265, R11\_2266 in Panmure (ID 01587)

<sup>14</sup> RMA Schedule 1, clause 19



- Submission sub-points (the summary of decision requested by the submitters) and further submissions coded to the submission topic (if this is blank, then there are no further submissions);
- Evaluation – the discussion and evaluation of the submission points;
- Recommendations on submissions – whether to accept, in full or in part; or reject, in full or in part; each submission; and
- Proposed amendments (if any) to be made to PC27:
  - Changes proposed in the notified PC27 are shown in ~~strikethrough~~ and underline, and
  - **Pink text changes** show amendments proposed to PC27 that are based upon submissions received and are shown as ~~strikethrough~~ and underline.

11.5 The submissions table in each section following contains the summary of the decision requested by each submitter, along with the planner’s recommendation. The planner’s recommendation is made in respect of each (primary) submission. The recommendation on further submissions follows the recommendation on the primary submission.

11.6 The recommended amendments to PC27 are collated and shown in **Attachment 2** (Recommended amendments to Schedule 14.1) and **Attachment 3** (Recommended amendments to plan maps).

## 12 Submissions supporting amendments in PC27 relating to specific historic heritage places where there are no other submissions

### Submissions

12.1 The following table summarises submissions received on PC27 that support the plan change as notified and where there are no other submissions relating to the historic heritage place that is the subject of the submission. None of these submissions seek any further or additional decisions or amendments. Where a submission refers to a specific historic heritage place this has been included in the Summary of Relief Sought column in the table below. The submissions are arranged by submission number. There are no further submissions.

Sub. No.	Name of Submitter	Summary of the Relief Sought	Further Submissions	Planner's Recommendation
1.1	Rix and Susan Fergusson	Accept the plan change and delete residence at 19 William Avenue, Manurewa from the historic heritage schedule. <i>Residence, 19 William Avenue, Manurewa (ID 01462)</i>		Accept
5.1	CEL Trust (Paul Brown)	Accept the plan change and delete the residence at 651 West Coast Road, Oratia from the historic heritage schedule. <i>Residence, 651 West Coast Road, Oratia (ID 00107)</i>		Accept
7.1	Auckland Botanic Gardens	Accept the plan change and amend the plan maps for the Mill Site and confirm the site is not known to be a place of interest or significance to Māori. <i>Mill site R11_1633, site of water-powered mill, including water race and dam, Botanic Gardens Regional Park, 102 Hill Road, The Gardens (ID 01270)</i>		Accept
8.1	David Barber	Accept the plan change and make amendments to protect the gardener's cottage/garage alongside the Orford Lodge property. <i>Orford Lodge, 8 and 10 Earls Court, Hill Park (ID 01456)</i>		Accept
11.1	Paul and Mary Mora	Accept the plan change and delete 14 Muritai Road, Milford from the historic heritage schedule. <i>Porthcurnow East, 14 Muritai Road, Milford (ID 01057)</i>		Accept
28.1	Housing New Zealand Corporation	That the provisions of the plan change as notified, in relation to the five sites noted in this submission (Glen Eden Methodist Church at 302 West Coast Road, Glen Eden (ID 00032); Residence at 45F Swanson Road, Henderson (ID 00141); Shenstone Cottage at 65 Mountain Road, Mangere Bridge (ID 01432); Residence at 79 Coronation Road, Mangere Bridge (ID 01437); and Farmhouse (former)/Clendon Park Community House at 60R Finlayson Avenue, Manurewa (ID 01460)) are confirmed and approved.		Accept

Sub. No.	Name of Submitter	Summary of the Relief Sought	Further Submissions	Planner's Recommendation
28.2	Housing New Zealand Corporation	Further or other relief, or consequential or other amendments, as are considered appropriate and necessary to address the concerns set out in the submission.		Reject

### Evaluation

- 12.2 The submissions in the table above seek that PC27 be accepted, while referring to a specific historic heritage place or places.
- 12.3 **Submission 1** from **Rix and Susan Fergusson** seeks that the plan change be accepted and that the Residence at 19 William Avenue, Manurewa be deleted from Schedule 14.1. The reasons for the submission include:
- the house should never have been included in the historic register;
  - even when the house was scheduled by the former Manukau City Council the place did not fit the criteria as it had lost most of its historic features over time; and
  - the house has been the subject of many modifications over time and features that have been replaced are from different time periods.
- 12.4 **Submission 5** supports the plan change. The submitter, **CEL Trust (Paul Brown)**, seeks the plan change be accepted and ID 00107, Residence, 651 West Coast Road, Oratia be removed from the Historic Heritage Overlay. The reasons for the submission include:
- the site contains an existing dwelling that comprises two previously relocated villas;
  - the dwelling is described in a Heritage Impact Assessment prepared by Graham Burgess Architects, which states that the dwelling should not be scheduled as it does not contain any historical significance or physical attributes that mean it should be included in the Historic Heritage Overlay.
- 12.5 **Paul and Mary Mora (submission 11)** support the plan change and agree that Porthcurnow East at 14 Muritai Road, Milford (ID 01057) be deleted from the heritage schedule. The reasons for the submission include:
- the property is an old house that has been extensively modified over the years to the stage that there is very little of the original house left, except for the two gables;
  - the interior was completely renovated around 33 years ago, thus very little of the interior is original; and
  - staff from Council's heritage department visited the property around three years ago and came to the same conclusion that the property has no heritage value.
- 12.6 A review of the historic heritage values and significance of Porthcurnow East and the residences at 19 William Avenue and 651 West Coast Road was undertaken by Ms Freeman as part of the preparation of PC27. The review, which are included in **Attachment 5**, concludes that these places do not meet the Unitary Plan thresholds for scheduling as a historic heritage place, and should be deleted from Schedule 14.1.
- 12.7 **Submission 7** from **Auckland Botanic Gardens** seeks that the plan change be accepted and supports the amendments proposed in relation to Mill site R11\_1633, site of water-powered mill, including water race and dam at Botanic Gardens Regional Park, 102 Hill Road, The Gardens (ID 01270) because the amendments rectify errors.
- 12.8 **Submission 8** supports the plan change. The submitter, **David Barber**, seeks that the plan change be accepted, and that Orford Lodge be amended as proposed by PC27. The reasons for the submission include:
- the plan change consists of protecting the gardener's cottage/garage alongside the Orford Lodge property, as it has significant historical value such as being occupied by

American Officers during World War II as their mess (the officers built the existing fireplace in the cottage); and

- the cottage/garage forms an integral part of the Orford Lodge property which has existing heritage protection.

12.9 **Submissions 28.1 and 28.2** are from the **Housing New Zealand Corporation** (Housing NZ). **Submission 28.1** supports the amendments proposed in PC27 that relate to the following places:

- Glen Eden Methodist Church, 302 West Coast Road, Glen Eden (ID 00032);
- Residence, 47F Swanson Road, Henderson (ID 00141);
- Shenstone Cottage, 65 Mountain Road, Mangere Bridge (ID 01432);
- Residence, 79 Coronation Road, Mangere Bridge (ID 01437); and
- Farmhouse (former)/Clendon Park Community House, 60R Finlayson Avenue, Manurewa (ID 01460).

12.10 Housing NZ gives the following reasons for the submission:

- The intent of updating Schedule 14.1 to delete incorrect references/information, as well as to include additional references to more appropriately identify the stated list of 'exclusions' noted in Schedule 14.1 is supported.
- The proposed amendments to the five historic heritage places listed in Housing NZ's submission are supported.
- Housing NZ seeks no further amendments be proposed that relate to the five places highlighted in their submission.

12.11 **Submission 28.2** seeks further or other relief, or consequential or other amendments, as are considered appropriate and necessary to address the concerns set out in the submission. This submission is not supported as there are no other amendments required to address Housing NZ's submission.

#### Recommendations on submissions

12.12 Submissions in support of PC27 are acknowledged. I recommend that **submissions 1.1, 5.1, 7.1, 8.1, 11.1 and 28.1** be **accepted**.

12.13 I recommend **submission 28.2** be rejected, as there are no other amendments required to address the submission.

12.14 The correction of errors and anomalies and the updating of information for historic heritage places in Schedule 14.1 and the plan maps is the most appropriate way to:

- identify and protect significant historic heritage places from inappropriate subdivision, use and development, and
- allow for the appropriate use of significant historic heritage places.

12.15 The deletion of historic heritage places from the Historic Heritage Overlay where those places have been evaluated as not meeting the thresholds for scheduling outlined in the Unitary Plan is appropriate. While these places contain historic heritage values, those values are not significant enough for the place to be included in Schedule 14.1, or for those values to be managed via the Historic Heritage Overlay.

12.16 There are no amendments associated with these recommendations.

## 13 Submissions from Auckland Transport

### Submissions

13.1 The following table summarises submissions received on PC27 from Auckland Transport (AT). Where a submission refers to a specific historic heritage place this has been included in the Summary of Relief Sought column in the table. Further submissions relating to the submissions are also listed in the table below.

Sub. No.	Name of Submitter	Summary of the Relief Sought	Further Submissions	Planner's Recommendation
18.1	Auckland Transport	Adopt the plan change, subject to specific amendments sought in Attachment 1 of the submission that seek to reduce the extent of the Historic Heritage Overlay applying to identified scheduled items.		Accept in part
18.2	Auckland Transport	Seek any consequential amendments required to address the matters raised in the submission.		Accept in part
18.3	Auckland Transport	Reduce the extent of place by removing the Historic Heritage Overlay from the formed cul-de-sac head at Peterson Road. <i>Te Kōpua Kai a Hiku/Panmure Basin, including Mokoia pā site, terrace/midden, and middens R11_98, R11_1255, R11_1377, R11_1384, R11_1385, R11_2158 R11_2263, R11_2264, R11_2265, R11_2266, Panmure (ID 01587)</i>	<b>Oppose in part:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept
18.4	Auckland Transport	Reduce the extent of place by removing the Historic Heritage Overlay from the road reserve, except for where the scheduled building is located on the road reserve. <i>Workers' cottage (former)/Leigh Library, 15 Cumberland Street, Leigh (ID 00532)</i>		Accept in part
18.5	Auckland Transport	Reduce the extent of place by removing the Historic Heritage Overlay from part of the road reserve, so that it aligns with the fence/property boundary. <i>Minniesdale Chapel and graveyard, 67 Shegadeen Road, Wharehine (ID 00542)</i>		Accept
18.6	Auckland Transport	Reduce the extent of place by removing the Historic Heritage Overlay from the road reserve, except for where the building overhangs the road reserve. <i>Suffolk Hotel (former)/Cavalier Tavern, 68 College Hill, Freemans Bay (ID 01627)</i>		Reject
18.7	Auckland Transport	Reduce the extent of place by reducing the Historic Heritage Overlay closer to the building. <i>Railway signal box, Otahuhu Railway Station, 1 Walmsley Road, Otahuhu (ID 02578)</i>		Reject
18.8	Auckland Transport	Reduce the extent of place by removing the Historic Heritage Overlay from the road reserve. <i>Green Bay Mission (former)/Blockhouse</i>		Accept

Sub. No.	Name of Submitter	Summary of the Relief Sought	Further Submissions	Planner's Recommendation
		Bay Baptist Church, 504-506 Blockhouse Bay Road, Blockhouse Bay (ID 01612)		

### Evaluation

- 13.2 **Submission 18** generally supports PC27 but has concerns about the inclusion of the road reserve or other land/infrastructure related to transport within the Historic Heritage extent of place.
- 13.3 AT submits that PC27 has the potential to undermine AT's ability to continue to meet its responsibilities under section 39 of the Local Government (Auckland Council) Act 2009, including:
- the planning and funding of public transport;
  - promoting alternative modes of transport (i.e. alternatives to the private motor vehicle)
  - operating the local roading network; and
  - developing and enhancing the local road, public transport, walking and cycling network.
- 13.4 In its submission, AT recognises the need to protect historic heritage places with significant historical values. AT also states that it understands the historic heritage overlay is used to identify the extent of place, that is the location and physical extent of each historic heritage place. However, in relation to specific historic heritage places included in PC27, AT is of the view that some of the road reserve or other land included within the extent of place does not form part of the setting of the place or contribute to its identified values.
- 13.5 The views of AT on the proposed plan change were sought prior to the public notification of PC27 and discussions were held with AT about the plan change before submissions on the plan change closed.

### ***Historic Heritage Overlay Extent of Place***

- 13.6 Where it is recommended that a historic heritage place should be scheduled, a proposed extent of scheduling is defined spatially on the plan maps, shown in purple cross-hatching. This area is known as the Historic Heritage Overlay Extent of Place (**extent of place**), and all land within this area is subject to the provisions of the Historic Heritage Overlay.
- 13.7 The Unitary Plan, Policy B5.2.2(2), directs the definition of the extent of place of a scheduled historic heritage place:  
*Define the location and physical extent of a significant historic heritage place, having considered the criteria in Policy B5.2.2(1) to identify:*  
*(a) the area that contains the historic heritage values of the place; and*  
*(b) where appropriate, any area that is relevant to an understanding of the function, meaning and relationships of the historic heritage values.*
- 13.8 The Council's Methodology and guidance for evaluating Auckland's historic heritage (**Methodology**)<sup>15</sup> offers guidance on the identification of an extent of place. The Methodology is included in **Attachment 9**. The Methodology provides direction on when consideration should be given to including areas of footpath and/or street directly adjacent to a place within the extent of place, as follows:
- *The identified footpath/street area forms part of the setting of the place and/or is relevant to, or contributes to, the place's identified values;*

<sup>15</sup> Version 2, August 2019

- *A feature (or part of a feature) of a place is on, above or below the footpath or street itself (for example a tree, lamp post, or verandah);*
- *A feature is directly on, or close to, the property boundary edge (for example a corner pub, or villa with minimal setback);*
- *A feature has a historical association with the footpath/street (for example a commercial building with display windows or a mechanics centre);*
- *Development on the footpath or street is likely to adversely affect appreciation of the identified historic heritage values of the place (for example new bus shelters, signage, telecommunications/fire equipment etc. on main roads or busy streets);*
- *It is a Historic Heritage Area – for example avoid running along the middle of the street<sup>16</sup>.*

### **Unitary Plan provisions for infrastructure**

13.9 AT need to undertake works required to manage the road network, and I acknowledge the Historic Heritage Overlay provisions may impact on such works. However, the overlay provisions provide a graduated regime of activity standards that is commensurate to the level of effects anticipated. For works that are unlikely to detract from the historic heritage values of a scheduled place, such as maintenance and repair, the activity is permitted, and no consent is required (subject to standards). For works that are expected to generate significant adverse effects, such as demolition or destruction, a resource consent is required.

13.10 In addition to the range of permitted activities provided for in the Historic Heritage Overlay, some network utilities and electricity generation activities are provided for in Chapter E26.8 of the Unitary Plan. The provisions of E26.8 provide for some activities within the Historic Heritage Overlay to be carried out without the need for a resource consent, which further facilitates AT's ability to work within the extent of place of a scheduled historic heritage place.

13.11 Outside the provisions mentioned above, AT may need to seek resource consent for works within an extent of place. It is my view that in some situations the resource consent process is the most appropriate way to consider the effects of a proposed activity in relation to the significance of the historic heritage values. Through a resource consent process, the removal of a verandah within a scheduled historic heritage place for the provision of double-decker buses, for example, may be assessed as being appropriate when considering the need for public transport and the effects on the historic heritage place, or the effects on historic heritage values may be considered too great and an alternative will need to be sought.

13.12 The inclusion of the road in the extent of place of some significant historic heritage places is considered appropriate as these areas contain the historic heritage values of the place. In addition, the provisions of the Unitary Plan provide for AT to manage the road network, albeit sometimes through a resource consent process.

13.13 Each place referred to in AT's submission is discussed below.

### ***Te Kōpua Kai a Hiku/Panmure Basin, including Mokoia pā site, terrace/midden, and middens, Panmure (ID 01587)***

13.14 **Submission 18.3** seeks the extent of place for this place be reduced by removing it from the formed cul-de-sac head at Peterson Road. The reasons given for the submission are:

---

<sup>16</sup> Methodology and guidance for evaluating Auckland's historic heritage, section 9.1.3

- The proposed extent of place includes formed road which is not relevant to the historic heritage values of the place; and
- Inclusion of this land has the potential to unreasonably inhibit AT in meeting its statutory responsibilities.



*Figure 1 – showing extent of place at head of cul-de-sac on Peterson Road (in black hatching)*

- 13.15 PC27 proposes to amend the extent of place for Te Kōpua Kai a Hiku/Panmure Basin to correct a mapping error. This place was scheduled in Appendix 3A Schedule of Archaeological Features in the legacy Auckland City District Plan – Isthmus Section 1999 as Panmure Basin (Wai Makoia), with the following features: Headland Pa; middens; flooded explosion crater, and tuff ring. The features were shown in the district plan maps as extending around the edge of Panmure Basin but when this historic heritage place was mapped in the PAUP, the extent of place was only applied to a very small portion of the place on 18C Watene Road.
- 13.16 This place was included in PC27 to amend the extent of place and to correspondingly amend the address and legal description for the place, being the correction of an error. PC27 also proposes to amend Schedule 14.1 to update the name of the place, to identify the primary feature, to amend the heritage values, and to identify exclusions. These amendments refine the management of the place.
- 13.17 Advice from Myfanwy Eaves, Senior Specialist: Archaeology is that the historic heritage values of this place extend around the entirety of the basin and it is likely that archaeological features remain beneath the ground in the vicinity, including at Peterson Road. However, Ms Eaves considers that the extent of place could be removed from the head of the cul-de-sac at Peterson Road, as the historic heritage values are likely deeper than the formed road and are unlikely to be disturbed by AT activities within the formed road on the surface, because the area has been previously disturbed by works to construct the road.



13.18 I support the views of Ms Eaves and recommend the extent of place be amended so it does not cover the cul-de-sac head of Peterson Road. This amendment is shown in **Attachment 3**.

***Workers' cottage (former)/Leigh Library, 15 Cumberland Street, Leigh (ID 00532)***

13.19 **Submission 18.4** seeks the extent of place for this place be reduced by removing it from the road reserve, except where the scheduled building is located on the road reserve. The reasons given for the submission are:

- The proposed extent of place includes road reserve which is not relevant to the historic heritage values of the place;
- Inclusion of this land has the potential to unreasonably inhibit AT in meeting its statutory responsibilities;
- It appears the scheduled building is partly on the road reserve; AT supports protection of the building but does not think all the identified road reserve needs to be included in the extent of place.

13.20 The former workers' cottage was included in PC27 to amend the extent of place because it did not cover the whole building, being the correction of an error. PC27 also proposes to amend Schedule 14.1 to amend the name of the place, update the legal description to reflect the amended extent of place, to identify the primary feature, and to identify additional exclusions for the place. These amendments refine the management of the place.

13.21 Ms Freeman has reviewed the submission from AT and further considered the extent of place for the former workers' cottage. She does not agree that the road reserve is not relevant to the historic heritage values of this place. As noted by AT in its submission, the cottage is located partly within the road reserve. The road reserve is quite wide in this location, incorporating the road and footpath and a landscaped berm of about ten metres. The primary feature of this historic heritage place (i.e. the cottage) is located partly within the road reserve and the landscaped berm forms part of the setting of the place.

13.22 While Ms Freeman considers the road reserve does contain the historic heritage values of the cottage, she considers that the extent of place could be reduced somewhat, since the cottage has been relocated to its current site. The cottage is oriented toward Hauraki Road and Ms Freeman considers the area between the cottage and road to the east is important, as this area illustrates the connection of the place to the street. The former cottage is a villa, and the connection to the street is an important feature of how villas were planned and sited. Ms Freeman supports the extent being reduced to the west and to the south, which removes it from part of the road reserve along Cumberland Street.

13.23 I support the views of Ms Freeman and recommend the extent of place be amended, as shown in **Attachment 3** to this report.

***Minniesdale Chapel and graveyard, 67 Shegadeen Road, Wharehine (ID 00542)***

13.24 **Submission 18.5** seeks the extent of place for Minniesdale Chapel and graveyard be reduced by removing the Historic Heritage Overlay from part of the road reserve so that it aligns with the fence/property boundary.

13.25 Other submissions have been received that relate to the Minniesdale Chapel and graveyard. All submissions relating to this place are discussed in section 18 of this report, and the recommendation relating to **submission 18.5** is contained within that section.

***Suffolk Hotel (former)/Cavalier Tavern, 68 College Hill, Freemans Bay (ID 01627)***

- 13.26 **Submission 18.6** seeks the extent of place for this place be reduced by removing it from the road reserve, except where the building overhangs the road reserve. The reasons given for this submission are:
- The proposed extent of place includes formed road (footpath) which is not relevant to the historic heritage values of the place.
  - Inclusion of this land has the potential to unreasonably inhibit AT in meeting its statutory responsibilities;
  - Some of the balcony extends over the footpath; AT accepts that this balcony and footpath beneath it should be included in the extent of place.
- 13.27 The former Suffolk Hotel was included in PC27 to amend the extent of place because it did not cover all the original hotel building, being the correction of an error. PC27 also proposes to correct errors in the place name and legal description, identify the primary feature, and amend the exclusions identified for the place.
- 13.28 The former Suffolk Hotel was built in 1885. The building retains its original second-storey cantilevered balcony, which extends over the footpath below. The proposed extent of place extends over the road reserve on the College Hill street frontage along the length of the original building to reflect the fact that the balcony is located over the footpath, and because the building is built right up to the property boundary edge. Ms Freeman advises that the traditional entrance to the pub has always been on the corner of the building and the place has always had, and continues to have, a relationship to the street.
- 13.29 Based on the comments from Ms Freeman, and guidance on determining an appropriate extent of place in the Methodology, I do not support any further amendment to the extent of place of the former Suffolk Hotel/Cavalier Tavern.

***Railway signal box, Otahuhu Railway Station, 1 Walmsley Road, Otahuhu (ID 02578)***

- 13.30 **Submission 18.7** seeks the extent of place for the Railway signal box at Otahuhu Station is reduced by moving it closer to the building. The reasons given for this submission are:
- The proposed extent of place includes additional land around the building which is not relevant to the historic heritage values of the place.
- 13.31 The railway signal box was relocated approximately 20 metres from its original location on the platform to its current location in 2015. The relocation was part of the upgrade of Otahuhu Railway Station. The signal box was included in PC27 to amend the extent of place to reflect the new location of the signal box, being the correction of an error. PC27 also proposes to amend the address and location in Schedule 14.1 to reflect the amended position of the signal box, and to identify the primary feature of the place.
- 13.32 Ms Freeman has reviewed the submission from AT in relation to this place and has re-considered the extent of place. It is her view that the extent of place should encompass the signal building, including the stairs to the south, as this area forms the setting of the place in its relocated position and illustrates the area containing the historic heritage values of the place. The proposed extent of place is already confined quite tightly to the signal box building; it extends approximately six metres to the north, two metres to the west and three metres to the east of the building, and only one metre to the south of the stairs.
- 13.33 Ms Freeman advises that, to reflect the fact that the signal box has been relocated, the proposed extent of place for the signal box has been located so that it is confined to the signal box building itself and the immediate area around it. The proposed extent of place has been positioned so it does not extend over the bus shelter structures to the south.

13.34 Based on the comments from Ms Freeman, and guidance on determining an appropriate extent of place in the Methodology, I do not support any change in the extent of place for the signal box.

***Green Bay Mission (former)/Blockhouse Bay Baptist Church, 504-506 Blockhouse Bay Road, Blockhouse Bay (ID 01612)***

13.35 **Submission 18.8** seeks the extent of place be reduced by removing it from the road reserve. The reasons given for the submission are:

- The proposed extent of place includes legal road (footpath and vehicle crossings) which is not relevant to the historic heritage values of the place.
- Inclusion of this land has the potential to unreasonably inhibit AT in meeting its statutory responsibilities.

13.36 The Green Bay Mission (former)/Blockhouse Bay Baptist Church was included in PC27 to amend the extent of place to ensure all the scheduled building was within the extent, being the correction of an error. PC27 also proposes amendments to Schedule 14.1. namely to amend the name of the place so that it is more historically correct, correct the legal description, identify the primary feature, and amend the exclusions. These amendments refine the management of the place.

13.37 Ms Freeman has reviewed the extent of place considering the submission from AT. She notes that the place is recognised for its aesthetic values, but that it is set back somewhat from the street. Ms Freeman considers that there is no need to manage the whole area between the building and the road and recommends the extent of place is aligned with the property boundary.

13.38 I support Ms Freeman's view and recommend the extent of place be removed from the road reserve in front of the church. This amendment is shown in **Attachment 3**.

Recommendations on submissions

13.39 I recommend **18.3, 18.5 and 18.8** be **accepted**, **submissions 18.1, 18.2 and 18.4** be **accepted in part** and **submissions 18.6 and 18.7** be rejected for the reasons outlined above.

13.40 By recommending to accept or accept in part **submissions 18.1, 18.2, 18.3, 18.4, 18.5 and 18.8**, there are amendments required to PC27. These amendments are set out in **Attachment 2** and **Attachment 3** to this report.

## 14 Submissions from Civic Trust Auckland

### Submissions

14.1 The following table summarises submissions received from the Civic Trust Auckland. They are arranged by submission number.

Sub. No.	Name of Submitter	Summary of the Relief Sought	Further Submissions	Planner's Recommendation
33.1	Civic Trust Auckland	Opposes the amendment proposed to the Exclusions column for ID 01997 Central Fire Station, 50-60 Pitt Street, Auckland.	Support: Heritage New Zealand Pouhere Taonga (FS06)	Reject
33.2	Civic Trust Auckland	Opposes the deletion of ID 01461, a residence at 1 Beihlers Road, Weymouth in Manurewa.		Reject
33.3	Civic Trust Auckland	The Council makes the two revisions proposed as per the Civic Trust's submission.		Reject

### Evaluation

14.2 **Submissions 33.1, 33.2 and 33.3** oppose the plan change.

14.3 **Submission 33.1** opposes the amendment proposed to the Exclusions column for the Central Fire Station at 50-60 Pitt Street, Auckland Central (ID 01997). The reasons for the submission are that there has been no evidence presented as to the original assessment of the building, nor any re-assessment showing that the interiors no longer contribute to or detract from the values for which the historic heritage place was scheduled.

14.4 Other submissions have been received that relate to the Central Fire Station. All submissions relating to the Central Fire Station are discussed in section 30 of this report, and the recommendation relating to the Civic Trust's **submission 33.1** is contained within that section.

14.5 **Submission 33.2** opposes the proposed deletion of the residence at 1 Beihlers Road, Weymouth (ID 01461) from Schedule 14.1 and the plan maps. The reasons for the submission are:

- Consultation undertaken with the Heritage Advisory Panel noted the residence has been significantly extended and modified, now being almost triple its original size, and that it has had a verandah added along with new door and window openings but none of this provides enough reason to remove the building from the schedule.
- It is suggested that historical information held by Council is largely speculative and relates primarily to the land rather than the residence itself, so further research is required.
- The changes made to the house do not preclude the retention of primary features of heritage significance that appear to exist.
- Insufficient evidence has been presented to warrant the deletion of the place from the schedule.
- Council should have disclosed how many and which of the proposed deletions or other changes to the schedule were instigated at the owner's request.

14.6 The house at 1 Beihlers Road, Weymouth was included in Schedule 6A – Buildings & Objects to be Protected of the legacy Auckland Council District Plan – Operative Manukau

Section 2002 as a Group 2 building. The place was “rolled over” into the Unitary Plan and included in Schedule 14.1 as a Category B place, with the following heritage values identified: A – historical, B – social, F – physical attributes, and G – aesthetic.

- 14.7 Ms Freeman visited the site as part of a pilot project for monitoring the condition and significance of scheduled historic heritage places in the Manurewa and Papakura Local Board areas on 26 May 2016 and viewed the residence from within the property. Ms Freeman and I visited the property on 30 January 2019. The property was viewed from the street.
- 14.8 The significance review of the residence at 1 Beihlers Road was initiated by the Heritage Unit, as this place was flagged for review during the monitoring project. This project, which was undertaken between April and June 2016, reviewed the condition of some scheduled historic heritage places.
- 14.9 As part of the preparation of PC27, the residence was re-evaluated by Ms Freeman to determine its historic heritage significance and whether it continues to meet the thresholds for scheduling in the Unitary Plan. The review is included in **Attachment 5**. The review incorporated information available about the place. A historian, Ms Lisa Truttman, was commissioned to undertake additional research about the residence but no new information was found. This is reflected in the review of the place.
- 14.10 The review identifies the statement of significance of the residence to be:
- 1 Beihlers Road is a single storey cottage in Weymouth that has been significantly extended and modified since the 1920s. Historical information held by Council and supplemented by a historian is largely speculative and primarily relates to the land, rather than the cottage itself. The cottage has been the subject of various alterations and is now almost triple its original size. A verandah has been added in addition to new window and door openings and villa-style mouldings and fretwork. Although the context has changed over time, the current setting is sympathetic, including some original trees. The cottage does not contribute to the streetscape or townscape and is not a landmark or icon that the community identifies with.*
- 14.11 In conclusion, Ms Freeman considers the residence at 1 Beihlers Road does not meet the thresholds for scheduling as a historic heritage place. Ms Freeman recommends the place is deleted from Schedule 14.1.

#### Recommendations on submissions

- 14.12 The recommendation on **submission 33.1** is included in section 30 of this report.
- 14.13 It is recommended that **submissions 33.2** and **33.3** be **rejected**. Based on the review of the heritage significance of the residence at 1 Beihlers Road undertaken by Ms Freeman, this place should be removed from Schedule 14.1 as it does not meet the Unitary Plan thresholds for scheduling.
- 14.14 The rejection of these submissions does not require any further amendment to PC27.

## 15 Submissions from Heritage New Zealand Pouhere Taonga

### Submissions

15.1 The following table summarises submissions received on PC27 from Heritage New Zealand Pouhere Taonga (**Heritage NZ**). There are no further submissions.

Sub. No.	Name of Submitter	Summary of the Relief Sought	Further Submissions	Planner's Recommendation
30.1	Heritage New Zealand Pouhere Taonga	The plan change be approved in its entirety as notified, with the exception of the proposed exclusions relating to the Dilworth Terrace Houses, which should be declined.		Accept in part

### Evaluation

15.2 **Submission 30.1** supports the plan change in its entirety as notified, except for some amendments proposed in PC27 to the Dilworth Terrace Houses (ID 01634).

15.3 Heritage NZ has statutory responsibilities under the Heritage New Zealand Pouhere Taonga Act 2014 (**HNZPTA**) for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage.

15.4 Heritage NZ supports the plan change as it will correct errors and anomalies and, where appropriate, update information on the historic heritage places included in the plan change. Except for the amendment proposed for the Dilworth Terrace Houses, Heritage NZ considers the proposed amendments enable the provisions of the Unitary Plan to apply appropriately to the historic heritage places in PC27 and assist in their management and protection.

15.5 Several other submitters seek amendments to PC27 in relation to the Dilworth Terrace Houses, and these submissions (including Heritage NZ's) are discussed in section 27 of this report.

### Recommendations on submissions

15.6 **Submission 30.1** in support of PC27 from Heritage NZ is acknowledged and it is recommended this submission is **accepted in part**.

15.7 Submissions relating to the amendments proposed in PC27 to the Dilworth Terrace Houses, including Heritage NZ's submission, are evaluated and discussed in section 27 of this report.

15.8 While it is recommended that submission 30.1 is accepted in part, there are other submissions that either seek amendments to specific historic heritage places in PC27 or seek that specific places are deleted from the plan change. There are other submissions that seek amendments to the exclusions proposed in PC27 for the Dilworth Terrace Houses. The overall recommendation to accept the plan change is subject to the amendments recommended and shown in **Attachment 2** and **Attachment 3**. The reasons for these recommendations are discussed in the relevant sections of this report.

## 16 Submissions on Oratia Church/schoolhouse (former) (ID 00119)

16.1 PC27 seeks to amend the Oratia Church/schoolhouse (former) at 1-5 Parker Road, Oratia. The plan change proposes the following amendments to Schedule 14.1 in relation to this place:

- an amendment to the name of the place to make it more historically correct;
- the amendment of the legal description to make it correct;
- the identification of the primary feature as 'Church/schoolhouse'; and
- the amendment of the Exclusions column to add '1968 church'.

16.2 PC27 also proposes to amend the plan maps to reduce the Historic Heritage Overlay Extent of Place for the place, as shown below.



### Submissions

16.3 The following table summarises submissions received in relation to the Oratia Church/schoolhouse (former).

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
32.1	Oratia Church Trust	Decline the plan change.		Accept in part

### Evaluation

16.4 **Submission 32.1** is from the Oratia Church Trust and seeks the plan change be declined. Specifically, the submission objects to the reduction of the extent of place proposed for the church in PC27. The reasons provided in the submission are:

- This is a site of significant historical interest which should not be modified.
- In the year 1867 three settlers in the area applied on behalf of the Oratia community for a section of land under the Auckland Waste Lands Act 1858 and were given a Crown

grant and trust. The parcel of land as “4 acres more or less situated in the Parish of Waikomete in the County of Eden and being allotment number 238”.

- The land was granted for the purpose of building a place of public worship and for building a schoolhouse in which to teach the English language.

16.5 The Church was scheduled in the Heritage Appendix of the legacy Auckland Council District Plan – Operative Waitākere Section 2003 as a Category II place. The place was “rolled over” into the Unitary Plan. During the rollover an error was introduced, being the identification of the 1968 church within the place in the scheduling. This church has not been evaluated for its historic heritage significance.

16.6 The Oratia Church was included in PC27 to identify the 1968 church in the Exclusions column of Schedule 14.1, being the correction of an error. PC27 also proposes to:

- amend the name of the place to refer to the fact that it was also a schoolhouse,
- correct the legal description,
- identify the primary feature, and
- amend the extent of place by reducing it in size.

16.7 Ms Freeman and I undertook a site visit to the place on 15 January 2019. The property was viewed from the street and from within the property.

16.8 In response to the submission, Ms Freeman has reviewed the history of the place and has provided the following information:

*In 1867, three settlers in the Oratia community, frustrated with the lack of a church and school and the unlikelihood that they would be built, applied for a Crown Grant under the Waste Lands Act 1858 on behalf of the community. The church was granted approximately 3.5 acres at the corner of what is now Parker Road and West Coast Road.*

*The interdenominational church was constructed near the corner and opened in 1872. The 1886 Survey map (SO 4135-A) shows the original survey boundary forming the northern boundary of the site, and also shows a road planned (blue line) around the eastern, southern and western sides of the trapezoidal section. This road appears never to have eventuated (perhaps superseded by West Coast Road along the northern boundary), however, the current planning maps still include parcel boundaries delineating this proposed road.*

16.9 In conclusion, Ms Freeman states that the existing extent of place, that encompasses the full certificate of title (CT) boundary (ALLOT 238 SO 4135 WAIKOMITI), appropriately represents the area containing the historic heritage values of the place. Ms Freeman recommends that the extent of place be retained so that it covers all the property, being the full extent of the original land grant.

#### Recommendations on submissions

16.10 It is recommended that **submission 32.1** be **accepted**. Based on the review of the historical information of the place undertaken by Ms Freeman, the extent of place should be retained as shown in the Unitary Plan and not reduced.

16.11 The acceptance of this submission requires a further amendment to PC27. This amendment is shown in **Attachment 3**.



## 17 Submissions on Waiwera Bath House (ID 00499)

17.1 PC27 seeks to delete the Waiwera Bath House at Waiwera Beach, 37 Waiwera Place, Waiwera from Schedule 14.1 and the plan maps.

### Submissions

17.2 The following table summarises submissions received in relation to the Waiwera Bath House. They are arranged by submission number. There are no further submissions.

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
3.1	Waiwera Properties Limited	Accept the plan change and delete Waiwera Bath House from the historic heritage schedule.		Accept
37.1	Raewyn Catlow	Object to the proposed plan change to remove protection of these baths.		Reject

### Evaluation

17.3 **Submission 3.1** supports the plan change. The submitter, and landowner, **Waiwera Properties Limited**, seeks the plan change be accepted and the Waiwera Bath House be removed from the Historic Heritage Overlay as proposed by PC27. No reasons are provided in the submission.

17.4 **Submission 37.1** does not support the plan change and objects to the proposal to remove protection of the baths. The submitter, **Raewyn Catlow**, understands that the heritage protection relating to the place were to protect the original old tile baths that still exist (they have been covered over to protect entry by vandals). Raewyn Catlow gives the following reasons:

- The original bath house was destroyed years ago and the bath house for which the consent was issued to demolish was not the original building and had no historic or heritage value.
- The old baths themselves are the originals and are still there.

17.5 The Waiwera Bath House was scheduled in Appendix 17B: Historic Structures, Sites and Fixed Objects Listed for Protection in the legacy Auckland Council District Plan – Operative Rodney Section 2011. The bath house has never been protected for its archaeological values; it was not included in Appendix 17D: Archaeological Sites Listed for Protection of the legacy Rodney District Plan. The place was “rolled over” into the Unitary Plan and is included in Schedule 14.1 as a Category B place, with the following heritage values identified: A – historical, B – social, D – knowledge, F – physical, and H – context. It is not identified as having additional archaeological values in Schedule 14.1 of the Unitary Plan.

17.6 Schedule 14.1 contains two historic heritage places relating to Waiwera’s thermal history – the Waiwera Bath House (ID 00499), which is proposed to be deleted in PC27, and Waiwera Bathhouse site (ID 02147), which is not proposed to be changed. The two scheduled places are shown in the figure below.



Figure 2: Historic Heritage Overlay extent of place (shown in purple cross-hatching) with Waiwera Bathhouse site (ID 02147) to the north and Waiwera Bath House (ID 00499) to the south

- 17.7 The Waiwera Bath House was included in PC27 to delete the place, since it no longer exists. The Waiwera Bath House was damaged by fire. A resource consent to demolish the above-ground structure associated with the Waiwera Bath House was granted on 11 May 2016 and the structures were subsequently demolished.
- 17.8 A memorandum in the property file for the Waiwera Bath House describes the pools within the Waiwera Bath House<sup>17</sup>. It describes an empty pool, about one metre in depth inside the bath house buildings. The pool is described as tiled with tiles of 1970s manufacture. It also describes concrete being visible under the tiles that possibly date from the earlier circa 1900 bathhouse.
- 17.9 A heritage assessment of the historic bath houses at 37 Waiwera Place (both the Waiwera Bath House and the Waiwera bathhouse remains) was prepared in December 2014 by Clough and Associates for Waiwera Property Holdings Limited. The report notes that the scheduling of the Waiwera Bath House in the Unitary Plan did not include archaeological controls, despite the 19<sup>th</sup> century origins of the place. The report notes that there is archaeological potential within the entire study area.
- 17.10 All pre-1900 archaeological remains, whether recorded or not, are protected under the HNZPTA. In addition to any requirements under the RMA, the HNZPTA applies to all archaeological sites regardless of whether they are recorded or not or whether they are scheduled in a district plan or not. The HNZPTA states that an archaeological site may not

<sup>17</sup> Memorandum – review of information provided as part of a demolition application for resource consent at 37 Waiwera Place, Waiwera, Stephen Curham, 29 October 2015

be damaged or destroyed unless an Authority to modify an archaeological site has been issued by Heritage NZ.

Recommendations on submissions

17.11 It is recommended that **submission 3.1** be **accepted**. It is recommended that **submission 37.1** be **rejected**. Based on the information above, it is recommended that the Waiwera Bath House be removed from Schedule 14.1 as it no longer exists.

17.12 There are no amendments associated with these recommendations.

## 18 Submissions on Minniesdale Chapel and graveyard (ID 00542)

18.1 PC27 seeks to amend Minniesdale Chapel and graveyard at 67 Shegadeen Road, Wharehine. The plan change proposes the following amendments to Schedule 14.1 in relation to this place:

- amend the name of the place to include the graveyard;
- add the legal description;
- identify the primary feature as 'Church'; and
- amend the Exclusions column to include 'water tank including stand'.

18.2 PC27 also proposes to amend the plan maps to add an extent of place for Minniesdale Chapel and graveyard, as shown below.



### Submissions

18.3 The following table summarises submissions received in relation to Minniesdale Chapel and graveyard. They are arranged by submission number. Further submissions relating to the submissions are also listed in the table below.

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
18.5	Auckland Transport	Reduce the extent of place by removing the Historic Heritage Overlay from part of the road reserve, so that it aligns with the fence/property boundary.		Accept
36.1	Martin Dickson	Support the plan change in part.	<b>Support:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept

36.2	Martin Dickson	Seek that the Council immediately act to survey and protect the interior of the church and protect it in a subsequent plan change.	<b>Support:</b> Heritage New Zealand Pouhere Taonga (FS06)	Reject
------	----------------	--	---	--------

### Evaluation

- 18.4 **Submission 18.5** seeks the extent of place for Minniesdale Chapel and graveyard be reduced by removing the Historic Heritage Overlay from part of the road reserve so that it aligns with the fence/property boundary. The reasons given for the submission are:
- The proposed extent of place includes road reserve which is not relevant to the historic heritage values of the place.
  - Inclusion of this land has the potential to unreasonably inhibit AT in meeting its statutory responsibilities.
- 18.5 **Submission 36** is from **Martin Dickson**, who has ancestors who built the church and who are buried in the graveyard. **Submission 36.1** supports the inclusion of the graveyard in the description of the place and supports the exclusion of the water tank and stand as they are later additions. **Submission 36.2** is concerned about the exclusion of the interior of the church. The submission seeks the Council to immediately act to survey the interior of the church and protect it in a subsequent plan change. The reasons given for the submission include:
- The interior is original to the 1860s and includes framing (and windows) brought from England, native timber pews, and most importantly, a central pulpit that reflects the Baptist belief and practice.
  - These features are essential to the historic character of the chapel and its historic use.
  - It is important that these features are protected and not lightly disposed of without serious consideration of the past as well as current use.
  - Most churches in New Zealand that had central pulpits have had them removed by later generations.
- 18.6 Minniesdale Chapel was included in Appendix 17B of the legacy Auckland Council District Plan – Operative Rodney Section 2011. Appendix 17B identified an area where proposed structures and additions to structures required resource consent and for the chapel, this area was “Land within 20m of the protected structure.” The Minniesdale Chapel was “rolled over” into the Unitary Plan. During the roll over an error was introduced – an extent of place was not mapped for the church and the place was identified by a dot only in the plan maps.
- 18.7 Minniesdale Chapel was included in PC27 to add an extent of place, being the correction of an error. PC27 also proposes to amend the name of the place to include the graveyard, to add the legal description, to identify the primary feature, and to amend the exclusions column of Schedule 14.1. These amendments are to refine the management of the historic heritage place. No further evaluation of the significance of the place was undertaken as part of the preparation of PC27.
- 18.8 Ms Freeman and I undertook a site visit to the place on 5 March 2017. The property was viewed from the street and from within the property. The interior of the chapel was not able to be viewed.

### **Extent of place**

- 18.9 The extent of place proposed for the chapel covers all of 67 Shegadeen Road, extending into the road reserve to the edge of the formed road. The property boundary cuts through the chapel. Part of the chapel, the footpath and the boundary fence are all located within the road reserve, as shown in Figure 3 below. Figure 4 shows the location of the chapel and fence in relation to the road.



Figure 3: 67 Shegadeen Road, Wharehine, with the blue line showing the property boundary



Figure 4: 67 Shegadeen Road, Wharehine, showing the chapel and fence in relation to the road (photo taken March 2017)

18.10 The historic heritage values of the place extend over the property boundary and are present within part of the road reserve, since part of the chapel itself is within this area. The chapel also retains its relationship to the road. However, Ms Freeman advises the area containing the historic heritage values of the chapel and graveyard is up to and including the fence in front of the chapel. A reduction in the extent of place so that the extent aligns with and includes the fence is supported.

**Interior of the chapel**

18.11 **Submission 36.2** seeks that Council act to survey the interior of the Minniesdale Chapel and protect it in a subsequent plan change. The submission describes the interior of the chapel being original to the 1860s and retaining features including the pews and central pulpit.

- 18.12 **Further submission FS06**, from **Heritage NZ**, states that the fully-timbered interior of the chapel is in very original condition with fine gothic arch detailing in the wall panelling. The image below was included in FS06.



Figure 5: Interior photo of Minniesdale Chapel. Source: Robyn Byron Heritage NZ, 2006

- 18.13 There is a question about whether submission 36.2 is in scope of PC27, based on the legal advice received on plan changes 7 and 10, which is outlined in section 8 of this report. PC27 as notified identified the interior of the building(s) for the Minniesdale Chapel as an exclusion in Schedule 14.1. The owners of the Minniesdale Chapel and graveyard have not made a submission on PC27. It is my view that the owners (or any other affected party), having read the public notice and considered the plan change documents, would not anticipate that Schedule 14.1 would be amended to include the interior of the chapel.
- 18.14 Even if submission 36.2 is in scope, I do not support the inclusion of the chapel's interiors currently as there has been no evaluation of the historic heritage values of the interior of the chapel. Council's Methodology provides guidance on the inclusion of interiors in Schedule 14.1, which states:
- Under the place-based approach, interiors of buildings and structures are considered to be an intrinsic part of the overall value of the place, recognising each place as an integral whole rather than a sum of separate parts. While this is the foundation principle, inclusion of an interior in the schedule may not always be possible because the interior has not been viewed, no recent photographic information has been able to be sourced, or the interior is modified to such an extent that its contribution to the identified values of the place has been lost.*
- 18.15 When Ms Freeman and I visited the chapel, the interior was unable to be viewed as the chapel was locked. Robyn Byron, from Heritage NZ, has advised that the photo included in Heritage NZ's further submission was taken in 2006. More recent photos were taken in

2013 and are shown below<sup>18</sup>. Ms Freeman advises that an evaluation of the heritage values of the interior can be based on the images available, because the interiors could have changed since 2013.



*Figures 6 and 7: 2013 photograph showing interior of chapel*

18.16 The inclusion of the interior of the chapel has been entered into Council's internal log of potential errors and issues, for consideration in a future process. A letter was sent in November 2019 to the owners of the chapel, asking whether access could be arranged to view the interior of the chapel. No response has been received to date.

18.17 While I recommend submission 36.2 be rejected, as it seeks Council to act immediately to protect and survey the interior of the chapel, I support the review and evaluation of the

<sup>18</sup> <http://blog.davies.net.nz/2013/08/catching-up-with-the-kaipara-some-of-the-middle-bit/>



interior of the church, and the consideration of including the protection of the interior in a subsequent plan change.

Recommendations on submissions

18.18 It is recommended that **submission 18.5** be **accepted**, for the reasons provided above.

18.19 **Submission 36.1**, which supports the plan change, is recommended to be **accepted**.

18.20 It is recommended **submission 36.2** be **rejected**, based on the reasons outlined above.

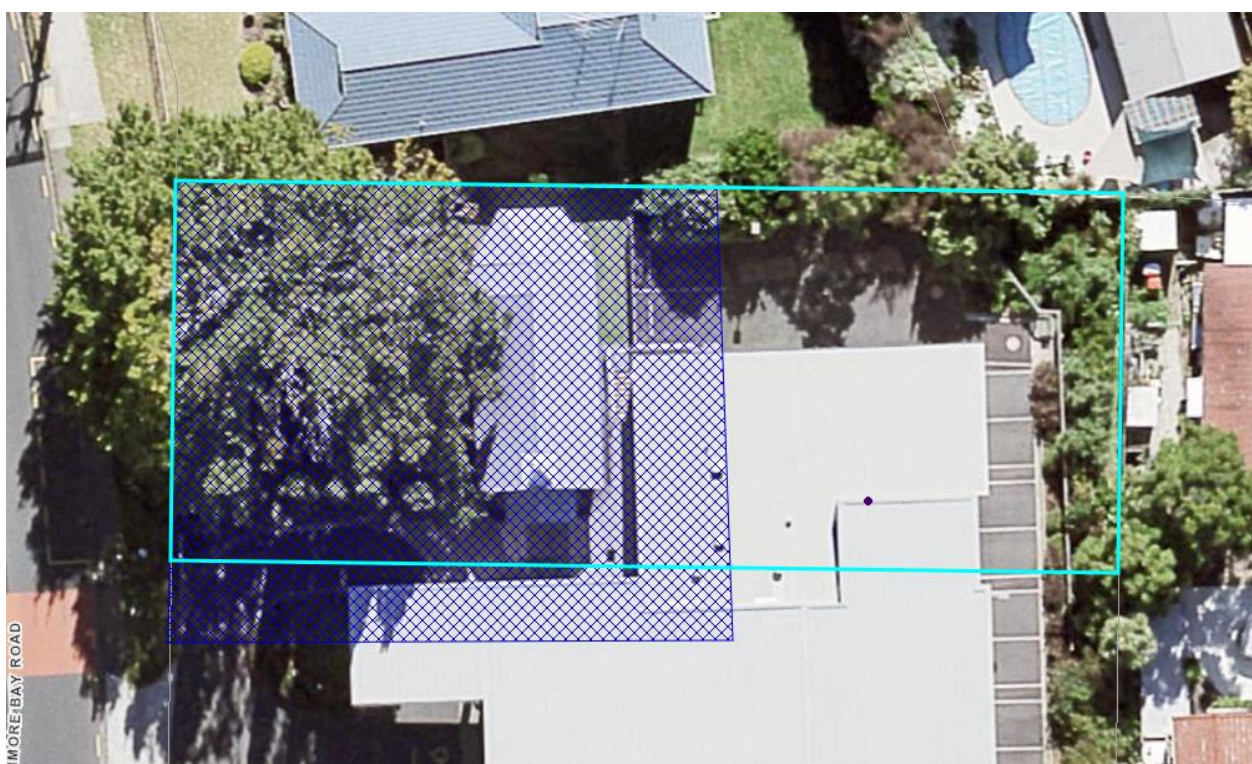
18.21 The acceptance of submission 18.5 requires a further amendment to PC27. This amendment is shown in **Attachment 3**.

## 19 Submissions on St Stephen's Anglican Church (ID 00616)

19.1 PC27 seeks to amend St Stephen's Anglican Church at 3 and 5 Stanmore Bay Road, Manly. The plan change proposes the following amendments to Schedule 14.1 in relation to this place:

- an amendment to the address;
- the addition of a legal description;
- the primary feature to be identified as '1917 church'; and
- the Exclusions column to be amended to add 'buildings and structures that are not the primary feature; freestanding sign'.

19.2 PC27 also proposes to amend the plan maps to add an extent of place for St Stephen's Anglican Church, as shown below.



### Submissions

19.3 The following table summarises submissions received in relation to St Stephen's Anglican Church. They are arranged by submission number. There are no further submissions.

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
34.1	General Trust Board of the Anglican Diocese of Auckland on behalf of St Stephens Anglican Church Whangaparaoa	The Historic Heritage Extent of Place Overlay is reduced to a smaller area around the existing chapel as identified in section 3.3 of this submission.		Accept in part

34.2	General Trust Board of the Anglican Diocese of Auckland on behalf of St Stephens Anglican Church Whangaparaoa	Alternatively, the exclusions within the schedule are amended to include the proposed memorial wall and safety barrier.		Reject
34.3	General Trust Board of the Anglican Diocese of Auckland on behalf of St Stephens Anglican Church Whangaparaoa	The amendments to the schedule wording are supported.		Accept

## Evaluation

- 19.4 **Submission 34** is from the General Trust Board of the Diocese of Auckland (**GTB**), the owner of St Stephen’s Anglican Church. The GTB supports the proposed identification of the 1917 church as the primary feature and amendments that propose to identify additional exclusions (**submission 34.3**). However, the GTB does not support the extent of place proposed for the church and seeks it to be either reduced to a smaller area around the existing chapel (**submission 34.1**) or, alternatively, wishes the exclusions in Schedule 14.1 to be amended to include the proposed memorial wall and safety barrier (**submission 34.2**). The reasons given in the submission include:
- The inclusion of an extent of place is supported as there is currently not one.
  - The proposed extent of place includes a large portion of the 2012 church building and the area in front of the chapel where the St Stephen’s Parish is proposing to construct a memorial wall.
  - While it is understood that existing buildings that are not the primary feature would have less restrictions, as the buildings are identified as exclusions, the limitations on modifications are an undue restriction when it relates to a modern building.
  - The Parish has been working for some time on the development of a memorial wall within the proposed extent of place and is concerned that the development will require a resource consent and could no longer be possible due to the restrictions resulting from the proposed extent of place.
  - The area in front of the chapel is already protected through the Notable Trees Overlay which requires consideration of any work within the root zone in terms of, among other things, “any loss or reduction of amenity values provided by the tree or trees”. The extent of place will therefore place additional unnecessary controls over this part of the site.
- 19.5 St Stephen’s Church at 3-5 Stanmore Bay Road was scheduled in Appendix 17B: Historic Structures, Sites and Fixed Objects Listed for Protection in the legacy Auckland Council District Plan – Operative Rodney Section 2011. Appendix 17B identified an area where proposed structures and additions to structures required resource consent and for St Stephen’s Church, this area was “All land ahead of the line of the front façade of the protected item, and all land beside the protected item.” The church was “rolled over” into the Unitary Plan. During the roll over an error was introduced – an extent of place was not mapped for the church and the place was identified by a dot only in the plan maps.
- 19.6 The church was included in PC27 to add an extent of place, being the correction of an error. PC27 also proposes to amend the address, identify the legal description, identify the primary feature, and to identify additional exclusions, amendments that refine the management of the historic heritage place. No further evaluation of the significance of the place was undertaken as part of the preparation of PC27.

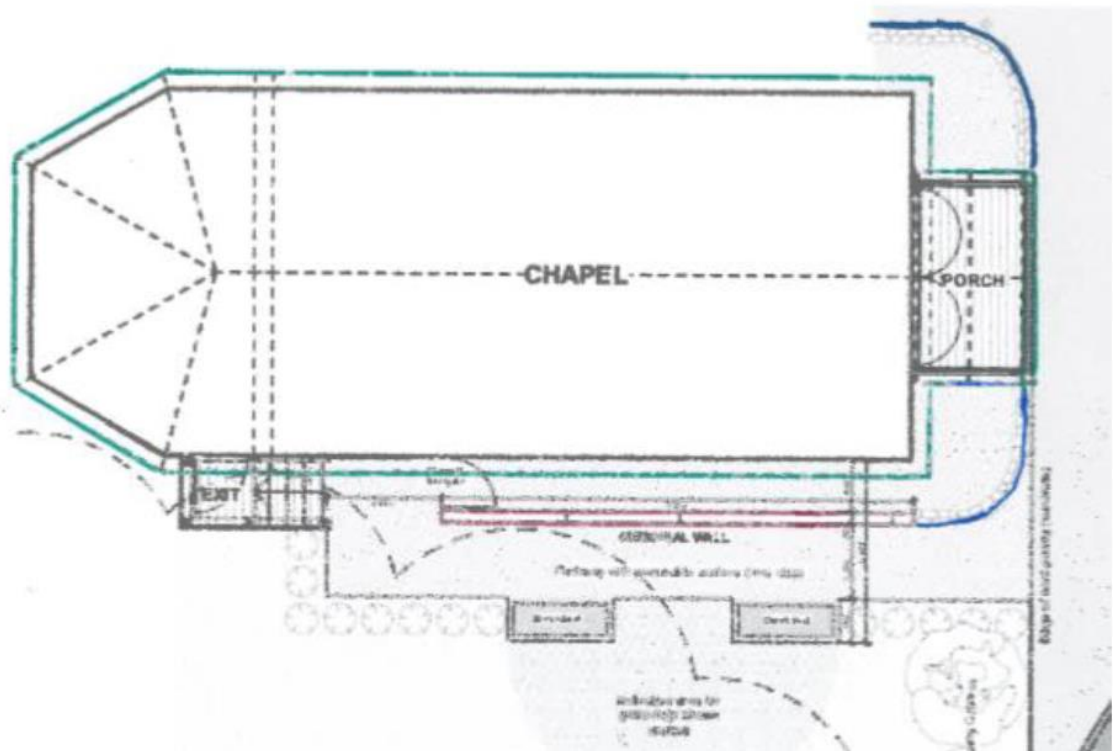
19.7 Ms Freeman and I undertook a site visit to the place on 14 March 2017, and again on 16 October 2019, when we met Reverend Ian Hardcastle and other representatives of St Stephen's Church. The property was viewed both from the street and from within the site.

### ***Proposed development of memorial wall***

- 19.8 St Stephen's Parish have been working towards the construction of a memorial wall (including a safety barrier) next to the church. The GTB submission states that the proposal aims to be consistent with the historic building as it seeks to highlight that the church was built as a memorial to men killed in World War I, and to honour the work of those who ensured the church was not demolished and was restored.
- 19.9 I understand that St Stephen's Parish sought advice from Council heritage staff in 2019 about whether resource consent was required to erect the memorial wall. The Parish was advised that the church was scheduled in the Unitary Plan but that because it did not have an extent of place mapped, the proposed development would not trigger resource consent. Council staff also advised that the lack of an extent of place was a known error, which was proposed to be corrected through PC27 but that PC27 did not yet have legal effect so the need for a resource consent for the memorial wall would depend on the timing of the development and the proposed plan change.
- 19.10 When Ms Freeman and I visited the site in October, works to construct the memorial wall had not yet begun. Concern was raised that the proposed plan change and the mapping of an extent of place for the church would affect the Parish's development plans, particularly in terms of costs if a resource consent was required to undertake the works.
- 19.11 In an email to Reverend Hardcastle dated 27 November 2019, advice was provided on the concerns raised about the implications of PC27 on the development plans for St Stephen's Anglican Church:
- If the memorial wall is constructed before PC27 is made operative, a resource consent is not required (as the area is not currently subject to the Historic Heritage Overlay);
  - A Certificate of Compliance (**CoC**) under section 139 of the RMA could be sought for the proposed development, which would give the parish five years to complete the works (the application fee for a CoC is \$1,500);
  - If no CoC is sought, a resource consent application will be required for the development if it is to occur after PC27 is made operative.
- 19.12 In situations where the only reason for triggering consent is the Historic Heritage Overlay, and the proposed development has a good outcome for historic heritage, Council's heritage staff are likely to recommend that the resource consent fees are waived.
- 19.13 Given the above, I do not consider the proposed development of the memorial wall should influence where an appropriate extent of place is located.

### ***Extent of place***

- 19.14 The GTB submission seeks that the Historic Heritage Extent of Place Overlay is reduced to a smaller area around the existing church, as shown by the green line on the plan below.



19.15 In response to the submission, Ms Freeman has reviewed the extent of place proposed in PC27 for the church. Ms Freeman does not support the extent of place proposed by the GTB for the following reasons:

- the garden area between the church and the road is historically significant as it is part of the original site of the church and contains the historic heritage values of the church, and
- even though the church was re-erected on its site after it was blown off its foundations in a 1936 storm and at this time was rotated 90 degrees, so it faced north instead of east, the church remains in its original location.

19.16 Ms Freeman supports a reduction in the extent of place, so that the southern edge aligns with the property boundary for 5 Stanmore Bay Road (so it is removed from the 2012 church building to the south) and reduced on the eastern side to approximately four metres from the original church, for the following reasons:

- the 2012 church building has no historic heritage values, and
- while the entirety of 3 and 5 Stanmore Bay Road is part of the original site of the church, the modern church building has impacted on the historic heritage values of the place.

19.17 I recommend the extent of place be amended, based on Ms Freeman's advice.

### **Exclusions**

19.18 PC27 proposes to identify buildings and structures that are not the primary feature in the Exclusions column of Schedule 14.1 for St Stephen's Anglican Church, including the modern church building. The 2012 church building is freestanding, so development of that building including demolition or relocation are permitted activities under the Historic Heritage Overlay rules, even if the building is within the extent of place. Repairs and

maintenance and modifications of features identified as exclusions are also a permitted activity, subject to standards.

- 19.19 The permitted activity standards relating to the modification to buildings and structures identified as exclusions state that modifications cannot result in changes to the footprint, height or volume of any building or structure<sup>19</sup>. Any modifications that do not result in these changes would be permitted. I therefore do not consider that the location of the extent of place over a portion of the 2012 church building places an undue restriction on the modification of this building.
- 19.20 Submission 34.2 seeks that the Exclusions column within Schedule 14.1 be amended to include the proposed memorial wall and safety barrier. While I support the identification of features that do not contribute to, or detract from, the values for which a historic heritage place has been scheduled, the proposed memorial wall and barrier are not yet constructed so I do not support the addition of these features to Schedule 14.1 at this time. Once the memorial wall and safety barrier are constructed, they can be identified in Schedule 14.1 via the Schedule 1 clause 20a RMA process, if appropriate, or via a future plan change.

### ***Notable Trees Overlay***

- 19.21 The GTB submission correctly identifies that the area in front of the church is subject to the Unitary Plan Notable Trees Overlay. The submission considers that the proposed extent of place will place additional unnecessary controls over this part of the site.
- 19.22 Number 5 Stanmore Bay Road contains five trees (one Common Oak and four Italian Cypress trees) that are identified in the Unitary Plan's Schedule 10 Notable Tree Schedule (ID 2311)<sup>20</sup>. These trees are located within the proposed extent of place.
- 19.23 While it is true that the proposed extent of place will place additional controls over the area in front of the church, I do not agree that these controls are unnecessary. The purpose of the Notable Trees Overlay is to protect notable trees and notable groups of trees from danger or destruction resulting from development. The provisions in the Historic Heritage Overlay manage the protection, conservation, maintenance, modification, relocation, use and development of scheduled historic heritage places. The two overlays serve different purposes, and, in my view, it is appropriate that they both apply to the area in front of the church.

### Recommendations on submissions

- 19.24 It is recommended that **submission 34.1 be accepted in part, submission 34.2 be rejected**, and **submission 34.3 be accepted**, for the reasons outlined above.
- 19.25 The acceptance in part of submission 34.1 requires further amendments to PC27. These amendments are shown in **Attachment 2** and **Attachment 3**.

---

<sup>19</sup> D17.6.5 Modifications to buildings, structures, fabric or features of a scheduled historic heritage place identified as exclusions

<sup>20</sup> Plan Change 29: Amendments to Schedule 10 Notable Trees (re-order, technical errors and amendments to the mapped overlay)

## 20 Submissions on Te Marae ō Hinekākea village site, including grave R10\_163 (ID 00729)

20.1 PC27 seeks to amend Te Marae ō Hinekākea village site, including grave R10\_163, at 54 Iona Avenue, Paremoremo. The plan change proposes the following amendments to Schedule 14.1 in relation to this place:

- an amendment to the place name and/or description to include reference to the grave;
- amendment of the legal description to include 'CMA';
- the primary feature to be identified as 'Entire extent of place';
- the amendment of the Heritage Values column to include A – Historical and B – Social; and
- the Extent of Place column to be amended to read 'Refer to plan maps'.

20.2 PC27 also proposes to amend the plan maps to add an extent of place for Te Marae ō Hinekākea village site, including grave R10\_163, as shown below.



### Submissions

20.3 The following table summarises submissions received in relation to Te Marae ō Hinekākea village site, including grave R10\_163. Further submissions relating to the submissions are also listed in the table below.

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
31.1	Richard Paul van Bremen and Susan Louise Gibson	Decline the plan change.	<p><b>Oppose:</b></p> <p>Ngāti Whātua Ōrākei (FS01)</p> <p>Nga Maunga Whakahii o Kaipara (FS02)</p> <p>Te Kawerau Iwi Tribal Authority and Settlement Trust (FS04)</p> <p>Heritage New Zealand Pouhere Taonga (FS06)</p> <p>Raewyn June Graham (FS07)</p>	Reject

### Evaluation

20.4 **Submission 31** does not support the plan change. The submitters and owners of 54 Iona Avenue, **Richard Paul van Bremen and Susan Louise Gibson**, do not support the extent of place proposed for the property and seek that the plan change is declined. The reasons given in the submission include:

- When the owners purchased the property 17 years ago, there was no reference on the Land Information Memorandum (**LIM**) to a village site and, had the owners known, it is quite likely that they would not have proceeded with the purchase.
- The Council was derelict in its duty when the LIM was asked for, as the LIM did not contain the necessary information.
- Over the years the owners have dug several trenches for drainage, including in the area subject to the plan change, and have found nothing.
- The dot on the Council overlay maps that pinpointed the location of the Māori village is in the middle of a man-made lake within the property that was constructed about 50 years ago. Any evidence of the village would have been lost at the time the lake was made.
- Presumably the dot was the “best guess” of the location at the time and the current proposal is the latest best guess, which is unreasonable. The Council either knows where the village was located or doesn't know.
- Local historians have advised the village burnt down and if that is the case, then the special interest in the site is not understood.
- The Council has made a guess as to where the village site is and has expanded it to cover a relatively large area in the hope that the village is somewhere inside the area.
- If the Council wants to effectively quarantine off large pieces of land, they should buy the property, which would allow them to do what they wish.
- At the very least, the owners should be offered compensation.

20.5 Five further submissions were lodged on PC27 in relation to submission 31.

20.6 Ngāti Whātua Ōrākei (**FS01**) opposes submission 31 for the following reasons:

- The site of Te Marae o Hinekākea village is of high cultural value to Ngāti Whātua Ōrākei;
- Te Pou o Kāhu Pōkere - the Iwi Management Plan for Ngāti Whātua Ōrākei recognises that cultural heritage resources are vulnerable and includes relevant desired outcomes to guide the protection of cultural heritage, including:
  - Desired outcome 31 – Ngāti Whātua Ōrākei sites of significance, and our relationships with those sites, are maintained or enhanced;



- Desired outcome 32 – All known Ngāti Whātua Ōrākei sites of cultural significance are registered with Heritage NZ and/or scheduled in the Unitary Plan.

- 20.7 Ngā Maunga Whakahii o Kaipara (Ngāti Whātua o Kaipara) (**FS02**) opposes submission 31 because the site Te Marae o Hinekākea village is of high cultural value to Ngāti Whātua o Kaipara along with our whanaunga Ngāti Whātua Ōrākei. Ngāti Whātua o Kaipara sites of significance, and our relationships with those sites, is to protect, maintain, enhance and manage in partnership with Auckland Council and the Historic Places Trust.
- 20.8 Te Kawerau Iwi Tribal Authority and Settlement Trust (**FS04**) opposes submission 31 because the site is of cultural significance to Te Kawerau a Maki, as outlined in the Te Kawerau a Maki Claim Overview Report, which is part of the Te Kawerau a Maki Settlement Act 2015.
- 20.9 Heritage NZ (**FS06**) opposes submission 31 as the village site is a special place with significant Māori cultural values and tupuna associations, and which has links with both Māori and European history. Heritage NZ consider it important that the place is correctly mapped in the Unitary Plan, so that the Historic Heritage Overlay applies appropriately and affords protection to the place where the village site and grave are located.
- 20.10 Raewyn June Graham (**FS07**)<sup>21</sup> supports the plan change as notified. Manahi Hapi, whose grave is within 54 Iona Avenue, is her great grand-uncle and George Samuel Graham (who owned 54 Iona Avenue) and Mary M Graham (also known as Takurangi K Hapi) were her great grandparents. Raewyn Graham's great-great grandmother Whakarangi Hapi nee Ngati named the wharenuī (house) that once stood on the site and her great grandfather Tumorehu Hapi was part of the team who helped construct the wharenuī.

### **Background**

- 20.11 The village at 54 Iona Avenue was scheduled in Appendix 11B: Schedule of Archaeological Sites in the legacy Auckland Council District Plan – Operative North Shore Section 2002 (Site No. 163). The scheduled place was marked on the legacy North Shore plan maps. The place was “rolled over” into the Unitary Plan. During the roll over, an error was introduced – an extent of place was not mapped for the village and the place was identified by a dot only in the plan maps.
- 20.12 The village site was included in PC27 to add an extent of place, being the correction of an error. PC27 also proposes to:
- amend the name of the place,
  - amend the legal description to include the CMA,
  - identify the primary feature,
  - to amend the heritage values by adding A – historical and B – social,
  - to amend the extent of place column to reference the fact that an extent of place has now been identified for the place.
- These proposed amendments refine the management of the historic heritage place.
- 20.13 As part of the preparation of PC27, further evaluation of the significance of the place was undertaken. Council archaeologists Robert Brassey and Joss Piper-Jarrett visited the place on two occasions in 2016. Mr Brassey has identified the statement of significance for the place to be:

---

<sup>21</sup> Raewyn Graham lodged a submission that was too late to be included in the Summary of Decisions Requested, so it was agreed to accept her submission as a further submission.

*Te Marae ō Hinekākea was a Māori settlement occupied in both the pre-European period and early historic era. The settlement was abandoned when the land passed into European ownership in the late 1840s. The property was acquired in the early 20th century by the ethnographer George Graham to provide the focus of a movement to encourage Māori to retain their lands and ancestral settlements. Graham re-established the settlement, living there with his Māori wife, large extended family and Māori displaced by the attrition of tribal lands. The christening of a new marae and elaborate meeting house in 1908 provided the opportunity for a hui on alienation of Māori land, where participants affirmed opposition to continued land sales.*

*Graham's initiative became unsustainable after his marriage to Mary Graham ended in 1912, and the settlement was abandoned shortly afterwards. Graham continued his efforts using the Akarana Māori Association as a vehicle, and continued to assist Māori in a private capacity.*

*The property has been the site of a seasonal Māori kāinga (settlement) that was occupied during the pre-European period and the early historic era. A variety of stone adze blades including one made of nephrite have been found on the property by George Graham and have been lodged in Auckland Museum. A stone mauri recorded in Ngāti Whātua tradition was also found by Graham and deposited in the museum. The site of the kāinga is marked by a midden exposure and scatters of 19th century artefacts.*

*The property was also the site of a cottage built by a timber cutter around 1847.*

*The property has potential to reveal through archaeological techniques, evidence of use of the site by Māori over an extended time length of spanning the period before, during and after European contact, and by Europeans during the first decade of the 20<sup>th</sup> century.*

### **Legacy scheduling of the village site**

- 20.14 I acknowledge the submitters' concern that they were unaware the village site existed when they purchased their property 17 years ago and are concerned it did not show on a LIM requested from Council at the time. I am unable to comment on the LIM but have sought advice from Mr Robert Brassey about the background to the scheduling of the place.
- 20.15 Mr Robert Brassey advises that information about the scheduled village site has been available for some time. As indicated above, the place has been identified in the legacy North Shore District Plan, in both the schedule and plan maps, since 2002, when that plan was made operative in part.
- 20.16 I am unsure when the village site was first scheduled, other than it was sometime between 1973 and 1994. It is my understanding that the Paremoremo area once sat within the old district area 'City of Waitemata'. The village site does not feature in the 1973 schedule (Appendix 3 – Schedule of Objects and Places of Historical or Scientific Interest or Natural Beauty). However, the village site is included in Schedule 11B Schedule of Archaeological Sites in the North Shore City Proposed District Plan 1994. So, it has been scheduled for at least 25 years.
- 20.17 The draft PAUP was released for public consultation in March 2013. The scheduled village site was included in the historic heritage schedule and shown on the plan maps. The PAUP was notified in June 2014 and contained the same information for the village site. No feedback or submissions were received on either the draft Unitary Plan or PAUP in relation to the village site.
- 20.18 In addition to being identified in the legacy district plan and previous versions of the Unitary Plan, Mr Brassey advises that the place has been recorded in the NZAA site record file

(now known as ArchSite) since 1978. Furthermore, the place has been recorded in the Cultural Heritage Inventory (**CHI**) since the 1990s, first under the Auckland Regional Council and then under the Auckland Council, and has appeared on publicly available maps during that time.

20.19 The grave on 54 Iona Avenue, which is of Māori origin, is clearly visible and in a prominent location close to the buildings on the property.

### ***Extent of place***

20.20 As identified in the Section 32 Report, during the rollover of scheduled historic heritage places from legacy plans to the PAUP, some places did not have an extent of place mapped in the plan maps. The village site was one of these places and was identified in the plan maps by a dot rather than by the purple cross-hatching of the Historic Heritage Overlay extent of place.

20.21 In Schedule 14.1 of the Unitary Plan, the Extent of Place column for the village site states 'To be defined#'. Where a scheduled historic heritage place is annotated with a # symbol in Schedule 14.1, an extent of place has yet to be defined<sup>22</sup>. For places annotated with a # symbol the rules in D17 Historic Heritage Overlay apply to all land and water (including the foreshore and seabed) within 50 metres of the feature named or described in the schedule. This 50-metre area covered a significant portion of 54 Iona Avenue, as shown below.



Figure 8: aerial view of 54 Iona Avenue, showing 50 metre area subject to Historic Heritage Overlay (area within purple circle)

20.22 In 2016, Council staff undertook an archaeological review of scheduled historic heritage places within the North Shore. The village site was included in this review because it had no extent of place mapped. Mr Brassey and Mr Joss Piper-Jarrett visited 54 Iona Avenue on 12 October 2016 to determine whether evidence of the village was present, and again on 24 November 2016, to view a grave on the property that was discovered after research was undertaken following the first site visit. The owner was present for the site visits.

<sup>22</sup> Unitary Plan Schedule 14.1 Introduction

- 20.23 Following the site visits, Mr Brassey has researched and prepared a brief history of the Te Marae ō Hinekākea kāinga site at 54 Iona Avenue, Paremoremo. This is included as **Attachment 10**.
- 20.24 A site visit record form prepared by Mr Brassey noted that the first visit revealed very little visible surface evidence of the village site, although an eroded midden was located on the northern foreshore of the property and European-period artefacts (glass bottles and ceramics) were observed in the foreshore area. No evidence of the whare whakairo (carved meeting house) that was built on the property in 1909 was observed. Mr Brassey has advised that there is shell midden, charcoal and oven stones, pottery and glass artefacts visible where there is exposed ground within the proposed extent of place and, as noted in the historical report, the property has a history of Māori artefacts having been found.
- 20.25 The site record form states that the second visit was to view the grave of Manahi Hapi, brother-in-law of George Graham, who was a European ethnographer and who owned the property from 1908 until 1932. It was noted that the grave headstone is broken and appeared to be missing a section.
- 20.26 Following the site visit, Mr Brassey prepared a statement of significance for the village site. In summary, the statement assessed Te Marae of Hinekākea village site as having significance under the criteria in the RPS as follows:
- Considerable historical significance as the site of the Te Marae ō Hinekākea settlement and marae, and for its association with renowned ethnographer, George Graham, and his role in advocating the retention of ancestral settlements and lands.
  - While the significance of the place has not yet been assessed by Mana Whenua, the village is recorded in tradition as the site of a seasonal kāinga and marae associated with the Ngāti Poataniwha ancestor Hinekākea .
  - The place has considerable knowledge potential as an archaeological site.
  - The place has considerable significance as part of an inter-related complex of places in the Paremoremo district and upper Waitematā Harbour that are known from recorded Māori tradition.
- 20.27 As outlined in section 13, the extent of place for a scheduled historic heritage place should be defined in accordance with RPS Policy B5.2.2.2, and guidance is provided in the Methodology. In the case of the village site, the extent was informed by the site visits and historical research. Mr Brassey notes that no evidence has been found to support the claim that the village burned down. In any case, it is the site of the village, rather than any buildings, that is scheduled in the Unitary Plan, together with the grave that was located during the site visit.

### ***Effect of scheduling***

- 20.28 Mr van Bremen and Ms Gibson are concerned that the application of the Historic Heritage Overlay onto 54 Iona Avenue “will effectively quarantine off large pieces of our land”. The overlay does not quarantine or confine land, and while it does impose some rules, it does not prevent appropriate subdivision, use and development.
- 20.29 As outlined in the Section 32 Report, the Historic Heritage Overlay provides a management approach where activities anticipated to have a greater effect on the historic heritage values of a scheduled place are subject to more rigorous management. Activities such as demolition and destruction and new buildings or structures require consent as a discretionary activity under the overlay rules, but maintenance and repair activities are permitted (subject to standards). The village site is identified as having additional archaeological controls, so ground disturbance activities are managed through the Historic Heritage Overlay and the Auckland-wide Land disturbance provisions in the Unitary Plan, to

ensure that such activities do not result in inappropriate effects on the historic heritage values of the place.

- 20.30 Being included in the Historic Heritage Schedule may assist a landowner to access funds for repairs, maintenance and restoration of a scheduled historic heritage place. Owners of scheduled places can apply for money from several Council grant programmes for projects that relate to places included in the Historic Heritage Schedule.
- 20.31 As outlined in section 17, regardless of whether a place is included in Schedule 14.1, archaeological sites are protected under the provisions of the HNZPTA and may not be modified or destroyed without the consent of Heritage NZ. In addition, buried human remains may not be disinterred or removed except where provided for under the Burial and Cremation Act 1964.
- 20.32 The property at 54 Iona Avenue is zoned Rural – Countryside Living Zone in the Unitary Plan. I note that some activities, such as two dwellings per site and minor dwellings would require consent under this part of the Unitary Plan, regardless of whether the place was subject to the Historic Heritage Overlay.
- 20.33 Section 85 of the RMA provides for the Environment Court to direct a local authority to modify, delete or replace the provision in a plan or proposed plan in the manner directed by the court, or acquire all or part of the estate or interest in the land under the Public Works Act 1981 (as long as the owner agrees). However, there are particular grounds that need to be met, which are that the provision or proposed provision of a plan or proposed plan:
- (a) Makes any land incapable of reasonable use; and
  - (b) Places an unfair and unreasonable burden on any person who has an interest in the land.
- 20.34 I do not consider the amendments proposed to 54 Iona Avenue in PC27 meet those particular grounds, for the reasons outlined above.

#### Recommendations on submissions

- 20.35 It is recommended that **submission 31.1** be **rejected**, for the reasons provided above.
- 20.36 There are no amendments associated with this recommendation.

## 21 Submissions on Te Arotai (ID 01006)

21.1 PC27 seeks to amend Te Arotai at 17 Queen Street, Northcote Point. The plan change proposes the following amendments to Schedule 14.1 in relation to this place:

- the primary feature be identified as 'Residence'; and
- the garage be identified in the Exclusions column.

21.2 PC27 also proposes to amend the plan maps to add an extent of place for Te Arotai, as shown below.



### Submissions

21.3 The following table summarises submissions received in relation to the Residence. There are no further submissions.

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
6.1	Deborah Manley	Remove Te Arotai, 17 Queen Street, Northcote Point from the Heritage Schedule.		Reject

### Evaluation

21.4 **Submission 6.1** does not support the plan change. The submitter, **Deborah Manley**, owns Te Arotai, and requests the property be deleted from the historic heritage schedule. The reasons for the submission include:

- the Queen Street road frontage is not original, and a sunroom was added to the house in the 1950s;
- this addition to the original 1922 Californian Bungalow-style house is not in keeping with the architectural style of the era, particularly as it is this elevation which faces a heritage street;

- the property is not a true and original representation of the architectural style it was listed for initially and should be removed from the schedule; and
- as a change is proposed for the property in the plan change it would seem an appropriate time to review the listing.

21.5 Te Arotai at 17 Queen Street was scheduled in Appendix 11A: Schedule of Buildings, Objects and Places of Heritage Significance in the legacy Auckland Council District Plan – Operative North Shore Section 2002 as a Category B place. The place was “rolled over” into the Unitary Plan. During the rollover an error was introduced, as an extent of place was not mapped for Te Arotai and the place was identified by a dot only in the plan maps.

21.6 Te Arotai was included in PC27 to add an extent of place, being the correction of an error. PC27 also identifies the primary feature and additional exclusions, amendments that refine the management of the historic heritage place. No further evaluation of the significance of the place was undertaken as part of the preparation of PC27.

21.7 Ms Freeman and I undertook a site visit to the place on 10 December 2018. The property was viewed from the street (from both Queen Street and Alma Street).

21.8 In response to the submission, Ms Freeman undertook a review of the significance of Te Arotai, included in **Attachment 11**. The review identifies the statement of significance of Te Arotai to be:

*Te Arotai is a large California bungalow located on a corner site in Northcote Point. The house was designed by noted Northcote-based architect WH Glover for the Maxwell family in 1922. The Maxwells were a locally significant family, both for their extensive business ventures and social influence. Te Arotai was built as a wedding present for Arthur Maxwell whose family owned the house for 83 years; the neighbouring house at 15 Queen Street was built as a wedding present for his brother Frederick. Arthur and Frederick’s parents, Lucas and Amante, also had a home on Queen Street. All three houses are still standing and all three are scheduled. They were all designed by WH Glover, as was a warehouse for the family business, located in Auckland Central. The house is designed and built to an exceptionally high standard of craftsmanship, complete with high quality finishes. The house complements the Queen Street streetscape, which is defined by inter-war period housing, and enhanced by the setting, including mature vegetation and stone walls.*

21.9 In conclusion, Ms Freeman considers that Te Arotai meets the Unitary Plan threshold for scheduling as a category B historic heritage place, having considerable historical, physical attributes, aesthetic, and context value. The overall significance of the place is determined to be considerable in a local context.

21.10 In her submission, Deborah Manley highlights the changes that have occurred to the house over time and questions whether the property is a “true and original representation of the architectural style it was listed for initially”. In the review, Ms Freeman notes that the original open verandah was enclosed shortly after the house was completed, and that the house has considerable physical attributes as a good, representative example of a Californian bungalow. Ms Freeman notes that Te Arotai is constructed to a particularly high standard of craftsmanship.

#### Recommendations on submissions

21.11 It is recommended that **submission 6.1** be **rejected**. Based on the review of the heritage significance of Te Arotai undertaken by Ms Freeman, the place should be retained in Schedule 14.1, as it meets the threshold for scheduling in the Unitary Plan.

21.12 There are no amendments associated with this recommendation.

## 22 Submissions on Earnoch (ID 01053)

22.1 PC27 seeks to amend Earnoch at 194-196 Hurstmere Road, Takapuna. The plan change proposes the following amendments to Schedule 14.1 in relation to this place:

- the place be identified as Category B;
- the heritage values be amended to remove 'G' Aesthetic; and
- the garage and swimming pool be identified in the Exclusions column.

22.2 PC27 also proposes to amend the plan maps to add an extent of place for Earnoch, as shown below.



### Submissions

22.3 The following table summarises submissions received in relation to the Residence. There are no further submissions.

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
2.1	Deborah Anne Bell	Support the change to category B.		Accept
2.2	Deborah Anne Bell	Would welcome the removal of the property from the historic heritage schedule completely.		Reject

### Evaluation

22.4 **Submissions 2.1** and **2.2** from Deborah Anne Bell supports the plan change in part but seek some amendments. The submitter is the owner of Earnoch. The submission supports the Category B classification of the historic heritage place (**submission 2.1**) but would welcome the removal of the property from the schedule completely (**submission 2.2**). The reasons for the submission include:



- the property is completely hidden from public view; you need to come a long way up a private driveway to even see the property;
- there is little public benefit from the property [being scheduled] as very few people even know it exists; and
- Earnoch is an excellent family home however current and future property owners should not be limited by the restrictions the scheduling imposes, especially considering there is no visibility of the property to the wider community.

22.5 Earnoch was scheduled in Appendix 11A: Schedule of Buildings, Objects and Places of Heritage Significance in the legacy Auckland Council District Plan – Operative North Shore Section 2002 as a Category A place. The place was “rolled over” into the Unitary Plan. During the rollover the place was identified as a Category A\* place.

22.6 As outlined earlier in this report, Category A\* is an interim category for scheduled historic heritage places. Each Category A\* place in PC27, including Earnoch, has been re-evaluated to determine whether it meets the Unitary Plan thresholds for a Category A or Category B place. The A\* review of Earnoch was undertaken by Rebecca Freeman as part of the preparation of PC27 and is included in **Attachment 4**.

22.7 Earnoch was included in PC27 to amend the category from A\* to B, being an amendment to refine the management of this historic heritage place. PC27 also proposes to identify additional features in the Exclusions column, also being an amendment to refine the management of the place.

22.8 Ms Freeman and I undertook a site visit to Earnoch on 19 November 2018. The place was viewed from within the property.

22.9 Ms Freeman identifies the following statement of significance for Earnoch in the A\* review:

*Earnoch is a mid-Victorian two-storey cottage that was constructed on Lake Pupuke as a summer house for prominent Auckland businessman John Robertson. Robertson was a key figure in the development of early Auckland, contributing to the Chamber of Commerce, the Freemasons and the San Francisco Mail Service. He was also instrumental in the development of St Sepulchre’s Church in Symonds Street. Robertson was a significant landowner, with properties in Avondale, where a road is named after him, and the North Shore. Robertson situated Earnoch on the shore of Lake Pupuke, a fashionable location for the holiday homes of wealthy Aucklanders in the late 19th century. This location is also indicative of the wider pattern of development in the North Shore, which was primarily characterised as a holiday destination from the beginnings of European settlement until the opening of the Harbour Bridge.*

*The house is one of the oldest buildings in Takapuna, and one of the two remaining grand summer homes. It is an example of an increasingly rare mid-Victorian two-storey cottage with a dormer, and while the house is relatively intact, the context has been altered significantly.*

22.10 Ms Freeman considers that Earnoch meets the Unitary Plan threshold for scheduling as a category B historic heritage place, having considerable historical and physical attributes value. The overall significance of the place is determined to be considerable in the local context.

22.11 In her submission, Deborah Bell raises the issue that the property is hidden from public view, and that there is no visibility to the wider community. I note that Ms Freeman’s review acknowledges that Earnoch’s aesthetic values can only be appreciated from within the property and that it is no longer visible from the public realm or from Lake Pupuke. As a result, Ms Freeman considers it has only moderate aesthetic values. However, Ms Freeman

remains of the view that overall, Earnoch has considerable historic heritage significance to its locality. I also note that the criteria for scheduling significant historic heritage places in the Unitary Plan does not require places to be visible to the public to be eligible for scheduling.

#### Recommendations on submissions

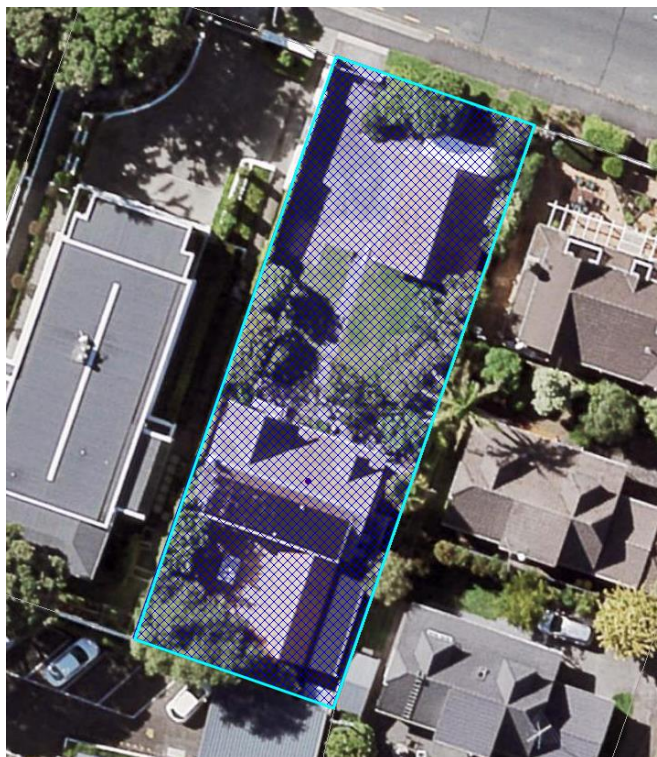
- 22.12 It is recommended that **submission 2.1** be **accepted** and **submission 2.2** be **rejected**. Based on the review of the heritage significance of Earnoch undertaken by Ms Freeman, the place should be retained in Schedule 14.1, as it meets the threshold for scheduling in the Unitary Plan as a Category B historic heritage place.
- 22.13 There are no amendments associated with this recommendation.

## 23 Submissions on Halling homestead (former) (ID 01077)

23.1 PC27 seeks to amend Halling homestead (former) at 68 Kitchener Road, Milford. The plan change proposes the following amendments to Schedule 14.1 in relation to this place:

- the amendment of the name to correct a grammatical error;
- the primary feature be identified as ‘Residence’; and
- the garage be identified in the Exclusions column.

23.2 PC27 also proposes to amend the plan maps to add an extent of place for Halling homestead (former), as shown below.



### Submissions

23.3 The following table summarises submissions received in relation to the Residence. There are no further submissions.

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
10.1	Ian McArthur	Amend the provision and remove Halling homestead from the historic heritage schedule.		Accept

### Evaluation

23.4 **Submission 10.1** does not support the plan change. The submitter, **Ian McArthur**, is the owner of the former Halling homestead. Mr McArthur seeks that the homestead be removed from Schedule 14.1. The reasons for the submission include:

- the house is in the “Mock Tudor” style, which has not remained popular and has not had an important influence on New Zealand architecture, so this example does not need to be protected or retained;

- there is only one other similar house in the area so protecting the former homestead cannot be justified on the bases that it creates an area of special character;
- the protection of heritage must be weighed against the rights of the property owner to make decisions about what is important to their needs. The house is currently in reasonably good condition, but the construction and style make maintenance difficult and expensive (e.g. the tile roof requires specialist knowledge to fix and maintain and the leadlight windows are slowly deteriorating and cannot be replaced with double glazing units).

23.5 The former Halling homestead at 68 Kitchener Road, Milford was scheduled in Appendix 11A: Schedule of Buildings, Objects and Places of Heritage Significance in the legacy Auckland Council District Plan – Operative North Shore Section 2002 as a Category B place. The place was “rolled over” into the Unitary Plan. During the rollover, an error was introduced, as an extent of place was not mapped for the house and the place was identified by a dot only in the plan maps.

23.6 Halling homestead was included in PC27 to add an extent of place, being the correction of an error. PC27 also identifies the primary feature of the historic heritage place and identifies the garage in the Exclusions column of Schedule 14.1, amendments that refine the management of the historic heritage place. No further evaluation of the significance of the place was undertaken as part of the preparation of PC27.

23.7 Ms Freeman and I undertook site visits to the place on 19 November 2018 and 30 July 2019. The owner and submitter, Mr McArthur, showed us around the property on the second site visit.

23.8 In response to the submission, Ms Freeman undertook a review of the significance of the Halling homestead (former), included in **Attachment 12**. The review identifies the statement of significance for the former homestead to be:

*The Halling Homestead is a relatively substantial English Domestic Revival style homestead constructed in 1929 for jeweller Horace Halling in Takapuna near Lake Pupuke. The house has strong associations with the Halling family, however the contributions and influence of this family in the locality or beyond is not of substantial historical importance. The house is a good, representative example of the English Domestic Revival style, which was a popular style in New Zealand during the inter-war years. The house has been altered, but the modifications have respected the original design intent of the house and site. The house is attractive and set within a mature garden, which enhances both its style and immediate context.*

*The Halling Homestead is indirectly related to the late 19th-early 20th century development of grand houses around Lake Pupuke by wealthy businessmen. The homestead represents more of a transitional step between these earlier grand homes, and the suburbanisation that would follow the opening of the Harbour bridge. There are few houses of a similar age or style remaining in Takapuna.*

23.9 Ms Freeman’s review identifies that there is midden identified by the New Zealand Archaeological Association (**NZAA**) on the property, but that the values of the midden are not associated with the Halling homestead. Additional advice on the midden has been sought from Mr Brassey. Mr Brassey has advised that there is no information to suggest the midden alone would meet the Unitary Plan criteria for scheduling as a historic heritage place. Mr Brassey notes that the presence of fire-cracked stone would suggest that the midden was of Māori origin, however there is not enough detail to confirm that it is. Mr Brassey advises that if the homestead is removed from the schedule, the midden would be managed under the provisions of the HNZPTA as it is a pre-1900 archaeological site.

23.10 Ms Freeman considers that while the Halling homestead (former) has considerable historic heritage value under RPS criterion F – physical attributes, the place does not have considerable overall significance to its locality or beyond. Ms Freeman therefore recommends the homestead be deleted from Schedule 14.1.

Recommendations on submissions

23.11 It is recommended that **submission 10.1** be **accepted**. Based on the review of the heritage significance of Halling homestead (former) undertaken by Ms Freeman, the place should be removed from Schedule 14.1 and the plan maps, as it does not meet the threshold for scheduling in the Unitary Plan.

23.12 The acceptance of this submission requires further amendments to PC27. These amendments are shown in **Attachment 2** and **Attachment 3**.

## 24 Submissions on St Saviour’s Chapel and Papatoetoe Orphan’s Home and School (former) (ID 01466)

24.1 PC27 seeks to amend St Saviour’s Chapel and Papatoetoe Orphan’s Home and School (former) at 80 Wyllie Road, Papatoetoe. The plan change proposes the following amendments to Schedule 14.1 in relation to this place:

- the amendment of the category from A\* to A;
- the amendment of the primary feature to add reference to the former school;
- the amendment of the heritage values to include D – Knowledge; and
- the identification of the following in the Exclusions column: ‘All buildings, structures and features built after 1962’.

24.2 No changes are proposed in PC27 to the Historic Heritage Overlay extent of place for St Saviour’s Chapel and Papatoetoe Orphan’s Home and School (former).

### Submissions

24.3 The following table summarises submissions received in relation to the St Saviour’s Chapel and orphan’s home. They are arranged by submission number. Further submissions relating to the submissions are also listed in the table below.

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner’s Recommendation
22.1	Manukau Pacific Islands Presbyterian Church, Samoan Group	Support the exclusion of the buildings built post-1963 from the property.	<b>Support:</b> Papatoetoe Historical Society Incorporated (FS03) <b>Support:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept
22.2	Manukau Pacific Islands Presbyterian Church, Samoan Group	Support the placing of the St Saviour’s Chapel under category A.	<b>Support:</b> Papatoetoe Historical Society Incorporated (FS03) <b>Support:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept
22.3	Manukau Pacific Islands Presbyterian Church, Samoan Group	Do not support the scheduling of the rest of the buildings.	<b>Support:</b> Papatoetoe Historical Society Incorporated (FS03) <b>Support:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept in part

22.4	Manukau Pacific Islands Presbyterian Church, Samoan Group	Propose the extent of place be reduced.	<b>Support:</b> Papatoetoe Historical Society Incorporated (FS03) <b>Oppose:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept in part
22.5	Manukau Pacific Islands Presbyterian Church, Samoan Group	Propose to demolish the kitchen and laundry buildings.	<b>Support:</b> Papatoetoe Historical Society Incorporated (FS03) <b>Oppose:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept in part

## Evaluation

- 24.4 **Submission 22**, from the **Manukau Pacific Islands Presbyterian Church, Samoan Group (Church)** supports the plan change in part and seeks further amendments to the text of Schedule 14.1 and to the extent of place map for St Saviour's Chapel and Papatoetoe Orphan's Home and School (former).
- 24.5 The submission seeks the following:
- Support the exclusion of the buildings that were built after 1963 from the property (**submission 22.1**)
  - Support the placing of the St Saviour's Chapel under Category A (**submission 22.2**)
  - Do not support the scheduling of the rest of the buildings (**submission 22.3**)
  - Propose the extent of place be reduced (**submission 22.4**)
  - Propose to demolish the kitchen and laundry buildings (**submission 22.5**).
- No reasons are provided for the decisions requested.
- 24.6 Two further submissions were lodged to PC27 in respect of submission 22. The Papatoetoe Historical Society Incorporated (**FS03**) supports submission 22, so that the property can be developed for the benefit of the community. Heritage NZ (**FS06**) supports submission points 22.1 and 22.2 opposes submission points 22.3, 22.4 and 22.5.
- 24.7 St Saviour's Chapel and St John's Home at 80-82 Wyllie Road were included in Schedule 6A (Buildings & Objects to be Protected) of the legacy Auckland Council District Plan – Operative Manukau Section 2002. The chapel and home were included in the schedule as two separate entries (both Group 1), with the scheduling of the chapel including both the exterior and interior and the scheduling of the home including the exterior only. The places were "rolled over" into the Unitary Plan and included in Schedule 14.1 as a single Category A\* place, called St Saviour's Chapel and Papatoetoe Orphan's Home and School (former). No exclusions were identified in Schedule 14.1 for the chapel and orphans' home, meaning the interior of all the buildings is included in the scheduling.
- 24.8 St Saviour's Chapel and orphans' home was included in PC27 to amend the category from A\* to A, being an amendment to refine the management of this historic heritage place. PC27 also proposes the following changes to Schedule 14.1, which also refine the management of the place:
- to amend the primary feature,
  - to add D – knowledge to the heritage values, and
  - to identify the buildings and structures built after 1962 to the Exclusions column.

- 24.9 Ms Freeman and I visited the place on 13 February 2019. The property was viewed from within the site. The interiors were not inspected. Ms Freeman visited the place again on 1 May 2019 and viewed the interiors and I visited again on 25 September 2019 and met with representatives of the Church, who gave us a tour of the property, including the interior of the buildings.
- 24.10 A conservation plan for St John's Home and St Saviour's Chapel was prepared by Dave Pearson Architects in 2013. I have viewed this document.

### **Category**

- 24.11 Category A\* is an interim category for historic heritage places identified in legacy district plans which are yet to be evaluated and assessed for their significance. As part of the preparation of PC27, St Saviour's Chapel and the former Papatoetoe Orphan's Home and School was re-evaluated to determine whether it meets the Unitary Plan thresholds for a Category A or Category B place. The A\* review of the chapel and home was undertaken by Ms Freeman and recommended the place be scheduled as a Category A place. The review is included in **Attachment 4**.
- 24.12 The Church supports the proposal in PC27 to amend the category of the chapel from category A\* to category A (**submission 22.2**). Further submitters Heritage NZ and Papatoetoe Historical Society support this submission.

### **Extent of place**

- 24.13 **Submission 22.4** seeks the extent of place for the chapel and orphan's home be reduced.
- 24.14 The legacy Manukau District Plan did not include an extent of place or site surrounds for St Saviour's chapel or the orphans' home. When the place was rolled over into the PAUP, the extent of place was mapped over the entire property at 80 Wyllie Road. Section 13 of this report outlines the Unitary Plan definition of extent of place and guidance provided in the Methodology to define an extent of place.
- 24.15 The identified extent of place for the chapel and orphan's home in the PAUP, and subsequently the Unitary Plan, covers a large area (4.3 hectares), including the original main entry and original second entry, tennis court, chapel, pool, administration building and residential dormitories, toilet blocks, dining hall, laundry, boiler room, post-1962 buildings (pool, sheds, day care, church and manse) and the land around them within 80 Wyllie Road. A map illustrating the location of these buildings is shown in Figure 9.







Figure 9: Map showing location of buildings on 80 Wyllie Road, Papatoetoe

24.16 At the meeting with representatives of the Church on 25 September 2019, a diagram was provided showing the Church's preferred extent of place, as shown in green outline below.

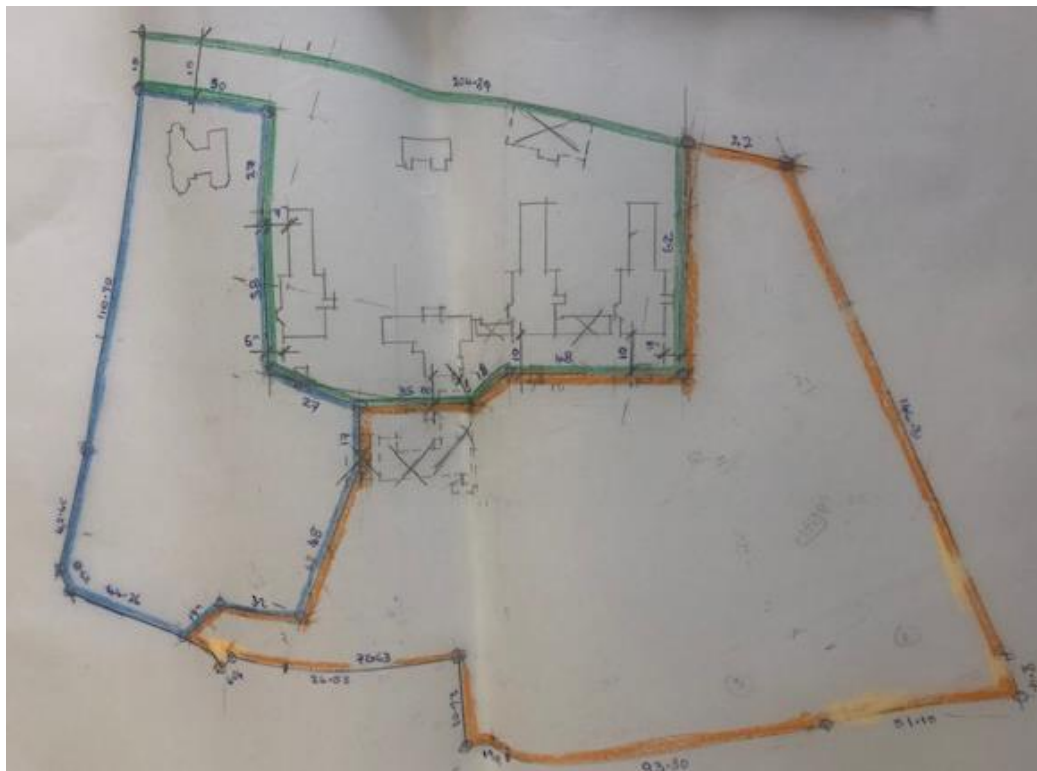


Figure 10: Extent of place preferred by Manukau Pacific Islands Presbyterian Church

24.17 In response to the submission from the Church, Ms Freeman undertook a review of the extent of place for the chapel and orphan's home. Ms Freeman supports a reduction in the extent of place, but not to the extent proposed by the Church. The extent of place supported by Ms Freeman is shown below.



Figure 11: Extent of place for 80 Wyllie Road supported by Ms Freeman

- 24.18 Ms Freeman supports the extent of place shown above for the following reasons:
- The proposed extent of place illustrates the wider open setting in which the orphanage was originally set by including some open space around the buildings. The former orphans' home was situated on over 80 acres of land, with orphans and staff cultivating crops and raising dairy cows. While the orphanage operation has long-since ceased and there is no reason for the site to now have land available for farming, retaining an area of space around the orphanage provides a visual indication of the original site and assists the heritage buildings retain their primacy of position and visual prominence.
  - The proposed extent of place includes important heritage features such as the toilet blocks, laundry building, dining hall and boiler room. These features are original to the orphanage complex and, as such, support the values of the place as a whole. They also have not been replaced, removed entirely or upgraded, but remain intact and largely original, which is rare for large complexes like this.
  - The proposed extent of place provides the "breathing space" that a historic heritage place of this scale and visual prominence requires and ensures the heritage values continue to be appropriately contextualised and provided for as the surrounding land is developed.
- 24.19 I acknowledge the views of Ms Freeman. However, it is my view that the condition of some of the buildings is such that the extent of place should be reduced further, but not to the extent proposed by the Church. The site visit undertaken in September revealed some of the buildings in the orphanage complex are in a poor condition due to the deterioration of the roof and subsequent water ingress. In particular, the residential dormitory to the west has been, and is continuing to be, damaged. The laundry and boiler room and parts of the administration block are also in a poor condition due to water damage and lack of maintenance. The roof requires urgent repair to ensure water does not continue to enter the buildings and until this is undertaken, damage will continue, and the condition of the buildings is likely to deteriorate further.
- 24.20 Ms Freeman supports the scheduling of the laundry and boiler room; however, I consider the condition of these buildings and the fact that it is unlikely that any redevelopment would result in them being retained for their current use means redevelopment is likely to result in effects on the heritage value of these buildings.
- 24.21 It is understood that the extent of place supported by the Church is proposed with the aim of maximising developable land which can be sold off to fund the construction of a new church and to repair and restore the heritage buildings. It is also understood that the Church are not able to fund any necessary repairs at present. Given the current condition of some of the buildings, I consider the ability of the Church to develop and/or sell part of 80 Wyllie Road is necessary to fund the repair and restoration of the orphan's home.
- 24.22 Scheduling a historic heritage place does not preclude future development of the site but seeks to manage the use and development of the place. The retention of the extent of place over the area proposed would not necessarily prevent the future development of this area but would require any development to be assessed against the provisions of the Historic Heritage Overlay. The St Saviour's Chapel and Orphan's Home/School are identified as the primary feature of the historic heritage place, but the dining hall and toilet blocks are not. As a Category A place, the owners may apply to demolish buildings and features within the extent of place that are not the primary feature as a non-complying activity, construct new buildings or structures within the extent of place (a discretionary activity), or modify the existing buildings (a restricted discretionary activity). Maintenance and repair activities are permitted.
- 24.23 While I acknowledge Ms Freeman's view, which is based on the place-based approach supported by the Unitary Plan, I support the extent of place being reduced on its southern

boundary so that it does not cover the laundry and boiler room. The laundry and boiler room are not identified as primary features of the orphans' home. They are also in a poor condition, as noted above.

- 24.24 In response to the submissions, I recommend that the extent of place be reduced from the area as notified in PC27. In my view this strikes a balance between ensuring the significant historic heritage values of the place are protected from inappropriate subdivision, use and development and allowing the balance of 80 Wyllie Road to be used and developed by the Church without the encumbrance of the Historic Heritage Overlay, which will hopefully result in the repair and restoration of the place. The extent of place I recommend is shown in **Attachment 3**.

### ***Scheduling of rest of the buildings***

- 24.25 **Submission 22.1** supports the exclusion of buildings built post-1963<sup>23</sup> from the scheduling and **submission 22.3** states that the Church does not support the scheduling of the rest of the buildings. It is not clear which buildings within 80 Wyllie Road are being referred to in submission 22.3. However, the recommended reduction in the extent of place will result in the manse, day-care buildings, post-1962 church buildings, and most of the post-1962 sheds being outside the proposed extent of place. This will mean these buildings will not be subject to the provisions of the Historic Heritage Overlay.
- 24.26 The extent of place that I support includes the chapel, administration building, three residential dormitories, toilet blocks, and dining hall. There are other buildings and structures within the extent of place that were constructed later, including the covered swimming pool, a post-1962 shed, and covered walkways that connect the administration building and the dormitories, and the dormitories and toilet blocks.
- 24.27 The Unitary Plan, Policy B5.2.2(5), directs the identification of the known heritage values, the primary feature or features of historic heritage value and the exclusions from protection of each historic heritage place in Schedule 14.1. Exclusions are described in Chapter D17 of the Unitary Plan, as follows:
- Some scheduled historic heritage places have listed exclusions in Schedule 14.1..., for example the interiors of buildings or ancillary buildings. Features listed as exclusions do not contribute to or may detract from the values for which the historic heritage place has been scheduled.*
- 24.28 Ms Freeman supports the post-1962 buildings within the extent of place to be identified as exclusions in Schedule 14.1.
- 24.29 The buildings and structures constructed after 1962 are not associated with the former orphans' home (the home ceased operation in 1960-61) and do not contribute to the values for which the chapel and orphans' home has been scheduled for. I remain of the view that these buildings and structures be identified as exclusions in Schedule 14.1.
- 24.30 The interiors of the buildings were inspected during the September site visit. Advice from Ms Freeman is that the interiors of the administration block, residential dormitories, dining hall, laundry, boiler room and toilet blocks have all been highly modified through various changes of use and necessary repairs to address water ingress. The interior of St Saviour's Chapel is generally in its original form, with original fabric, and therefore has considerable significance.
- 24.31 As outlined above, the interior of some of the buildings are in a very poor condition. This, coupled with the modification of much of the interiors means it is recommended that

---

<sup>23</sup> Note: PC27 proposes to identify post-1962 buildings as exclusions in Schedule 14.1

Schedule 14.1 be amended to identify the interior of the buildings, except for the chapel, in the Exclusions column.

24.32 It is acknowledged that the recommendations may not address **submission 22.3** fully, but I consider the proposed amendments to Schedule 14.1 address it in part.

### ***Kitchen and laundry buildings***

24.33 **Submission 22.5** states that it is proposed that the kitchen and laundry buildings be demolished. This submission is supported in part with the proposed reduction in the extent of place being located so that the laundry and boiler room are not within it the area covered by the Historic Heritage Overlay.

24.34 The laundry buildings are outside of the amended extent of place recommended in this report. The dining hall remains within the recommended extent of place.

24.35 As a category A place, the demolition of features within the extent of place that are not identified as a primary feature would be a non-complying activity. The provisions of the Historic Heritage Overlay seek to avoid the total or substantial demolition of features where this will result in adverse effects on the overall significance of the scheduled historic heritage place to the extent that the place would no longer meet the significance thresholds for the category it has been scheduled<sup>24</sup>. The overlay provisions also seek to avoid the total or substantial demolition of non-primary features of Category A places unless:

- the demolition is required to allow for significant public benefit that could not otherwise be achieved; and
- the significant public benefit outweighs the retention of the feature, or parts of the feature, or the place; or
- the demolition is necessary to remove a significant amount of damaged heritage fabric to ensure the conservation of the scheduled historic heritage place<sup>25</sup>.

24.36 It is my understanding that the dining hall is currently in good condition. I therefore consider it appropriate that the demolition of that building be subject to a resource consent, to determine whether any public benefit is gained through any development that is proposed for the place which involves the demolition of the dining hall.

### Recommendations on submissions

24.37 It is recommended that **submissions 22.1** and **22.2**, which provide support for the identification of buildings built after 1963 in the Exclusions column of Schedule 14.1, and for the chapel and former home/school to be a category A place, be **accepted**.

24.38 It is recommended that **submission 22.3**, which does not support the rest of the buildings, be **accepted in part** for the reasons provided above.

24.39 It is recommended that **submission 22.4** be **accepted in part**. Based on the review undertaken by Ms Freeman, the extent of place should be reduced as shown above.

24.40 **Submission 22.5**, which proposes to demolish the kitchen and laundry buildings, is recommended to be **accepted in part**.

24.41 There are amendments required to PC27 resulting from these recommendations. These amendments are set out in **Attachment 2** and **Attachment 3** to this report.

---

<sup>24</sup> Policy D17.3(13)

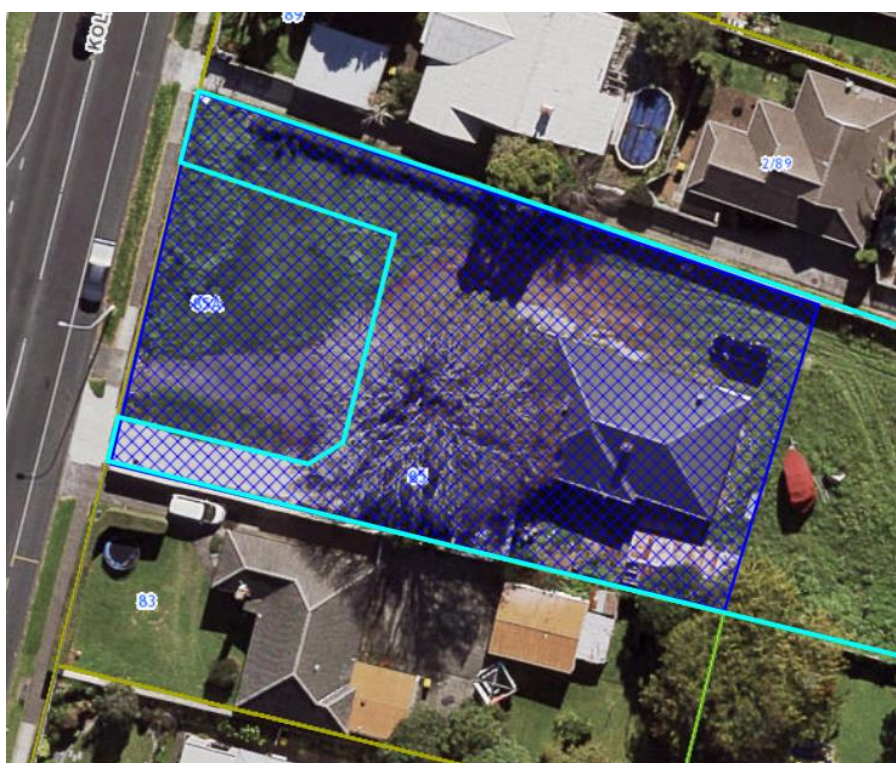
<sup>25</sup> Policy D17.3(14)

## 25 Submissions on Residence (ID 01476)

25.1 PC27 seeks to amend the residence at 85 and 85A Kolmar Road, Papatoetoe. The plan change proposes the following amendments to Schedule 14.1 in relation to this place:

- the amendment of the address to 85 and 85A Kolmar Road, Papatoetoe;
- the identification of the legal description for the place; and
- the identification of the primary feature as “Residence”.

25.2 PC27 also proposes to amend the extent of place in the plan maps for the place, as shown below.



### Submissions

25.3 The following table summarises submissions received in relation to the Residence. There are no further submissions.

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
38.1	Anurag Rasela	Accept the plan change with amendments.		Accept

### Evaluation

25.4 **Submission 38.1**, from **Anurag Rasela**, opposes PC27 in part and seeks that the plan change be accepted with amendments. No specific amendments are identified. However, the following reasons are provided for the views in the submission:

- 85A Kolmar Road does not contain any heritage feature;
- 85A Kolmar Road is a vacant lot that has resource consent for a boarding house or single dwelling;

- the dwelling on 85 Kolmar Road is not considered to be of heritage quality, is located distant from the road network, and is behind the consented new building on 85A Kolmar Road.
- the dwelling will not contribute to the public streetscape.

- 25.5 The house at 87 Kolmar Road, Papatoetoe was included in Schedule 6A – Buildings & Objects to be Protected of the legacy Auckland Council District Plan – Operative Manukau Section 2002 as a Group 2 building. The place was “rolled over” into the Unitary Plan and included in Schedule 14.1 as a Category B place. During the roll over, an error was introduced, with the extent of place being applied over all of 85 and 85A Kolmar Road (an area of 4,045m<sup>2</sup>). The area subject to the extent of place is larger than the area containing the historic heritage values of the place.
- 25.6 The residence was included in PC27 to amend the extent of place, being the correction of an error. PC27 also proposes to amend the address and legal description (to reflect the subdivision that has occurred), also being the correction of errors, and to identify the primary feature of the place, which is an amendment to refine the management of the place. No further evaluation of the significance of the place was undertaken as part of the preparation of PC27.
- 25.7 Ms Freeman and I visited the place on 16 September 2019 and met Mr Anurag Rasela, the owner, who showed us around the residence and property.
- 25.8 Consent was granted under the legacy Manukau District Plan in March 2013 to subdivide the property, which resulted in the creation of a separate lot in front of the scheduled residence. Both this property (85A Kolmar Road) and 85 Kolmar Road are zoned Residential – Mixed Housing Suburban. This zone enables residential intensification, while retaining a suburban built character. Development within the zone is generally expected to be two-storey detached and attached housing. Up to three dwellings are permitted subject to compliance with the zone standards.
- 25.9 Consent was granted in August 2016 for a boarding house development on 85A Kolmar Road, in front of the scheduled residence.
- 25.10 In response to the submission, Ms Freeman undertook a review of the significance of the place, included in **Attachment 13**. This review identifies the statement of significance of this place to be:

*85 and 85A Kolmar Road is a transitional-style house designed and constructed around 1920 by Papatoetoe-based builder John McKenzie for his own family. The house demonstrates a relatively early phase in the development of Papatoetoe, during which it transitioned from a rural outpost to a suburb in its own right through rapid land speculation from prominent investors such as the Friedlander brothers.*

*The house is an unusual example of the transitional style because it appears to have been constructed from leftover and reclaimed building materials; as such the style is more accidental than intentional. The house was designed and constructed by builder John McKenzie for his own family, who lived in the house for around 70 years. McKenzie owned and operate McKenzie Brothers Builders, which were responsible for a number of commissions around Auckland, including St John’s Presbyterian Church near Hunter’s Corner, which is scheduled in the Unitary Plan Historic Heritage Schedule.*

*The setting of the house is enhanced by significant mature vegetation, especially the scheduled chestnut tree. The house is located on the full extent of its original section, though its context will be compromised by any development occurring in front of the house, which will disrupt its connection to the street.*



25.11 In conclusion, Ms Freeman states that the residence at 85 and 85A Kolmar Road does not meet the threshold for scheduling as a historic heritage place. Ms Freeman recommends that the place is deleted from Schedule 14.1.

Recommendations on submissions

25.12 It is recommended that **submission 38.1** be **accepted**. Based on the review of the heritage significance of the residence undertaken by Ms Freeman, the place should be deleted from Schedule 14.1.

25.13 By recommending to accept **submission 38.1**, there are amendments required to PC27. These amendments are set out in **Attachment 2** and **Attachment 3** to this report.

## 26 Submissions on St Aidan's Church (ID 01603)

26.1 PC27 seeks to amend St Aidan's Church at 3-9 Ascot Avenue, Remuera. The plan change proposes the following amendments to Schedule 14.1 in relation to this place:

- amend the legal description so that it is correct;
- identify the primary feature as '1905 church; lynch gate; war memorial', and
- identify the following in the Exclusions column 'Interior of the hall; post-1956 additions to the 1905 church and modifications to the interior of the 1905 church'.

26.2 PC27 also proposes to amend the extent of place in the plan maps for the place, as shown below.



### Submissions

26.3 The following table summarises submissions received in relation to St Aidan's Church. They are arranged by submission number. There are no further submissions.

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
35.1	St Aidan's Church Remuera	Support the proposed plan change subject to the amendments requested in relation to the Exclusions identified for St Aidan's Church, Remuera.		Accept in part
35.2	St Aidan's Church Remuera	Support the Category B protection and the three identified primary features, being the 1905 Church, the lych gate (note spelling correction), and the war memorial.		Accept
35.3	St Aidan's Church Remuera	The proposed amendment to the Plan maps ensures each of the identified primary features is incorporated within the extent of place.		Accept

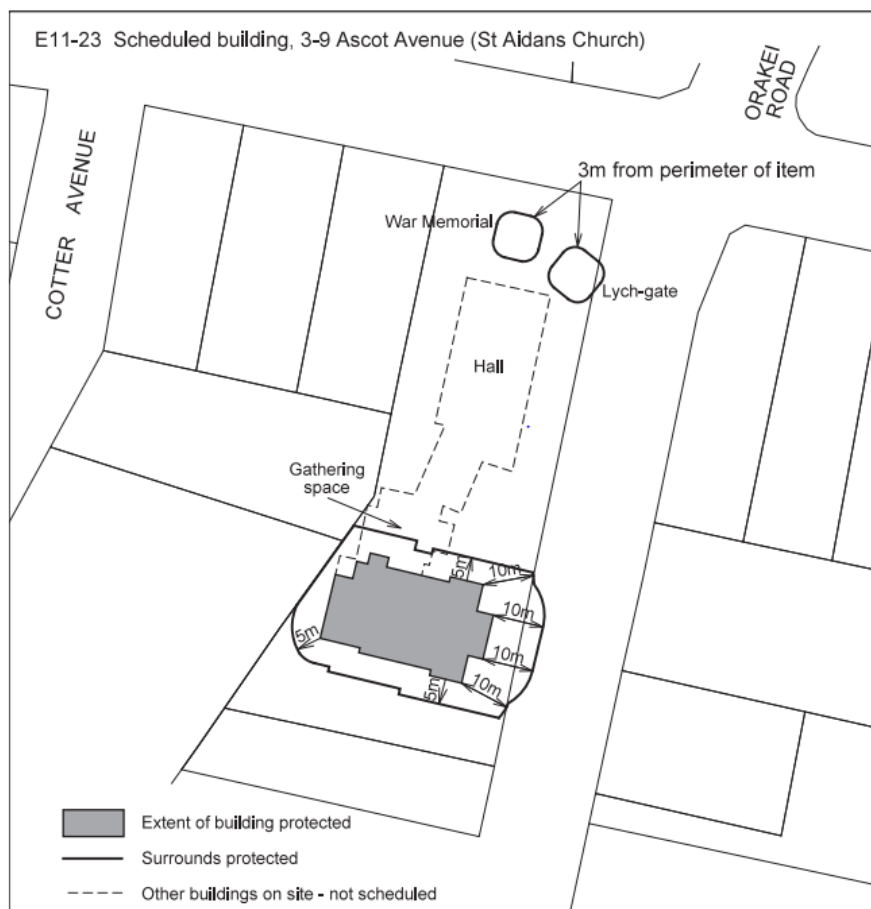
35.4	St Aidan's Church Remuera	The exclusions should encompass: the post-1956 additions to the 1905 Church and modifications to the interior of the 1905 Church; the 1967 Church hall including the Social Lounge, Parish Administration Office, and Hall; the 2002 Gathering Area; and on-grade car parks.		Accept in part
------	---------------------------	--	--	----------------

### Evaluation

- 26.4 **Submission 35.1** from **St Aidan's Church Remuera** supports the plan change subject to some amendments. The submission states:
- The Category B protection and the three identified primary features are supported (**submission 35.2**).
  - The proposed amendment to the plan maps ensures each of the identified primary features is incorporated within the extent of place (**submission 35.3**).
  - The exclusions identified should be expanded to include (**submission 35.4**):
    - Post 1956 additions to the 1905 church and modifications to the interior of the 1905 church;
    - 1967 church hall including the Social Lounge, Parish Administration Offices, and Hall;
    - 2002 Gathering Area; and
    - On-grade carparks within the extent of place.
- 26.5 St Aidan's Church was included in Appendix 1 (Schedule of buildings, objects, heritage properties or places of special value and those subject to heritage orders) of the legacy Auckland Council District Plan – Operative Auckland City Isthmus Section 1999. The scheduled item in the legacy plan was the church and the interiors and surrounds were specified as follows:
- *3-9 Ascot Avenue, Remuera – Church (St Aidans), interior means all original and/or reconstructed spaces, components and materials pre 1956. (Reconstruction = as per ICOMOS charter means "to be built again in original form using old or new material". (E111-23).*
  - *3-9 Ascot Avenue, Remuera – Church (St Aidans), surrounds means all land within 5m of all points along the groundline of the Northern, Western and Southern faces of the church and within 10m of all points along the groundline of the Eastern face of the church building. Plus all land within 3m radius of the war memorial and the lych-gate perimeter. Refer to Appendix B to the Planning Maps for a diagram of the site surrounds dimensions. (E11-23)*
- 26.6 The diagram below illustrates the site surrounds identified for St Aidan's Church in the legacy plan.

**E11-23 SCHEDULED BUILDING, 3-9 ASCOT AVENUE (ST AIDAN'S CHURCH)**

Refer to diagram E11-23



- 26.7 St Aidan's Church was "rolled over" into the Unitary Plan. During the roll over an error was introduced, with the extent of place being applied onto only one of the land parcels within 3-9 Ascot Avenue.
- 26.8 The 1967 church hall and the structures connecting this hall to the 1905 church (Social Lounge, Parish offices, and the Gathering Area) were not included in the legacy scheduling of St Aidan's Church. No evaluation of the historic heritage significance of these buildings has been undertaken.
- 26.9 St Aidan's Church was included in PC27 to amend the extent of place so that it applied to the whole property, being the correction of an error. PC27 also proposes to correct the legal description, identify the primary features, and to identify features in the Exclusions column of Schedule 14.1. These amendments are to refine the management of the place. No further evaluation of the significance of the place was undertaken as part of the preparation of PC27.
- 26.10 Ms Freeman and I visited St Aidan's Church on 26 November 2018. The place was viewed from the street and from within the property. A further site visit was undertaken on 24 October 2019, when Ms Freeman and I met Reverend Glen Ashworth, Reverend Louise Anderson and Mr James Parkinson on behalf of St Aidan's Church.

26.11 In response to the submission, the exclusions identified for St Aidan's Church have been reviewed. This review was assisted by the site visit and discussions with church representatives and a book detailing the history of St Aidan's Church<sup>26</sup>, which was provided to us by St Aidan's Church.

### **Exclusions**

26.12 In order to consider the amendment of the exclusions for the church as proposed in **submission 35.4**, it is helpful to understand the location of the buildings and structures within the place.



Figure 12: Map showing location of buildings and structures on 3-9 Ascot Avenue, Remuera

- 26.13 St Aidan's Church has been modified several times since its construction in 1905:
- the original church was enlarged in 1910 by the addition of a sanctuary (eastern elevation);
  - in 1910 a substantial brick and timber building was built as the first parish hall of St Aidan's Church (the hall was located south of the church, where the carpark is now);
  - an extension to the north to accommodate the organ chamber (1912);
  - a significant extension to the west in 1918 – three arches were cut in the western wall, extending the floorspace to seat an additional 60 people; the clergy vestry turned into a porch, and beneath it an excavation to provide a classroom space and choir vestry;
  - the War Memorial Cross and Lych Gate were built in 1921;

<sup>26</sup> Caughey, Angela, 2005. *From Royal Mail to e-mail. A History of St. Aidan's Church, Remuera, 1905-2005.* St Aidan's Parish

- 1939 – a kindergarten hall was built behind the brick hall (to the south of the church);
- after World War II war memorial stained-glass windows were installed;
- the church was enlarged again in 1956, providing for side aisles, the Lady Chapel, and the modifications included an enlarged organ room and basement space;
- a major redevelopment began in 1962 and continued until 1968 which involved the construction of the hall, Social Lounge and Parish offices;
- the original brick and timber hall and kindergarten hall were demolished in 2002;
- a series of alterations and additions in 2004 created the covered area between the 1905 church and the 1967 hall, called the Gathering Place.

26.14 Discussions about the exclusions identified in Schedule 14.1 were held with the representatives of St Aidan's Church during the site visit in October. As outlined earlier in this report, the Historic Heritage Overlay identifies exclusions as features that do not contribute to, or may detract from, the values for which the historic heritage place has been scheduled. Each feature requested to be identified as an exclusion in submission 35.4 is discussed below.

#### *Interiors of 1905 church*

26.15 When viewed from the inside, the 1910, 1918 and 1956 modifications to the 1905 church are almost indiscernible; it is difficult to see where the 1905 church stopped, and where the additions begin. It is Ms Freeman's view that the modifications to the main part of the church have not compromised the significance of the interior of the church and the modified interior features contribute to the values of St Aidan's Church. Ms Freeman acknowledges that the basement area, which is now used for youth group activities, is modified and is a detracting feature.

26.16 During the site visit, the interior of the 1905 church was discussed with Reverend Ashworth, Reverend Anderson and Mr Parkinson. It was understood at that time that they support the interiors of the church being included in the scheduling.

26.17 It is my recommendation that the interiors of the church, except for the basement area, are included in the scheduling of St Aidan's Church.

#### *Church hall, Social Lounge and Parish offices, and Gathering Area*

26.18 In addition to the 1905 church, lych gate and war memorial, the following other buildings and structures are located on 3-9 Ascot Avenue: the Church hall, Social Lounge, Parish Administration Offices, and Gathering Area. Submission 35.4 requests that these structures be identified in Schedule 14.1 as Exclusions.

26.19 The hall, Social Lounge and administration offices were constructed from 1962 to 1968 and the building known as the Gathering Area was built in 2002. They are clearly part of St Aidan's Church and should be within the extent of place, which is not disputed by the submitter. None of the buildings have been assessed for their historic heritage value and they are not considered to contribute to the values for which the church, gate and war memorial have been scheduled. I therefore support the buildings being identified in the Exclusions column of Schedule 14.1.

#### *Post-1956 additions to the 1905 church*

26.20 The post-1956 additions to the 1905 church are primarily the addition of the Gathering Area. Because it is recommended that the Gathering Area be identified as an Exclusion in Schedule 14.1, it is no longer considered necessary to identify "Post-1956 additions to the 1905 church" in the Exclusions column for St Aidan's Church.

### *On-grade car parks*

26.21 Submission 35.4 seeks that the on-grade car parks also be identified in the Exclusions column. The extent of place proposed in PC27 covers some of the carpark area (although the most southern lot within 3-9 Ascot Avenue (PT LOT 14 DP 279) is not included in the extent of place). The Historic Heritage Overlay rules provide for the repair and maintenance of driveways and parking areas as a permitted activity. I do not therefore consider it necessary to identify the car parks in the Exclusions column.

### Recommendations on submissions

26.22 It is recommended that **submissions 35.1** and **35.4** be **accepted in part** and **submissions 35.2** and **35.3** be **accepted**, for the reasons provided above.

26.23 The acceptance of the submissions requires further amendments to PC27. These amendments are shown in **Attachment 2**.

## 27 Submissions on Dilworth Terrace Houses (ID 01634)

27.1 PC27 seeks to amend the Dilworth Terrace Houses at 1-8 Dilworth Terrace, Parnell. The plan change proposes the following amendments to Schedule 14.1 in relation to this place:

- the amendment of the category from B to A;
- the primary feature be identified as ‘Each of the eight terrace houses’;
- the amendment of the heritage values to include H (context); and
- the identification of the following as Exclusions: *Carports and garages; gate posts on driveway entrance to Dilworth Terrace; modern skylights; French doors in rear elevation entrances of 2 and 5 Dilworth Terrace; and the following interior spaces: interiors of rear-lane extensions and interiors of all bathrooms and kitchens.*

27.2 There are no changes proposed to the Historic Heritage Overlay extent of place for the Dilworth Terrace Houses.

### Submissions

27.3 The following table summarises submissions received in relation to the Dilworth Terrace Houses. They are arranged by submission number. Further submissions relating to the submissions are also listed in the table below.

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
9.1	Matthew Nicholas Dunning	Council should moderate its approach to what owners of the Dilworth Terrace Houses may be able to do to their properties in future, and this should be recorded on an appropriate file or register or the plan.	<b>Oppose:</b> Heritage New Zealand Pouhere Taonga (FS06)	Reject
9.2	Matthew Nicholas Dunning	Accept the plan change with amendments.		Accept in part
9.3	Matthew Nicholas Dunning	Formally note the discretion as to what owners of Dilworth may do to their properties will be generously exercised in future.	<b>Oppose:</b> Heritage New Zealand Pouhere Taonga (FS06)	Reject
13.1	Tuiloma Neroni Slade and Jeanne Schoenberger	Do not oppose the change from Category B to Category A.	<b>Support:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept
13.2	Tuiloma Neroni Slade and Jeanne Schoenberger	Amend the plan change for the Dilworth Terrace Houses to include further exclusions, in addition to those already listed in the proposed plan change, being: all interiors; existing French doors in rear entrance levels in houses 1,2 and 8; ability to add French doors to rear elevation entrances and to bedroom/s on lower level; landscaping of rear entrance level courtyards; steps from verandahs to patio areas on lower garden levels; and fences and gates as well as landscaping of the lower garden levels.	<b>Oppose:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept in part
14.1	Donald John and Alison Margaret Ellison	Support the category change.	<b>Support:</b> Heritage New Zealand Pouhere	Accept



Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
			Taonga (FS06)	
14.2	Donald John and Alison Margaret Ellison	Exclude the following: all interiors; French doors in rear elevations of houses 1,2 and 8; rear courtyards; and front garden fencing and landscaping. Provide for the ability to add French doors to rear and front elevations at a future date.	<b>Oppose:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept in part
14.3	Donald John and Alison Margaret Ellison	Provide for the ability to add French doors to rear and front elevations at a future date.	<b>Oppose:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept in part
15.1	Bruce Andrew and Sharon Lanie Prichard	Support the category change.	<b>Support:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept
15.2	Bruce Andrew and Sharon Lanie Prichard	All interiors to be excluded.	<b>Oppose:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept
15.3	Bruce Andrew and Sharon Lanie Prichard	Wish to have the ability to install French doors at a later date on lower seaside verandah from second bedroom.	<b>Oppose:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept in part
15.4	Bruce Andrew and Sharon Lanie Prichard	Front gardens, fencing and landscaping to be excluded.	<b>Oppose:</b> Heritage New Zealand Pouhere Taonga (FS06)	Reject
21.1	Terrence Anderson and Lynette Eden	Support the category change from B to A.	<b>Support:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept
21.2	Terrence Anderson and Lynette Eden	Exclusions be amended and increased, including: all interiors; and all gardens rear and front including fences, courtyards and driveways.	<b>Oppose:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept in part
21.3	Terrence Anderson and Lynette Eden	Provide for the ability to install French doors in courtyards of homes 3, 4, 5, 6 and 7 to match existing French doors in houses 1, 3 and 8.	<b>Oppose:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept in part
21.4	Terrence Anderson and Lynette Eden	Provide for the ability to install French doors matching upper deck doors on lower decks to allow access from bedrooms.	<b>Oppose:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept in part
27.1	Fiona Wynne and Terry Lynne Wouldes	Support the category change.	<b>Support:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept
27.2	Fiona Wynne and Terry Lynne Wouldes	All interior spaces to be excluded.	<b>Oppose:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept
27.3	Fiona Wynne and Terry Lynne Wouldes	Existing French doors that have been added to houses to be excluded.	<b>Oppose:</b> Heritage New Zealand Pouhere	Accept

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
			Taonga (FS06)	
27.4	Fiona Wynne and Terry Lynne Wouldes	Ability to add French doors to rear and front elevations at a future date.	<b>Oppose:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept in part
27.5	Fiona Wynne and Terry Lynne Wouldes	Fencing and landscaping to courtyards and lower gardens to be excluded.	<b>Oppose:</b> Heritage New Zealand Pouhere Taonga (FS06)	Reject
29.1	Bruce Griffith Burton and Sarah Jane Burton	Support the category change from B to A subject to points raised in the submission.	<b>Support:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept in part
29.2	Bruce Griffith Burton and Sarah Jane Burton	The following exclusions should be identified: garages; gate posts on driveway entrance to Dilworth Terrace; modern skylights; French doors in rear elevation entrances of Dilworth Terrace on ground floor; paving; landscaping and fencing.	<b>Oppose:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept in part
29.3	Bruce Griffith Burton and Sarah Jane Burton	Would like to see the ability to add French doors on the lower seaside verandah.	<b>Oppose:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept in part
30.1	Heritage New Zealand Pouhere Taonga	The plan change be approved in its entirety as notified, with the exception of the proposed exclusions relating to the Dilworth Terrace Houses, which should be declined.		Reject

### Evaluation

27.4 **Submission 9.1** is from, **Matthew Dunning**, the owner of 3 Dilworth Terrace. Mr Dunning supports the plan change with amendments; he seeks that Council formally note that the discretion as to what owners of the Dilworth Terrace Houses may do with their properties will be exercised generously in the future.

27.5 **Submission 13** is from the owners of 6 Dilworth Terrace, **Tuiloma Neroni Slade** and **Jeanne Doris Schoenberger**. Mr Slade and Ms Schoenberger do not oppose the amendment of Schedule 14.1 to make the Dilworth Terrace Houses a Category A place but wish to amend and add to the proposed list of exclusions identified in Schedule 14.1 (**submission 13.1**). **Submission 13.2** seeks the following additional exclusions (in addition to those already listed in PC27), namely modifications and alterations to:

- all interiors;
- existing French doors that have been added on the rear entrance level of 1, 2 and 8 Dilworth Terrace;
- ability to add French doors to the rear elevation level to allow access to courtyards and to add French doors to the bedroom(s) on the lower level which mirror those on the middle level to enable direct access to the verandah/garden area;
- landscaping of rear entrance-level courtyards;
- steps from verandahs to patio areas on lower, garden levels; and
- fences and gates and landscaping of the lower, garden levels.

27.6 The reasons for the submission include:

- The interiors of the Dilworth Terrace Houses have been altered significantly over the past century. Originally built as houses, they were, over time, turned into flats and bedsitters and then, in the 1980s, converted back to individual houses which have been owned and altered by a variety of owners to the extent that they no longer bear any resemblance to the original interiors.
- Number 6 Dilworth Terrace has had several alterations undertaken by previous owners which detract significantly from the values which would justify its scheduling as a historic heritage place, including:
  - removal of a fireplace and surround in a room on the entrance floor;
  - removal of original Kauri floorboards in the entrance hall and replacement with unattractive stone tiles;
  - removal or boxing in of the original balustrade on the stairs;
  - construction of an additional archway in the hallway on the entrance level;
  - creation of extra rooms with dividing walls; and
  - closing off the entrances to various rooms.

27.7 Submission 13 also notes that the rear elevation entrances of several of the houses have already been modified through the installation of French doors. The submitter considers these modifications have enhanced the liveability of the houses and provide for comfortable, modern living. The submitter also notes that the exterior spaces around the houses, including the rear courtyards, steps and railings leading to the gardens and the gardens themselves, have been modified by various owners.

27.8 Submission 13 expresses strong disappointment about the decision by Council to remove the Dilworth Terrace Houses viewshaft from the Unitary Plan. The viewshaft was in place (in the legacy plan) for a long time and it gave Aucklanders as well as thousands of visitors the ability to view and appreciate the unique historic houses.

27.9 **Submission 14.1** is from the owners of 8 Dilworth Terrace, **Donald and Alison Ellison**. Mr and Mrs Ellison support the category change but seek additional exclusions for the Dilworth Terrace Houses.

27.10 **Submission 14.2** seeks the following features be identified as exclusions: all interiors, the French doors in the rear elevations of houses 1,2 and 8; rear courtyards and front garden fencing and landscaping. **Submission 14.3** seeks the ability to add French doors to rear and front elevation at a future date.

27.11 In summary, Mr and Mrs Ellison give the following reasons for their submission:

- They have been actively associated with the preservation of the eight Dilworth terrace houses since the 1960s when the houses had fallen into disrepair and were the subject of a proposed demolition order.
- Over the years since they were built, their own house and the other seven houses have undergone numerous changes ranging from grand houses to rooming houses to slum boarding houses to 28 flats and subsequently back into eight individually-owned terrace houses. Since their conversion back into individual houses in the 1970s onwards, each house has had several different owners who have each done renovations and alterations to suit their individual lifestyles. Consequently, the interior of the houses bears little resemblance to the original interiors.
- As owners they are passionate about the preservation of the old building, but they must be permitted to continue to improve and upgrade the houses, so they remain attractive and desirable modern residences to live in.
- Without sensible discretion from Council, it is possible that the houses may end up being undesirable for future owners with the likely outcome that they will become badly maintained as has happened in the past.

- 27.12 **Submission 15** is from **Bruce and Sharon Prichard**, owners of 1 Dilworth Terrace. The Prichards support the category change but seek PC27 be amended to have additional exclusions included for the Dilworth Terrace Houses (**submission 15.1**). The submitters wish to have all interiors excluded (**submission 15.2**), the ability to install French doors at a later date on the lower seaside verandah from the bedroom (**submission 15.3**), and the front gardens, fencing and landscaping to be excluded (**submission 15.4**).
- 27.13 In summary, the following reasons are given in submission 15:
- the use of the Dilworth Terrace buildings has changed over the life of the buildings, from rooming houses, to overcrowded slums, to 28 flats, to eight individual modern townhouses that are privately owned;
  - our own home at 1 Dilworth Terrace has been extensively modified over the years, including a recent complete renovation to upgrade all rooms and facilities to a modern standard (this was approved by Council);
  - our home bears no resemblance to the original 1890s interiors;
  - the ability to install doors from the lower, seaside bedrooms would provide direct access to the garden outside without the need to go through another bedroom. The lower verandah cannot be seen from the front elevation from the Strand, so this would not affect the historic value of the building.
- 27.14 **Submission 21** is from **Terrence Anderson and Lynette Eden**, owners of 5 Dilworth Terrace. The submitters support the category change from B to A but request the exclusions to be amended and increased to allow for changes to the buildings (**submission 21.1**). The amendments sought to PC27 are:
- all interiors and all gardens rear and front including fences and courtyards to be excluded (**submission 21.2**);
  - French doors be allowed to be put in the courtyards of houses 3, 4, 5, 6 and 7 to match the existing French doors at numbers 1, 3 and 8 (**submission 21.3**); and
  - French doors matching the upper deck doors be allowed on lower levels to allow access from bedrooms (**submission 21.4**).
- 27.15 In summary, the reasons given for the submission are:
- The owners of the Dilworth Terrace Houses are passionate supporters of heritage buildings and the owners have invested heavily over the years to upgrade all aspects of the buildings.
  - The history of the buildings has meant the internal layouts and facilities in the houses have changed considerably.
  - It is very fortunate that Donald Ellison was able to save the Dilworth houses at a time when heritage was not really appreciated, by renovating the rundown building into 28 flats that helped provide the funds for him to begin returning the houses to the eight houses that are there today.
  - To ensure this investment continues we need the heritage classification to allow for modern living so that Dilworth continues to be an attractive place to reside. Flexibility should be part of the increased recognition status of the Dilworth Terrace Houses.
- 27.16 **Submission 27** is from **Fiona and Terry Wouldes**, owners of 4 Dilworth Terrace. The submitters support the category change but seek the exclusions identified for the Dilworth Terrace Houses to be amended and added to (**submission 27.1**). The following amendments are sought:
- All interior spaces to be excluded (**submission 27.2**);
  - Existing French doors that have been added to the houses to be excluded (**submission 27.3**);
  - Ability to add French doors to rear and front elevations at a future date (**submission 27.4**); and

- Fencing and landscaping to courtyards and lower gardens to be excluded (**submission 27.5**).

27.17 The reasons provided in submission 27 include:

- The Dilworth Terrace Houses were built in 1899 and over the years have been modified to accommodate the lifestyle of the residents who have occupied them.
- Over time, interior spaces have been changed considerably and no longer represent historical significance from the original era.
- The exterior architecture has been well preserved and retains major historical significance that is valuable to the city and helps frame what is unique and distinctive about Auckland.
- The protection of the Dilworth houses is important for future generations, but it is also important that present and future generations are permitted to improve and upgrade the houses, so they are maintained and remain desirable, modern residences to live in.

27.18 **Submission 29** is from **Bruce and Sarah Burton**, who own 2 Dilworth Terrace. The submission supports the category change from B to A, subject to points raised in the submission (**submission 29.1**). The submission seeks the following external exclusions: garages; gate posts on driveway entrance to Dilworth Terrace; modern skylights; French doors in rear elevation entrances of Dilworth Terrace on ground floor; paving; landscaping and fencing (**submission 29.2**). the submission seeks the ability to add French doors on the lower seaside verandah (**submission 29.3**).

27.19 The reasons provided in submission 29 include:

- The interiors should be excluded because most have been changed over time, and there are little original interior features left.
- The lower seaside verandah is not visible to the public and replacing the window with doors (using the same lintel) would help open the houses up to the garden.
- To live in the Dilworth Terrace Houses, you need to be passionate about historic houses and want to maintain heritage, but at the same time the houses need to provide a modern living environment.
- There is concern that some Auckland councillors did not pursue the retention of the Dilworth Terrace viewshaft and the protection it offered to the houses. The houses were originally on the foreshore and views of the harbour from the houses have always been a characteristic.

27.20 **Submission 30.1**, from **Heritage NZ**, supports the proposed to amend the category of the Dilworth Terrace Houses from Category B to Category A, but does not consider the proposed addition of exclusions to Schedule 14.1 in relation to the houses is appropriate, and instead considers that all of the place (exterior, interior and site surrounds) should be included in the scheduling. The following reasons are given for the submission:

- The Dilworth Terrace Houses are included in the New Zealand Heritage List/Rārangī Kōrero as a Category 1 Historic Place (List No. 567).
- Potential future changes to this significant place should be considered in relation to the effects on the whole place. Accepting that modifications have been made to some of the original fabric and features over time, comprehensive scheduling permits assessment of change and further change on all the buildings' elements and is inclusive to the possibility of reversing previously changed elements and potential restoration.
- The addition of exclusions as proposed would be contrary to the stated Unitary Plan objective to support and enable the restoration of scheduled historic heritage places (D17.2(1)) or the policy relating to the removal of features or additions that compromise the heritage values of the place (D17.3(10)(a) and (b)).
- The addition of exclusions to the place seems contrary to the intention of elevating the Dilworth Terrace Houses from Category B to Category A.

## **Background**

- 27.21 The Dilworth Terrace Houses were included in Appendix 1 (Schedule of buildings, objects, heritage properties or places of special value and those subject to heritage orders) of the legacy Auckland Council District Plan – Operative Auckland City Isthmus Section 1999. The interior of the buildings and the surrounds were included in the scheduling. The place was “rolled over” into the Unitary Plan as a Category B place.
- 27.22 As outlined in the section 32 evaluation report for PC27, a historic heritage evaluation for the Dilworth Terrace Houses was prepared as part of the Council’s response to an appeal relating to the Dilworth Terrace Houses viewshaft. The evaluation, included in **Attachment 14**, concluded the houses met the Unitary Plan thresholds as a Category A place. The evaluation also proposed that some exclusions be identified in Schedule 14.1 for the Dilworth Terrace Houses.
- 27.23 The Dilworth Terrace Houses were included in PC27 to amend the category from B to A, to identify the primary features, to amend the heritage values to include H – context, and to identify some exclusions. The proposed amendments seek to refine the management of the historic heritage place.
- 27.24 Ms Freeman and I visited 8 Dilworth Terrace and met the owners, Donald and Alison Ellison, and met with several other owners of other terrace houses on 25 June 2019. The purpose of the meeting was to explain the amendments proposed in PC27 and to provide advice about how to make a submission.
- 27.25 In order to consider the exclusions proposed in submissions on the Dilworth Terrace Houses, site visits were undertaken so the interior of the houses could be viewed. Ms Freeman visited 6 Dilworth Terrace on 20 September 2019 and visited 2 and 8 Dilworth Terrace on 27 September 2019. I visited 4 Dilworth Terrace on 27 September 2019. Ms Freeman and I visited 1, 5 and 7 Dilworth Terrace on 16 October 2019. The interior of 3 Dilworth Terrace was not able to be viewed.

## **Heritage New Zealand Listing**

- 27.26 The Dilworth Terrace Houses are included in the New Zealand Heritage List/Rārangi Kōrero as a Category 1 place (List number 567). Category 1 historic places are of special or outstanding historical or cultural significance or value.
- 27.27 Inclusion in the List differs from scheduling a historic heritage place in the Unitary Plan as it is an information tool – it identifies and provides information on significant heritage places throughout New Zealand. Entry on the List does not result in the management of the use and development of a historic heritage place and does not directly create regulatory consequences or legal obligations on property owners. For this reason, it does not always follow that a place included Schedule 14.1 and the List must have the same elements included in the scheduling or listing. For example, the interiors could be included in the Heritage New Zealand listing but there may be heritage or planning reasons why the interiors are not included in Schedule 14.1.
- 27.28 Local authorities are required to notify Heritage NZ if a building consent application is received regarding a property on the list, to allow Heritage NZ to offer conservation advice to property owners and to the local authority.

## **Category A scheduling**

- 27.29 Submission 13.1 does not oppose the change from Category B to Category A. Submissions 14.1, 15.1, 21.1 and 27.1 support the category change, and submission 29.1 supports the category change from B to A subject to points raised in the submission.

27.30 The proposed amendment of the Dilworth Terrace Houses from Category B to Category A is supported by the historic heritage evaluation of the place, as outlined in the Section 32 Report.

### **Exclusions**

27.31 PC27 as notified, proposes the following features to be identified in the Exclusions column in Schedule 14.1 for the Dilworth Terrace Houses:

*Carports and garages; gate posts on driveway entrance to Dilworth Terrace; modern skylights; French doors in rear elevation entrances of 2 and 5 Dilworth Terrace; and the following interior spaces: interiors of rear-lane extensions and interiors of all bathrooms and kitchens.*

#### *Interior of the buildings*

27.32 Most submission points received on this place seek that the interior of the houses be identified as exclusions in the historic heritage schedule. In response to the submissions, Ms Freeman has considered the heritage values of the interior of the houses.

27.33 Ms Freeman has considered the interiors in relation to Council's Methodology, which states:

*Under the place-based approach, interiors of buildings and structures are considered to be an intrinsic part of the overall value of the place, recognising each place as an integral whole rather than a sum of separate parts. While this is the foundation principle, inclusion of an interior in the schedule may not always be possible because the interior has not been viewed, no recent photographic information has been able to be sourced, or the interior is modified to such an extent that its contribution to the identified values of the place has been lost.*

...

*To determine whether the interior should be included, consider:*

- *Any spaces, components, and fabric, services and equipment, finishes and fixtures (but excluding moveable objects such as furniture) which are original to the place and/or identifiable as contributing to the heritage value of the place*
- *The original or other significant use of the place and how this has influenced the interior (for example washable tiled surfaces in a butcher shop, machinery or structure to hold equipment in a former factory)*
- *Whether the original or other significant volume(s) of the building is still perceivable (for example in a church or warehouse)*
- *Whether the original or other significant internal layout of the building is still largely intact (for example the traditional layout of a Victorian villa, or changes in church layout that reflect important shifts in religious philosophy)*
- *Whether the interior is particularly integral to the underlying design philosophy of the place (for example the Group houses, or wharenui)*
- *In some circumstances, it may be appropriate to include portions of an interior. Piecemeal inclusion of individual features is generally discouraged (for example, 'the pressed metal ceilings' or 'the main staircase') but may be appropriate in some instances*

27.34 Ms Freeman has compared the current floor plans with the original plans prepared by architect Thomas Mahoney in 1899 to identify changes that have occurred over time. Ms Freeman found the floor plan of the ground floor levels of the houses is the most intact, although common modifications on this level are:

- widening doorways from the hall and between rooms;
- introducing internal windows and skylights;

- relocating internal doorways; and
- opening up walls to create a more open plan.

27.35 More significantly, Ms Freeman notes that three of the houses have removed all or most of the original hallway on the ground level, and three houses have removed original chimney breasts (though the external chimneys are apparent).

27.36 Other changes noted by Ms Freeman are:

- All houses have had their coal store/earth closets removed and replaced with modern garaging;
- The basement level of each house has generally seen more change, including removal of walls to create larger rooms and introduction of partition walls to create new entrances to rooms and to create wardrobe spaces;
- Four of the houses retain their original first floor;
- One house without an original first floor has converted the attic space;
- The first-floor levels include the most highly modified spaces, with rooms reconfigured to such an extent it is sometimes difficult to determine the original plan.

27.37 Ms Freeman advises that most of the Dilworth Terrace Houses have the original flooring present and a few have original board-and-batten ceilings and original fireplace surrounds. This is the extent of original features (all original exterior doors and windows are present, but these are also considered exterior features). All other interior features, including skirting boards, archways, banisters and newel posts, architraves, fireplace surrounds etc. are replicas that were introduced during the 1970s and 1980s when the houses were restored.

27.38 Ms Freeman considers the interiors of the Dilworth Terrace Houses are significantly modified. In addition to the extensive changes that have occurred, many features present are replicas, so the degree of authentic historic heritage fabric present in the houses is quite low. While the ground floor plans are the most intact level of each house, the interior plan of the houses is not unique, but rather is consistent with general house-planning principles of the early twentieth century, of which there are many examples (e.g. villas). Ms Freeman has reviewed resource consents granted for the houses and considers that the decisions on these consents have consistently prioritized the exterior of the houses, often allowing significant interior changes to occur because they would have a minor effect overall. Taken together, Ms Freeman considers that the decisions suggest that the interior is not a key component of the heritage values of the place, and that modifications to the interior will, by and large, not affect the exterior or the overall historic heritage values of the place.

27.39 I note that Ms Freeman's view is not that the interiors have no value, but that the modifications that have occurred have resulted in changes so that the historic heritage values remaining are diminished. Based on Ms Freeman's advice, I do not consider the interior of the Dilworth Terrace Houses should be managed under the provisions of the Historic Heritage Overlay.

27.40 I do not agree with the submission from Heritage NZ that identification of exclusions for the Dilworth Terrace Houses is contrary to the intention of elevating the place from Category B to Category A. The Unitary Plan takes a place-based approach to the management of historic heritage places, which recognises that the significance of a historic heritage place derives from all the heritage values that contribute to its significance, not simply from a single feature or item. However, the Unitary Plan provisions recognise that, in some cases, there is a need to refine the management of a scheduled historic heritage place further than having everything within the extent of place subject to the same level of management, so



the RPS directs the known heritage values, the primary feature(s), and exclusions from protection of each historic heritage place to be identified in Schedule 14.1<sup>27</sup>.

27.41 Of the 195 category A buildings included in Schedule 14.1, 37 of them have exclusions identified. For most of these places, the exclusions identified are either all or part of the interior.

27.42 I agree that potential future changes should be considered in relation to the effects on the whole place; this supports the place-based approach taken in the Unitary Plan. However, given the level of modification made over time to the interior of the houses and the advice given by Ms Freeman, I support the views of submitters who sought the interior of the buildings to be excluded and recommend the interior of the houses be identified in the Exclusions column of Schedule 14.1.

#### *Other exclusions*

27.43 In addition to the exclusions proposed in PC27 for the Dilworth Terrace Houses and the interior of the buildings, submissions propose the following other features to be identified as exclusions:

- Existing French doors in rear entrance levels in houses 1, 2 and 8;
- Rear courtyards;
- Front gardens;
- Steps from verandahs to patio areas on lower garden levels;
- Driveways; and
- Fences and gates as well as landscaping of the lower garden levels.

27.44 The French doors in rear-elevation entrances of 2 and 5 Dilworth Terrace are already identified in the Exclusions column of Schedule 14.1. The identification of any other French doors that have been added to rear-elevation entrances in other houses is supported.

27.45 As already explained in this report, the Historic Heritage Overlay provisions provide a regime of activity status commensurate to activities that are anticipated to have a greater effect on the values of scheduled historic heritage places.

27.46 The maintenance and repair of features including buildings and structures within the Historic Heritage Overlay is a permitted activity<sup>28</sup>, as is the maintenance and repair of gardens, lawns, garden amenities, driveways, parking areas, effluent disposal systems, swimming pools, sports fields, courts and grounds, bridle paths, footpaths, cycle and walking tracks, including the planting of vegetation<sup>29</sup>.

27.47 It is my view that the type of activities likely to be carried out in the front gardens and courtyards, including steps, fences and patio areas, are repair and maintenance activities such as the maintenance and planting of gardens, and maintenance and repair of structures such as steps, gates and fences. Such activities are permitted under the provisions of the Historic Heritage Overlay so I do not consider it necessary to identify features such as courtyards, gardens and fences as exclusions in Schedule 14.1 for the Dilworth Terrace Houses.

#### *Ability to modify*

27.48 Submission 9.1 seeks that Council should moderate its approach as to what owners of the houses may be able to do with their properties and submission 9.3 seeks that discretion as to what Dilworth owners may do to the properties be formally noted. It is my view that the

---

<sup>27</sup> Unitary Plan Policy B5.2.2(5)

<sup>28</sup> Unitary Plan Table D17.4.1 Activity table (A6)

<sup>29</sup> Unitary Plan Table D17.4.1 Activity table (A7)

provisions of the Historic Heritage Overlay provide an appropriate regime for the management of the subdivision, use and development of scheduled historic heritage places, already provide an approach for owners of scheduled places in terms of what they can do with their properties.

#### *Ability to add French doors*

27.49 Submissions 13.2, 14.3, 15.3, 21.3, 21.4, 27.4 and 29.3 seek the ability to add French doors to rear and/or front elevations at a later date. Some of the submissions specify that the new doors would need to match the existing French doors within the houses. In summary, the reasons for these submissions include:

- The rear elevation entrances of several of the Dilworth Terrace Houses have already been modified through the construction/installation of French doors. These modifications have enhanced the liveability of the houses and provide for comfortable, modern living.
- The ability to add French doors (in keeping with the existing architectural detail) to the ground-floor rear elevation to allow access to courtyards.
- The ability to add French doors to the front lower-level of the houses would allow access from bedrooms the lower verandah/garden areas.
- The access to the lower level verandahs/patios and gardens is, in most of the Dilworth Houses, only through one of the bedrooms.
- The lower front verandahs are no longer visible to the public and by replacing the window (using the same lintel) this would help open the houses up into the garden.

27.50 In conversations held with some Dilworth owners during site visits, it was also clear that access from the lower-level onto the verandahs and out into gardens by the installation of French doors was desired for fire safety.

27.51 The objectives in the Historic Heritage Overlay support and enable the protection, maintenance, restoration and conservation of scheduled historic heritage places and enable the appropriate subdivision, use and development of such places.

27.52 Policies in the Historic Heritage Overlay provide for the modification and restoration of scheduled historic heritage places<sup>30</sup>. The policies focus on the enabling of modifications in certain circumstances, including where they will not result in adverse effects on the significance of the place, will contribute to the ongoing maintenance and enhancement of the values of the place, and will contribute to the long-term viability, retention or ongoing functional use of the place.

27.53 A change of a window to a door as proposed by submitters would be assessed under activity A9 in Chapter D17<sup>31</sup>.

27.54 Modification to replace some windows in some of the Dilworth Terrace Houses with French doors has occurred in the past. Advice from Ms Freeman is that, in principle, the modification of a window to install French doors within the same opening would not result in adverse effects on the significance of the place. However, the design of any changes would need to be considered to ensure that any effects did not adversely affect the significance of the place. I therefore consider it appropriate that this type of modification is managed under the Historic Heritage Overlay provisions. Council's heritage staff would likely recommend

---

<sup>30</sup> Policies D17.3(8), (9) and (10)

<sup>31</sup> Modifications to, or restoration of, buildings, structures, fabric or features of a scheduled historic heritage place, except where provided for as a permitted, controlled or restricted discretionary activity in another rule in this overlay

that the application fee for a resource consent of this nature be waived, as long as the proposed development had a good outcome for historic heritage.

### ***Dilworth Terrace viewshaft***

27.55 I acknowledge the views expressed in submissions about the deletion of the Dilworth Terrace Viewshaft during a previous plan process. However, this matter is out of scope for PC27.

### Recommendations on submissions

27.56 It is recommended that **submission 9.2**, which seeks the plan change be accepted with amendments be **accepted in part**, and **submissions 9.1** and **9.3** be **rejected**, for the reasons outlined above.

27.57 It is recommended that **submissions 13.1, 14.1, 15.1, 21.1** and **27.1** be **accepted** and submission 29.1 be **accepted in part**. These submissions relate to the amendment of the category of the Dilworth Terrace Houses from B to A.

27.58 It is recommended that **submissions 15.2** and **27.2**, which seek that all interior spaces be identified as exclusions, and **submission 27.3**, which seeks that existing French doors that have been added to houses be excluded, be **accepted**, for the reasons outlined above.

27.59 It is recommended that **submissions 13.2, 14.2, 21.2** and **29.2**, which seek a range of features within the Dilworth Terrace Houses be identified as exclusions (including the interiors), be **accepted in part**.

27.60 It is recommended that **submissions 15.4** and **27.5**, which seek a range of features including front gardens, fences and landscaping within the Dilworth Terrace Houses be identified as exclusions, be **rejected**, for the reasons outlined above.

27.61 It is recommended that **submissions 14.3, 15.3, 21.3, 21.4, 27.4** and **29.3**, which seek the ability to add French doors in the houses be **accepted in part**, for the reasons outlined above

27.62 It is recommended that **submission 30.1**, which seeks the plan change be approved in its entirety as notified, except for the proposed exclusions relating to the Dilworth Terrace Houses be **rejected in part**, for the reasons outlined above.

27.63 The acceptance and acceptance in part of some submissions above requires further amendments to PC27, which are outlined in **Attachment 2**.

## 28 Submissions on Caughey House “Rahiri” (former)/Auckland Karitane Hospital (former) (01728)

28.1 PC27 seeks to amend the Caughey House “Rahiri” (former)/Auckland Karitane Hospital (former) at 1-3 McLean Street, Mount Albert. The plan change proposes the following amendments to Schedule 14.1 in relation to this place:

- an amendment to name of the place to make it more grammatically correct;
- the identification of the primary feature as ‘Residence’, and
- the amendment of the Exclusions column to add ‘buildings and structures that are not the primary feature’.

28.2 PC27 also proposes to amend the plan maps to reduce the extent of place for the place, as shown below.



### Submissions

28.3 The following table summarises submissions received in relation to Caughey House “Rahiri” (former)/Auckland Karitane Hospital (former). They are arranged by submission number.

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
25.1	Biblical Education Services Trust	Seek a further reduction to the extent of place is made to exclude the existing buildings that surround the heritage feature which are clearly not of heritage value.		Reject
25.2	Biblical Education Services Trust	Seek that the exclusions include the trees and shrubs located on the site, as none are related to the heritage building or its history.		Reject

25.3	Biblical Education Services Trust	Reference to 'Hebron Christian College' is deleted from the Verified Location for ID 01728.		Accept
------	-----------------------------------	---	--	--------

### Evaluation

- 28.4 **Submissions 25.1, 25.2 and 25.3 from the Biblical Education Services Trust (BEST)** seek that the plan change be amended, including by reducing the extent of place, identifying additional exclusions in Schedule 14.1 for the place, and removing the reference to 'Hebron Christian College' from Schedule 14.1. BEST is owner of 1-3 McLean Street.
- 28.5 The reasons for the submissions include:
- Since the Caughey House was built, the site has been developed with several buildings either designed for educational use or designed as structures allied to the heritage building but none of these structures appear to support the heritage values of the site in terms of their design and location.
  - Since the construction of the heritage building, several trees have grown in close vicinity of the building. Historic photos show that these trees are not associated with the origins of the house and would not appear to have historical significance.
- 28.6 The property at 1-3 McLean Street was scheduled in the legacy in Appendix 1 (Schedule of buildings, objects, heritage properties or places of special value and those subject to heritage orders) of the legacy Auckland Council District Plan – Operative Auckland City Isthmus Section 1999. The place was “rolled over” into the Unitary Plan. During the rollover, the extent of place was mapped over the entire property and no exclusions were identified except the interior of the buildings, which is considered an error.
- 28.7 The Caughey House “Rahiri” (former)/Auckland Karitane Hospital (former) (former Caughey House) was included in PC27 to reduce the extent of place and identify buildings and structures that are not the primary feature in the Exclusions column of Schedule 14.1, being the correction of an error. PC27 also identifies the primary feature of the place, being to refine the management of the place. No further evaluation of the significance of the place was undertaken as part of the preparation of PC27.
- 28.8 Ms Freeman and I undertook a site visit to the place on 13 November 2018 and viewed the property from the street. Ms Freeman and I visited the place again on 26 September 2019 and met representatives of BEST, who showed us around the property.

### ***Extent of place***

- 28.9 Submission 25.1 seeks that a further reduction is made to the extent of place for the former Caughey House in order to exclude the existing buildings that surround the house that are clearly not of heritage value. The submission states that this is preferred to including these buildings within the extent of place and identifying them as exclusions as “it provides greater up-front certainty about the sites’ overall heritage features and does not lead to ongoing assessment”.
- 28.10 The former Caughey House has historic heritage value both for its association with the Caughey family, who were one of the founding families of the drapery firm Smith and Caughey, and with the former Auckland Karitane Hospital. The Caughey family gifted the Caughey House to the Plunket Society in 1923 and, after suitable alterations, it was opened in October 1924. Two of the other buildings within the place are related to the use of the place as the Karitane Hospital, being the bungalow on the corner of McLean Street and Allendale Road and the workshop to the south-west of Caughey House.
- 28.11 PC27 proposes to identify the buildings and structures that are within the proposed extent of place, except for the former Caughey House, in the Exclusions column of Schedule 14.1.

- 28.12 Advice from Ms Freeman on the extent of place is that the yard/garden to the north-west of Caughey House (the front yard) is historically significant as it is a remnant of the original setting of the place. The openness of the lawn in front of the Caughey House helps understand the openness of the wider site in which the house was originally set. The area also provides opportunities to view Caughey House both from within and beyond the site. The proposed extent of place to the north-east, south and south-west (along the side elevations of the Caughey House) also covers the area that was within the original setting of the place. This area now contains other buildings of varying ages, including a bungalow on the corner of McLean Street and Allendale Road and the workshop to the south-west of Caughey House that were built in the 1920s as part of the conversion of Caughey House into a Karitane Hospital. Ms Freeman considers these buildings contribute to the place because they illustrate how the site was adapted to accommodate a different use.
- 28.13 As explained earlier in this report, the provisions of the Historic Heritage Overlay provide for the development of features identified as exclusions within the overlay. If such features are freestanding, the demolition or destruction or relocation of them is a permitted activity, subject to standards. If features are not freestanding, these activities are controlled. Other activities affecting features identified as exclusions, including maintenance and repair and modifications are also a permitted activity.
- 28.14 It is my view that the identification of all buildings and structures except the former Caughey House as exclusions in Schedule 14.1 provides sufficient certainty as the provisions clearly differentiate between development activities that affect the primary feature and those that affect features identified as exclusions. I do not support any further change to the extent of place.

### ***Trees and vegetation***

- 28.15 Submission 25.2 seeks that the Exclusions column in Schedule 14.1 is amended to identify trees and shrubs located within 1-3 McLean Street, as none are related to the heritage building or its history.
- 28.16 Plan Change 14: Improving consistency of provisions for Auckland-wide and Overlays to the Unitary Plan (PC14) made amendments to Chapter D17 that relate to the management of trees and vegetation within the Historic Heritage Overlay. Specifically, PC14 added two new activities to Table D17.4.1 to make it clear that:
- the trimming and alteration of trees specifically identified in Schedule 14.1 is a permitted activity (Activity A9A); and
  - tree and vegetation removal, trimming and alteration, except any tree or other planting specifically identified in Schedule 14.1 is a permitted activity (Activity A9B).
- 28.17 PC14 also amended D17.6 Standards to clarify that trees and other planting that is specifically identified in Schedule 14.1 should not be removed, and to ensure that tree works within scheduled historic heritage places that are subject to additional archaeological controls must be undertaken in a manner that minimises earth disturbance.
- 28.18 There are no trees or vegetation specifically identified in Schedule 14.1 for the former Caughey House. It is my view that the amendments made to the Historic Heritage Overlay provisions in PC14 provide clarity as to the status of the trees and vegetation within the area subject to the Historic Heritage Overlay on 1-3 McLean Street. It is my view that the trees and shrubs do not need to be identified in the Exclusions column of Schedule 14.1.

### ***Amendment of address***

- 28.19 The amendment of the address in Schedule 14.1 as proposed by BEST is supported, as the place is no longer known as Hebron Christian College following its sale to BEST.

### **Primary feature**

28.20 The primary feature is proposed to be identified as “Residence’ in Schedule 14.1 for the place. However, further consideration of the place following the site visit has resulted in a suggested refinement to the primary feature. ‘Residence’ is intended to relate to Caughey House, but it is noted that the 1920s bungalow on the corner of McLean Street and Allendale Road is also a former residence, so it is recommended that the primary feature be amended as follows:

~~Residence~~ Caughey House

28.21 This amendment may not be in scope. However, as the proposed change corrects a minor error, this change could be made under clause 16 of Schedule 1 to the RMA.

### Recommendations on submissions

28.22 It is recommended that **submissions 25.1** and **25.2** be **rejected**, for the reasons provided above.

28.23 It is recommended that **submission 25.3** is **accepted**.

28.24 The acceptance of submission 25.3 requires a further amendment to PC27. The amendment of the primary feature also requires a further amendment to the plan change. These amendments are shown in **Attachment 2**.

## 29 Submissions on Shops (ID 01810)

29.1 PC27 seeks to amend the shops at 256-262 Ponsonby Road, Ponsonby. The plan change proposes the following amendments to Schedule 14.1 in relation to this place:

- an amendment to the address to make it correct;
- the identification of the legal description,
- the identification of the primary feature as 'Circa 1910 shop buildings'; and
- the amendment of the Exclusions column to add 'buildings and structures that are not the primary feature'.

29.2 PC27 also proposes to amend the plan maps to add an extent of place for the place, as shown below.



### Submissions

29.3 The following table summarises submissions received in relation to the shops on Ponsonby Road. They are arranged by submission number.

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
26.1	Samson Corporation Ltd and Sterling Nominees Ltd	Supports the purpose of the plan change but seeks some amendments.		Accept
26.2	Samson Corporation Ltd and Sterling Nominees Ltd	Reduce the mapped extent of place to only include the identified primary feature, being the circa 1910 shop buildings.		Accept in part
26.3	Samson Corporation Ltd and Sterling Nominees Ltd	Remove the text "buildings and structures that are not the primary feature" in the Exclusions column.		Accept



26.4	Samson Corporation Ltd and Sterling Nominees Ltd	Any further amendment necessary to give effect to the intent of this submission.		Accept
------	--	--	--	--------

### Evaluation

- 29.4 **Submission 26** from **Samson Corporation Ltd and Sterling Nominees Ltd (Samson Corporation)** generally supports the plan change. Samson Corporation is the owner of the shops at 256-263 Ponsonby Road. The submitter supports the purpose of the plan change (**submission 26.1**), but seeks the following amendments:
- A reduction in the mapped extent of place to only include the identified primary feature, being the circa 1910 shop buildings (**submission 26.2**);
  - Removal of the text “buildings and structures that are not the primary feature” in the Exclusions column (**submission 26.3**); and
  - Any further amendment necessary to give effect to the intent of this submission (**submission 26.4**).
- 29.5 The reasons given for the submission include:
- The proposed modifications to the location, legal description and primary feature columns in Schedule 14.1 help clarify the location of the historic heritage place and ensure the protection afforded by Chapter D17 is given to those buildings with historic heritage value.
  - The mapped extent of place has been extended over the entire legal parcel and includes modern additions, car parking, loading, storage and utility areas. The form and design of these parts of the property do not contribute to the historic heritage values of the scheduled place.
  - The modification to the Exclusions column acknowledges that any feature that is not the primary feature is not included in the historic heritage place. It is inefficient to include these exclusions in the mapped extent of place while specifically excluding them in the text of the Schedule. It would be more efficient to reduce the extent of place to cover only those buildings identified as the primary feature.
  - In the event the reduction of the extent of place as sought is not accepted, the additional exclusion of “buildings and structures that are not the primary feature” as proposed by PC27 should remain.
- 29.6 The shops at 256 Ponsonby Road were included in Appendix 1 (Schedule of buildings, objects, heritage properties or places of special value and those subject to heritage orders) of the legacy Auckland Council District Plan – Operative Auckland City Isthmus Section 1999. The place was “rolled over” into the Unitary Plan. During the rollover an error was introduced – an extent of place was not mapped for the shops and the place was identified by a dot only in the plan maps.
- 29.7 The shops were included in PC27 to add an extent of place, being the correction of an error. PC27 also proposes the following amendments to Schedule 14.1 for the shops: correct the address, add a legal description, identify the primary feature, and amend the exclusions. These amendments are to refine the management of the place. No further evaluation of the significance of the place was undertaken as part of the preparation of PC27.
- 29.8 Ms Freeman and I undertook a site visit on 11 December 2018. The property was viewed from the street.
- 29.9 In response to the submission, Ms Freeman has reviewed the history of the place. Historic aerial photographs from 1940 show the footprint of the shops. Current aerial photographs and the site visit undertaken show that several additions have been added to the rear of the shops over time. Ms Freeman advises that these additions do not contribute to the heritage

values of the shops and some of the additions are detracting. I therefore support a reduction in the extent of place so that it is limited to the circa 1910 shop buildings. A reduction in the extent of place results in it being unnecessary to include “buildings and structures that are not the primary feature” in the Exclusions column of Schedule 14.1.

Recommendations on submissions

- 29.10 It is recommended that **submissions 26.1, 26.2, 26.3 and 26.4** be **accepted**, for the reasons provided above.
- 29.11 The acceptance of these submissions requires further amendments to PC27. These amendments are shown in **Attachment 2** and **Attachment 3**.

### 30 Submissions on Central Fire Station, 50-60 Pitt Street, Auckland Central (ID 01997)

30.1 PC27 seeks to amend the Central Fire Station at 50-60 Pitt Street, Auckland Central. The plan change proposes the following amendments to Schedule 14.1 in relation to this place:

- an amendment to the legal description to identify it correctly;
- the identification of the primary feature as 'Fire station', and
- the identification of the following exclusions 'Interior of building(s), except the fire engine bays'.

30.2 There are no changes proposed to the Historic Heritage Overlay extent of place for the Central Fire Station.

#### Submissions

30.3 The following table summarises submissions received in relation to the Central Fire Station. They are arranged by submission number. Further submissions relating to the submissions are also shown in the table below.

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
23.1	Fire and Emergency New Zealand	Retain amendments to Schedule 14.1 that clarify that the Fire Station is the primary feature and that the interiors of the building are not scheduled, with the exception of the fire bays only.	<b>Support:</b> Civic Trust Auckland (FS05)	Accept
23.2	Fire and Emergency New Zealand	Accept the proposed exclusion that applies to the Central Fire Station, which allows for alterations/modification to the interior of the building(s), but excludes any modifications to the fire station bays		Accept
23.3	Fire and Emergency New Zealand	Reject the change to the legal description for the Central Fire Station and correctly revert to the legal description within Schedule 14.1 and the Auckland Council GeoMaps GIS tool to Lot 1 DP 102572, as defined in the Record of Title.		Reject
23.4	Fire and Emergency New Zealand	Confirm that Auckland Council will update the legal description to Section 98 DO 470831, once the new legal description is confirmed, in accordance with Schedule 1 Clause 20A of the Resource Management Act 1991.		Accept
33.1	Civic Trust Auckland	Opposes the amendment proposed to the Exclusions column for ID 01997 Central Fire Station, 50-60 Pitt Street, Auckland.	<b>Support:</b> Heritage New Zealand Pouhere Taonga (FS06)	Reject

#### Evaluation

30.4 **Submission 23** is from **Fire and Emergency New Zealand (FENZ)**, owner of the Central Fire Station at 50-60 Pitt Street. FENZ seeks that amendments proposed in the plan change to Schedule 14.1 to clarify that the fire station is the primary feature and that the interiors of the building are not scheduled, except for the engine bays only, be retained (**submission 23.1**). Submission 23.2 seeks that the proposed exclusion that applies to the

Central Fire Station, which allows for alterations/modification to the interior of the building(s) but excludes any modifications to the engine bays be accepted.

- 30.5 FENZ supports the proposed amendments to the primary feature and exclusions in Schedule 14.1 for the place. In the submission, FENZ acknowledges the Central Fire Station is currently protected as a scheduled heritage building and any changes to the interior or exterior would require a resource consent. The submission supports the proposed amendment of the Exclusions column in Schedule 14.1 to identify the interior of the buildings, except for the fire engine bays as the amendment will enable modifications to be made to parts of the interior. FENZ submits that the proposed amendment will appropriately enable FENZ to provide for the ongoing use and modernisation of the station without requiring resource consent, whilst protecting the key historic heritage elements of the building, which is the fire engine bays and the exterior of the building.
- 30.6 **Submission 33.1** from **Civic Trust Auckland** opposes the amendment proposed to the Exclusions column for the Central Fire Station at 50-60 Pitt Street, Auckland Central (ID 01997). The reasons for the submission are that there has been no evidence presented as to the original assessment of the building, nor any re-assessment showing that the interiors no longer contribute to or detract from the values for which the historic heritage place was scheduled.
- 30.7 The Central Fire Station was scheduled in Appendix 1 Schedule of Buildings, Heritage Properties, Places, Monuments and Objects of Special Value and those subject to Heritage Orders in the legacy Auckland Council District Plan – Operative Central Area Section 2005. In that schedule, the protection of the interiors was defined as ‘Protection limited to the fire engine bays only’. The historic heritage place was ‘rolled over’ into the Unitary Plan. During the rollover, an error was introduced, as no exclusions were identified for the place in Schedule 14.1.
- 30.8 The Central Fire Station was included in PC27 to amend the Exclusions column to identify that the interior of the buildings, except for the fire engine bays, being the correction of an error. PC27 also proposed to identify the primary feature and amend the legal description, to refine the management of the place. No further evaluation of the significance of the place was undertaken as part of the preparation of the plan change.

### **Exclusions**

- 30.9 The Civic Trust submission opposes the amendment proposed to the Exclusions column for the Central Fire Station because there was not been no evidence provided as to the original assessment of the building, not any re-assessment showing that the interiors no longer contribute to or detract from the values for which the station was scheduled.
- 30.10 As outlined above, the interior of the fire station was not included in the legacy scheduling, except for the interior of the fire engine bays. The amendment to the Exclusions column in PC27 is proposed to correct this error.
- 30.11 Ms Freeman and I visited the Central Fire Station on 20 November 2019. Mr Mel Tipton of FENZ showed us around the interior of the buildings. The main fire station building, which includes the engine bays with wings either side and the drill tower, was built in 1944. The attached building to the south was built later, although the date of this addition is not recorded in Council property files. We viewed the interior of the engine bays, and the interior of the other buildings. Much of the building is used as sleeping, eating and living quarters for FENZ staff on duty. Other parts of the building are used as offices and for storage.
- 30.12 In response to the submissions, Ms Freeman has provided the following advice:

*Emma Rush and I visited the Central Fire Station on 20 November 2019 to inspect the interior spaces. The original spatial layout of the engine bays remains intact, including six chamfered structural columns. The walls are lined from floor to chair-rail height with original stack-bonded tiles in a mottled orange-brown colour with black bullnose tiles defining the corners. Large sections of tiles have been replaced or are missing. The mortar bond affixing the tiles to the walls is universally failing. Other intact original features within the engine bays, such as engine bay openings and steel windows are considered as exterior features.*

*Throughout the rest of the fire station and annex, there are remnant heritage features, including the same stack-bonded wall tiles in corridors and stairwells (subject to the same condition issues described above), wood panelling and flooring and a coffered ceiling in the former mess hall (now used as a gym), and a number of fireman's poles (no longer in use).*

*In my view, I do not consider that any part of the interior of the Central Fire Station should be managed through Schedule 14.1. Although the fire station retains a number of original features, none of these are particularly notable or necessary to the understanding of the identified values of the place as a whole.*

*The identified values of the Central Fire Station are: historical, social, technological and physical attributes. In my view, the social significance of the fire station's long-standing role within the community is not dependent on the interior of the station being managed for its heritage values; the fire station would continue to be a local landmark and icon even if the interior were modified.*

*The technological values for which the fire station was scheduled relate to the drill tower, which continues to be used for its original purpose.*

*The physical attributes significance relates to its exemplary Art Deco exterior. The Art Deco design of the exterior was not continued inside in favour of more utilitarian spaces that are functional and easy to maintain.*

*The historical significance of the Central Fire Station relates to its continuity of use since 1944, which is unusual, especially when considering the way fire services respond and function has changed so significantly since the building was constructed. Not managing the interior of this place will not affect the continuity of use (and may even promote it, as the interior could be further upgraded as required, without needing a consent).*

- 30.13 Based on the views of Ms Freeman, I support the interior of the buildings, except the fire engine bays, being identified in the Exclusions column of Schedule 14.1 for the Central Fire Station, as proposed in PC27. I acknowledge Ms Freeman's views on the interior of the fire engine bays, however I consider this amendment is out of scope as no submissions are seeking to exclude all the building interiors.

### **Legal description**

- 30.14 **Submission 23.3** opposes the proposed amendment of the legal description in Schedule 14.1 for the place. PC27 proposes to amend the legal description for the Central Fire Station from what is in the operative Unitary Plan (Lot 1 DP 102572) to Lot 36 DP 102572, which is the legal description identified in the Auckland Council GeoMaps tool (plan maps). The submission states this is incorrect as the Record of Title clearly identifies the site as Lot 1 DP 102572.
- 30.15 **Submission 23.4** seeks that Auckland Council will update the legal description for the place, once a new legal description is confirmed. The reasons for this submission are that the site will soon be affected by the compulsory acquisition of some of the subsoil by

Auckland Council for the City Rail Link project and that once the Public Works Act 1981 process is completed the legal description for the balance of the land will change to Section 98 SO 470831. The submission seeks that the new legal description be incorporated into the plan change, should the Public Works Act process be concluded prior to PC27 becoming operative. If this process is not completed prior to PC27 becoming operative, the submission seeks that Auckland Council updates the legal description in consultation with FENZ in accordance with Schedule 1 Clause 20a of the RMA, which allows minor errors to be corrected.

30.16 The legal description shown in the plan maps for 50-60 Pitt Street as at 4 December 2019 is LOT 36 DP 102572. The purpose of including this legal description in the Verified Legal Description in Schedule 14.1 for the Central Fire Station is to ensure that the information in Schedule 14.1 and in the Historic Heritage Overlay Extent of Place shown in the plan maps is in alignment. I therefore do not support amending the legal description as proposed in submission 23.3.

30.17 I acknowledge that legal descriptions are subject to change. Council can use the process outlined in clause 20a of Schedule 1 to the RMA to correct minor errors in an operative plan, such as updating Schedule 14.1 to reflect a new legal description. I recommend this process is used to correct the legal description for 50-60 Pitt Street once the new legal description has been confirmed.

#### Recommendations on submissions

30.18 It is recommended that **submissions 23.1, 23.2 and 23.4 be accepted** and **submissions 23.3 and 33.1 be rejected**, for the reasons provided above.

30.19 There are no amendments associated with these recommendations.

### 31 Submissions on Lush House (ID 02495)

31.1 PC27 seeks to amend the Lush House at 10 Scherff Road, Remuera. The plan change proposes the following amendments to Schedule 14.1 in relation to this place:

- the primary feature be identified as ‘Residence’; and
- the amendment of the heritage values to remove C (Mana whenua) and add E (Technology); and

31.2 There are no changes proposed to the Historic Heritage Overlay extent of place for Lush House.

#### Submissions

31.3 The following table summarises submissions received in relation to Lush House. They are arranged by submission number. Further submissions relating to the submissions are also listed in the table below.

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planner's Recommendation
12.1	Anton Lush	Support the deletion of criteria C – Tangata Whenua.		Accept
12.2	Anton Lush	Oppose the addition of criteria E – Technology.		Accept
12.3	Anton Lush	Remove the heritage assessment in totality and criteria A, B, D, F, G and H do not apply.		Accept
16.1	Ian Jarvie	Uplift/remove the heritage restriction places on 10 Scherff Road (Lush House).	<b>Oppose:</b> Heritage New Zealand Pouhere Taonga (FS06)	Accept
17.1	Penelope Jane Jarvie nee Lush	Support the deletion of criteria C – Tangata Whenua.		Accept
17.2	Penelope Jane Jarvie nee Lush	Oppose the addition of criteria E – Technology.		Accept
17.3	Penelope Jane Jarvie nee Lush	Seek the heritage assessment in its entirety be removed from 10 Scherff Road, ID #02495.		Accept

#### Evaluation

31.4 **Submissions 12, 16 and 17** do not support the plan change and seek that the Lush House at 10 Scherff Road, Remuera be removed from the historic heritage schedule. The submissions are from **Anton Lush, Ian Jarvie and Penelope Jarvie (nee Lush)** respectively. Anton Lush and Penelope Jarvie are children of the owners of 10 Scherff Road and grew up in the Lush House.

31.5 Submission 12, from Anton Lush, in summary, states:

- The process of adding Lush House to the heritage list was not appropriately handled, given the advanced age and health of the owners and no supporting family members were aware of the process. No input was given from the owners into the proposal to add the Lush House to the heritage list at the time.
- The assessor (Adam Wild of Archifact Limited) is the son of Allan Wild, a member of the Group Architects, who designed Lush House. Advising in this situation must be at risk of a serious conflict of interest.

- The heritage report shows a bias from Adam Wild and a confusion between a veneration of the greater architectural context of the Group Architect's work and an assessment of the Lush House itself.
- It is therefore appropriate that the scheduling of Lush House be addressed in the current plan change, and the opportunity taken to reassess the whole classification.

31.6 Submission 16, from Ian Jarvie, in summary states:

- The process to achieve the heritage listing of Lush House was not transparent, was inappropriate, and was unfair to the elderly owners, Frank and Helen Lush.
- The heritage evaluation for scheduling purposes, prepared by Adam Wild, appears not to be impartial and includes over-stated comments.
- It is not clear why 10 Scherff Road was singled out from all Group Architect designs as it has no real recorded significance or street appeal.
- Concern is expressed over who will be responsible for maintaining the property to appropriate standards and who will pay the cost of this.
- Who wants to live in a 1950s museum in Remuera, which is described as "thermally uncomfortable", with a large sloping site to maintain?
- The property may be difficult to rent under the new regulations.
- The value of Lush House is greatly reduced by being subject to the Historic Heritage Overlay; real estate advice has assessed the market value of the house being \$1.2 to \$1.5 million with the overlay and \$1.7 to \$1.9 million without it. There is an obligation and a responsibility to preserve the value of a 1,011m<sup>2</sup> site in the double grammar zone for the owners.

31.7 Submission 17, from Penelope Jarvie, states:

- Ms Jarvie has power of attorney on behalf of her parents, the owners of Lush House, and submits in their best interests.
- The scheduling has affected the owners' ability to live in their family home and the uncertain future of the home and the financial costs of the maintenance and the care of the owners are impacting on their children.
- The ongoing maintenance of the property to a suitable level is a concern.
- The process of heritage scheduling in 2012-13 was flawed in that no response from the owner was taken as assent.
- The historic restrictions on the house have already cost the owners as time and finances were not available to get consents to modify their home for aged care.
- There is no apparent interest in the property since scheduling so who is the property being preserved for?
- The home is now empty and cannot be rented in its current state and there is no money for maintenance. A long list of maintenance issues needs to be addressed, including rewiring, asbestos roof replacement, insulation, ground water control, replacement of services, fixing failing retaining walls and establishing a non-shared vehicle crossing/street access from Scherff Road. The scheduling will likely affect the ability to undertake these works in terms of both time and cost.
- Real estate agents have implied the property is difficult to sell under these conditions.
- The house is small by modern standards, is very cold and on a difficult site. Any attempt to change it will require Council approval.
- The preservation of the building might be best achieved by allowing the house to be moved to a more appropriate site, allowing the owners to sell their land and relieve financial pressure on the family. The site could be developed with greater density to suit the city's needs.

31.8 A historic heritage evaluation for Lush House was prepared by Adam Wild of Archifact in November 2012. Lush House was scheduled as a Category B place in Appendix 9.1 Schedule of Significant Historic Heritage Places in the PAUP, which was notified in September 2013. When the Lush House was added to the Historic Heritage Schedule, a



typographic error was introduced, being the heritage value C – Mana Whenua being identified in Schedule 14.1 for this place, instead of E - Technology

- 31.9 Lush House was included in PC27 to amend the heritage values for the place to delete criterion C and replace it with criterion E, being the correction of an error. PC27 also identifies the primary feature of the place as 'Residence', an amendment to refine the management of the place. No further evaluation of the significance of the place was undertaken as part of the preparation of PC27.
- 31.10 It is acknowledged that the scheduling of the Lush House occurred at a difficult time for the Lush family, due to the ill health of Frank Lush. Council was not aware of this at the time. No submissions on the proposal to add the Lush House to the PAUP's historic heritage schedule were received from the owners, or from anyone else in the family. A submission on the PAUP was received from Remuera Heritage seeking that the Lush House be added to the Historic Heritage Schedule.<sup>32</sup>
- 31.11 Ms Freeman, Council heritage specialist Megan Walker and I visited the house on 9 September 2019. Mr Lush and Mr and Mrs Jarvie showed us around the property.

### **Heritage significance**

- 31.12 In response to the submissions, Ms Freeman undertook a review of the significance of the Lush House, included in **Attachment 15**. The review identifies the statement of significance of the place to be:

*The Lush House is a Group Architect-designed residence constructed in 1954-55 on Scherff Road, Remuera. The house was designed by Group member Ivan Juriss for Francis Lush, who continues to own the property. Adjacent to the Lush House are two other properties that have been associated with three generations of the Lush family. The Group Architects are a notable Auckland-based architectural firm who made a significant contribution to the architectural history of Auckland through their experimental designs underpinned by ideals of affordability, efficiency of space and an architectural identity unique to New Zealand. The Lush House is an example of the Group's extruded form, which became their dominant style by the mid-1950s. The house has been altered over time, and some of these changes, including the conservatory and internal partitions, have compromised the original design intent of the house. The property is unique within Scherff Road for its abundance of mature vegetation, much of which was planted by Douglas Lush.*

- 31.13 Ms Freeman considers that the Lush House meets the first threshold for inclusion in the Unitary Plan's historic heritage schedule as it has considerable value in relation to its physical attributes' values. However, her advice is that while Lush House has considerable value as a Group Architect-designed house, as an individual house designed by the Group, it does not have considerable overall historic heritage significance.
- 31.14 Ms Freeman believes that the value of being associated with the Group Architects itself is not enough to merit scheduling of the Lush House because this value is already well demonstrated by other places in Schedule 14.1. Ms Freeman therefore recommends the Lush House is deleted from Schedule 14.1.
- 31.15 A peer review of Ms Freeman's significance review of the Lush House was undertaken by Ms Megan Walker. Ms Walker disagrees with the findings of Ms Freeman's review, as she considers that the Lush House has considerable value under the aesthetic criteria (in addition to physical attributes). Ms Walker provides the following reasons for her views:

---

<sup>32</sup> Submission 5347-111

*Lush House exemplifies a particular aesthetic taste, both past and present and the ideology that formed that aesthetic. In its association with Group Architects, the house symbolises a change in the way the Group revolutionised ideas of functional living, epitomising a new New Zealand style. This aesthetic relates to the Group challenging traditional thoughts, conventions and styles of architecture, moving away from the classical and into the vernacular – the search for a New Zealand identity.*

*Lush House demonstrates the Groups desire for egalitarian bespoke architecture, designing low cost small houses for the everyday New Zealand family based on their specific needs and lifestyle, rather than preconceived conventions or social norms for a mass audience. The house designs they produced, provided a less formal, more relaxed way of living. The Group pioneered open plan living spaces accessing a garden. This planning has endured to become the easy going way in which we live today. In this case, the house was specifically designed to provide for the needs of a family while resolving the issues of a very challenging steep site, resulting in its extruded form. Site specific architecture was a new concept in New Zealand and was an important part of the Group's ideals in responding to the nature of the landscape. Lush House demonstrates how well the design of a house can respond to its site. The house sits ingeniously on a plateau of a steep section tiered in mature plantings and trees, enriching the setting and presence of the building. The plan of the building still allows the open plan living area to access a courtyard and the tiered garden, which was a brilliant achievement on such a site.*

*The design aesthetic of Lush House demonstrates a clear and direct association with the Group's manifesto and ideas which have endured and are still relevant today. Lush House has considerable regional aesthetic values.*

31.16 It is Ms Walker's view that Lush House meets the thresholds outlined in the RPS and should remain in Schedule 14.1.

31.17 I have considered the views of both Ms Freeman and Ms Walker. While I acknowledge the views of Ms Walker, I consider her views lie in the association of Lush House with the Group Architects, rather than the aesthetic values of the house itself. The Methodology provides guidance on evaluating a historic heritage place for its aesthetic value, and states the following:

**g) Aesthetic**

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

*INCLUSION indicators*

- *Includes, contributes to, or is a visual landmark*
- *Contributes positively to an important view, vista or panorama (from, within or towards a place)*
- *Is the subject of artworks and photographs*
- *Has notable aesthetic quality that has derived from the passage of time and the action of natural processes on the place (the patina of age)*
- *Exemplifies a particular past or present aesthetic taste*
- *Has strong or special visual appeal for its sensual qualities, such as beauty, picturesqueness, evocativeness, expressiveness and landmark presence.*

31.18 I consider that Ms Walker is attributing significance to the Lush House under the aesthetic criterion that may be more appropriately attributed under the physical attributes' criterion, which relates to a place being a notable or representative example of a type, design or style; a method of construction, craftsmanship or use of materials; or the work of a notable architect, designer, engineer or builder. I note Ms Walker refers to the 'design aesthetic' of

the Lush House, which I read as relating more to the Group Architects design aesthetic than the individual aesthetic values of the Lush House. As outlined above, Ms Freeman considers that Lush House has considerable value under the physical attributes' criterion, but that overall the place does not have considerable historic heritage value.

#### ***Other matters raised in submissions***

- 31.19 Submission 17 states that the home is empty and cannot be rented in its current state and that the scheduling of Lush House will likely affect the ability to undertake necessary works to make it more habitable in terms of time and cost. I understand that this is referring to the fact that Lush House does not comply with the Healthy Homes Standards for rental properties that came into force from 1 July 2019. These standards, introduced under the Residential Tenancies (Healthy Homes Standards) Regulations 2019, introduce specific and minimum standards for heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties.
- 31.20 Schedule 14.1 does not identify any features as exclusions for Lush House. The interior of the house is therefore included in the scheduling and any modification of the interior would require resource consent as a restricted discretionary activity. While this may not affect the ability to undertake necessary works, I acknowledge that the need to seek consent for activities such as insulating the roof and underfloor areas may result in increased time and costs.
- 31.21 Submissions 16 and 17 state that the heritage scheduling will affect the value of the property and that real estate agents have advised that it may be hard to sell. No evidence has been provided in the submission to substantiate this.

#### **Recommendations on submissions**

- 31.22 It is recommended that **submissions 12.1, 12.2, 12.3, 16.1, 17.1, 17.2 and 17.3** be **accepted**. Based on the review of the heritage significance of Lush House at 10 Scherff Road undertaken by Ms Freeman, the place should be deleted from Schedule 14.1, as it does not meet the threshold for scheduling in the Unitary Plan.
- 31.23 The acceptance of the submissions identified in the paragraph above, there are further amendments required to PC27. These amendments are set out in **Attachment 2** and **Attachment 3** to this report.

## 32 Minor error

- 32.1 It is proposed that an amendment be made to Schedule 14.1 to clarify the Exclusions for the Waitakere Civic Centre (ID 00262). This amendment could have been made after PC27 was made operative through the RMA process to correct minor errors<sup>33</sup>, but the amendment is proposed to be made as part of PC2 7 for completeness and clarity. The amendment is set out in **Attachment 2**.

## 33 Conclusions

- 33.1 Submissions have been received in support of, and in opposition to PC27. While most of these submissions relate to the 73 historic heritage places included in PC27 as notified, some submissions seek that amendments are made to historic heritage places that were not included in the plan change.
- 33.2 Having considered all the submissions and reviewed all relevant statutory and non-statutory documents, **I recommend that PC27 should be adopted**, subject to the recommended amendments to the text and plan maps of the Unitary Plan as set out in **Attachment 2** and **Attachment 3** to this report.
- 33.3 The adoption of PC27, with its recommended amendments:
- is the most appropriate way to achieve the overall purpose of the Resource Management Act 1991; and
  - is consistent with the Auckland Unitary Plan (Operative in part) Regional Policy Statement.

## 34 Recommendations

1. That the Hearing Commissioners accept or reject submissions (and associated further submissions) as outlined in this report.
2. That, as a result of the recommendations on the submissions, the Unitary Plan is amended by the changes proposed by PC27 as set out in **Attachment 2 – Recommended amendments to Schedule 14.1** and **Attachment 3 – Recommended amendments to plan maps** to this report.

## 35 Signatories

	Name and title of signatories
Lead Report Author	Emma Rush, Principal Advisor Special Projects, Heritage
Reviewer / Approver	Tanya Sorrell, Team Leader Built and Cultural Heritage Policy Team – Heritage

<sup>33</sup> Clause 20a of Schedule 1 – Preparation, change, and review of policy statements and plans

## Attachment 1

### Section 32AA evaluation report for Plan Change 27

#### 1 Purpose

- 1.1 This evaluation is undertaken in accordance with section 32AA of the Resource Management Act 1991 (**RMA**). The report has been prepared to support changes to Plan Change 27 to the Auckland Unitary Plan (Operative in Part) Historic Heritage Schedule (Errors, Anomalies and Information Update) (**PC27**).
- 1.2 Further amendments are proposed to PC27 in response to submissions.
- 1.3 The table below sets out only the historic heritage places in PC27 as notified where the reporting officer has recommended further amendments.
- 1.4 This further evaluation should be read in conjunction with the Section 42a hearing report and the Section 32 evaluation report prepared for PC27.

## 2 Section 32AA evaluation

ID	Historic heritage place	Recommended amendments	Evaluation of amendment (s32AA assessment)
00119	Oratia Church/schoolhouse (former)	Increase the Historic Heritage Overlay Extent of Place in the plan maps	<p><b>Effectiveness and efficiency</b></p> <p>The amendment of the EOP so that it applies to all of 1-5 Parker Road is efficient and effective because this is the area that contains the historic heritage values of the place. The extension of the EOP ensures the appropriate management of the historic heritage values of the place.</p> <p><b>Costs and benefits</b></p> <p>The benefits of the proposed amendment are the historic heritage values of the place being appropriately managed via the Historic Heritage Overlay. There are costs as a result of the amendment, with the full extent of 1-5 Parker Road now being subject to the Historic Heritage Overlay. The effect of this is that a resource consent is required for certain works to be undertaken within the EOP of this place.</p> <p><b>Risk of acting or not acting</b></p> <p>There are limited risks associated with this amendment – the historic heritage values of the place have been identified as being considerable and the area to be added to the EOP has been established as having historic values associated with the place. The risk of not acting is that the identified historic heritage values of this place will not be appropriately protected by the Historic Heritage Overlay.</p>
00262	Waitakere Civic Centre	Amend Schedule 14.1 to clarify what the Exclusions are	<p><b>Effectiveness and efficiency</b></p> <p>The proposed amendment to clarify the exclusions further from what was proposed in PC27 is a minor amendment. The PC27 approach to this place is unchanged but the proposed amendment will make the provisions easier to understand and therefore easier to implement.</p>

ID	Historic heritage place	Recommended amendments	Evaluation of amendment (s32AA assessment)
			<p><b>Costs and benefits</b></p> <p>There are no costs as a result of the amendment as the approach of PC27 to this place is clarified, not changed. The benefits are that the Historic Heritage Overlay provisions are made clearer in how they apply to this place.</p> <p><b>Risk of acting or not acting</b></p> <p>There are no risks associated with this amendment as the PC27 approach to this place is clarified, not changed.</p>
00532	Workers' cottage (former)/Leigh Library	Reduce the Historic Heritage Overlay Extent of Place in plan maps	<p><b>Effectiveness and efficiency</b></p> <p>The amendment of the extent of place (<b>EOP</b>) to remove part it from the road reserve is efficient and effective because this land does not contain the historic heritage values identified for the place.</p> <p><b>Costs and benefits</b></p> <p>There are no costs as a result of the amendment. The benefits are that the Historic Heritage Overlay does not apply to areas of land that do not contain historic heritage value.</p> <p><b>Risk of acting or not acting</b></p> <p>There are no risks associated with this amendment as the historic heritage values of the place have been identified and do not include the area to be removed from the EOP.</p>
00542	Minniesdale Chapel and graveyard	Reduce the Historic Heritage Overlay Extent of Place in plan maps	<p><b>Effectiveness and efficiency</b></p> <p>The amendment of the EOP to remove part it from the area of road reserve is efficient and effective because this land does not contain the historic heritage values identified for the place.</p> <p><b>Costs and benefits</b></p> <p>There are no costs as a result of the amendment. The benefits are that the Historic Heritage Overlay does not apply to areas of land that do not contain historic heritage value.</p> <p><b>Risk of acting or not acting</b></p> <p>There are no risks associated with this amendment as the historic</p>

ID	Historic heritage place	Recommended amendments	Evaluation of amendment (s32AA assessment)
			heritage values of the place have been identified and do not include the area to be removed from the EOP.
00616	St Stephen's Anglican Church	<p>Reduce the Historic Heritage Overlay Extent of Place in plan maps</p> <p>Amend Schedule 14.1 to amend the address and legal description</p>	<p><b>Effectiveness and efficiency</b></p> <p>The amendment of the EOP to remove it from 5 Stanmore Bay Road and to reduce it on 3 Stanmore Bay Road is efficient and effective because this land does not contain the historic heritage values identified for the place.</p> <p><b>Costs and benefits</b></p> <p>There are no costs as a result of the amendment. The benefits are that the Historic Heritage Overlay does not apply to areas of land that do not contain historic heritage value.</p> <p><b>Risk of acting or not acting</b></p> <p>There are no risks associated with this amendment as the historic heritage values of the place have been identified and do not include the area to be removed from the EOP.</p>
01077	Halling homestead (former)	Delete from Historic Heritage Overlay (delete from Schedule 14.1 and plan maps)	<p><b>Effectiveness and efficiency</b></p> <p>The removal of this place from Schedule 14.1 (and the GIS viewer/planning maps) is efficient and effective because this property does not meet the Unitary Plan threshold for significance as a historic heritage place.</p> <p><b>Costs and benefits</b></p> <p>The costs resulting from this amendment are the potential demolition of a historic heritage place that has some value. The benefits are that the Historic Heritage Overlay provisions do not apply to this property, meaning the property is not managed to protect values that it does not have. Schedule 14.1 is more robust, with the removal of a place that does not meet significance thresholds in the Unitary Plan.</p> <p><b>Risk of acting or not acting</b></p> <p>There are no risks associated with this amendment as the property has been subject to review and does not meet the Unitary Plan threshold for significance as a historic heritage place. The risk of not</p>



ID	Historic heritage place	Recommended amendments	Evaluation of amendment (s32AA assessment)
			<p>acting is that the landowner will be required to seek a resource consent under the Historic Heritage Overlay to manage works for a place that does not meet the heritage significance and criteria set out in the Unitary Plan.</p>
01447	Nathan Homestead and gardens	<p>Increase the Historic Heritage Overlay Extent of Place in the plan maps</p> <p>Amend Schedule 14.1 to amend the address and legal description</p>	<p><b>Effectiveness and efficiency</b></p> <p>The amendment of the EOP so that it applies to 72 Hill Road is efficient and effective because this area also contains the historic heritage values of the place. The extension of the EOP ensures the appropriate management of the historic heritage values of the place.</p> <p><b>Costs and benefits</b></p> <p>The benefits of the proposed amendment are the historic heritage values of the place being appropriately managed via the Historic Heritage Overlay. There are costs as a result of the amendment, with 72 Hill Road now being subject to the Historic Heritage Overlay. The effect of this is that a resource consent is required for certain works to be undertaken within 72 Hill Road, as it is within the EOP.</p> <p><b>Risk of acting or not acting</b></p> <p>There are limited risks associated with this amendment – the historic heritage values of the place have been identified as being considerable and the area to be added to the EOP has been established as having historic values associated with the place. The risk of not acting is that the identified historic heritage values of 72 Hill Road will not be appropriately protected by the Historic Heritage Overlay.</p>
01466	St Saviour's Chapel and Papatoetoe Orphan's Home and School (former)	<p>Reduce the Historic Heritage Overlay Extent of Place in plan maps</p> <p>Amend Schedule 14.1 to identify additional exclusions</p>	<p><b>Effectiveness and efficiency</b></p> <p>The amendment of the EOP to remove it from part of 80 Wyllie Road is efficient and effective because this land is outside the area containing the significant historic heritage values of the place.</p> <p>The amendment of Schedule 14.1 to identify the interior of the buildings except for St Saviour's Chapel in the Exclusions column is efficient and effective as these interior spaces have been evaluated as not having enough historic heritage value to be managed under</p>

ID	Historic heritage place	Recommended amendments	Evaluation of amendment (s32AA assessment)
			<p>the Historic Heritage Overlay.</p> <p><b>Costs and benefits</b></p> <p>The costs resulting from this amendment are the potential demolition of buildings and features of the place that have been identified as having some historic heritage value. The benefits are that the Historic Heritage Overlay does not apply to areas of land or buildings and features that do not contain significant historic heritage value.</p> <p><b>Risk of acting or not acting</b></p> <p>There are no risks associated with this amendment as the historic heritage values of the place have been identified and the area proposed to be removed from the EOP and the interior of the buildings except St Saviour’s Chapel are not considered to have enough historic heritage value to be managed under the Historic Heritage Overlay.</p>
01476	Residence	Delete from Historic Heritage Overlay (delete from Schedule 14.1 and plan maps)	<p><b>Effectiveness and efficiency</b></p> <p>The removal of this place from Schedule 14.1 (and the GIS viewer/planning maps) is efficient and effective because this property does not meet the Unitary Plan threshold for significance as a historic heritage place.</p> <p><b>Costs and benefits</b></p> <p>The costs resulting from this amendment are the potential demolition of a historic heritage place that has some value. The benefits are that the Historic Heritage Overlay provisions do not apply to this property, meaning the property is not managed to protect values that it does not have. Schedule 14.1 is more robust, with the removal of a place that does not meet significance thresholds in the Unitary Plan.</p> <p><b>Risk of acting or not acting</b></p> <p>There are no risks associated with this amendment as the property has been subject to review and does not meet the Unitary Plan threshold for significance as a historic heritage place. The risk of not acting is that the landowner will be required to seek a resource consent under the Historic Heritage Overlay to manage works for a</p>

ID	Historic heritage place	Recommended amendments	Evaluation of amendment (s32AA assessment)
			place that does not meet the heritage significance and criteria set out in the Unitary Plan.
01587	Te Kōpua Kai a Hiku/Panmure Basin, including Mokoia pā site, terrace/midden, and middens	Reduce the Historic Heritage Overlay Extent of Place in plan maps	<p><b>Effectiveness and efficiency</b></p> <p>The amendment of the EOP to remove part it from a small area of road reserve is efficient and effective because this land does not contain the historic heritage values identified for the place.</p> <p><b>Costs and benefits</b></p> <p>There are no costs as a result of the amendment. The benefits are that the Historic Heritage Overlay does not apply to areas of land that do not contain historic heritage value.</p> <p><b>Risk of acting or not acting</b></p> <p>There are no risks associated with this amendment as the historic heritage values of the place have been identified and do not include the area to be removed from the EOP.</p>
01603	St Aidan's Church	<p>Amend Schedule 14.1 to correct a spelling error</p> <p>Amend Schedule 14.1 to identify additional exclusions</p>	<p><b>Effectiveness and efficiency</b></p> <p>The proposed amendment to correct a spelling error is a minor amendment; the PC27 approach to this place is unchanged.</p> <p>The amendment of Schedule 14.1 to amend the Exclusions column is efficient and effective as it ensures the buildings and features within St Aidan's Church are appropriately managed under the Historic Heritage Overlay – those buildings and features that are detracting or do not contribute to the values for which the church has been scheduled are clearly identified in the Exclusions column.</p> <p><b>Costs and benefits</b></p> <p>There are no costs as a result of the amendment. The benefits are that the Historic Heritage Overlay does not apply to areas of land or features that do not contain historic heritage value.</p> <p><b>Risk of acting or not acting</b></p> <p>There are no risks associated with this amendment as the historic heritage values of the place have been identified and the area proposed to be removed from the EOP and the interior of the</p>

ID	Historic heritage place	Recommended amendments	Evaluation of amendment (s32AA assessment)
			buildings except St Saviour's Chapel are not considered to have enough historic heritage value to be managed under the Historic Heritage Overlay.
01612	Green Bay Mission (former)/Blockhouse Bay Baptist Church	<p>Reduce the Historic Heritage Overlay Extent of Place in plan maps</p> <p>Amend Schedule 14.1 to subsequently amend the address and legal description</p>	<p><b>Effectiveness and efficiency</b></p> <p>The amendment of the EOP to remove it from the road reserve is efficient and effective because this land does not contain the historic heritage values identified for the place.</p> <p><b>Costs and benefits</b></p> <p>There are no costs as a result of the amendment. The benefits are that the Historic Heritage Overlay does not apply to areas of land that do not contain historic heritage value.</p> <p><b>Risk of acting or not acting</b></p> <p>There are no risks associated with this amendment as the historic heritage values of the place have been identified and do not include the area to be removed from the EOP.</p>
01634	Dilworth Terrace Houses	Amend Schedule 14.1 to identify additional exclusions	<p><b>Effectiveness and efficiency</b></p> <p>The amendment of Schedule 14.1 to amend the Exclusions column is efficient and effective as it ensures that features within the Dilworth Terrace Houses are appropriately managed under the Historic Heritage Overlay. While the interior of the houses retains some historic heritage value, these interiors have been evaluated as being significantly modified and therefore not contributing to the values for which the houses have been scheduled.</p> <p><b>Costs and benefits</b></p> <p>The benefits are that the Historic Heritage Overlay does not apply to the interior of the buildings, which have been identified as not contributing to the values for which the houses have been scheduled. The costs arising from the amendment are that the remaining original fabric and features inside the Dilworth Terrace Houses may be modified without resource consent.</p> <p><b>Risk of acting or not acting</b></p>

ID	Historic heritage place	Recommended amendments	Evaluation of amendment (s32AA assessment)
			<p>The risks associated with this amendment are low as the historic heritage values of the place have been identified and the interior of the buildings are not considered to have enough historic heritage value to be managed under the Historic Heritage Overlay.</p>
01728	Caughey House “Rahiri” (former)/Auckland Karitane Hospital (former)	<p>Amend Schedule 14.1 to correct address</p> <p>Amend Schedule 14.1 to clarify primary feature</p>	<p><b>Effectiveness and efficiency</b></p> <p>The proposed amendment to correct the address and clarify the exclusions is a minor amendment. The PC27 approach to this place is unchanged but the proposed amendment will make the provisions easier to understand and therefore easier to implement.</p> <p><b>Costs and benefits</b></p> <p>There are no costs as a result of the amendment as the approach of PC27 to this place is corrected and clarified, not changed. The benefits are that the Historic Heritage Overlay provisions are made clearer in how they apply to this place.</p> <p><b>Risk of acting or not acting</b></p> <p>There are no risks associated with this amendment as the PC27 approach to this place is unchanged.</p>
01810	Shops	<p>Reduce the Historic Heritage Overlay Extent of Place in plan maps</p> <p>Amend Schedule 14.1 to subsequently change the Exclusions</p>	<p><b>Effectiveness and efficiency</b></p> <p>The amendment of the EOP to remove it from the rear of the shops is efficient and effective because the place has been reviewed and it has been determined that the land does not contain the historic heritage values identified for the place.</p> <p><b>Costs and benefits</b></p> <p>There are no costs as a result of the amendment. The benefits are that the Historic Heritage Overlay does not apply to areas of land that do not contain historic heritage value.</p> <p><b>Risk of acting or not acting</b></p> <p>There are no risks associated with this amendment as the historic heritage values of the place have been identified and do not include the area to be removed from the EOP.</p>

ID	Historic heritage place	Recommended amendments	Evaluation of amendment (s32AA assessment)
02495	Lush House	Delete from Historic Heritage Overlay (delete from Schedule 14.1 and plan maps)	<p><b>Effectiveness and efficiency</b></p> <p>The removal of this place from Schedule 14.1 (and the GIS viewer/planning maps) is efficient and effective because this property does not meet the Unitary Plan threshold for significance as a historic heritage place.</p> <p><b>Costs and benefits</b></p> <p>The costs resulting from this amendment are the potential demolition of a historic heritage place that has some value. The benefits are that the Historic Heritage Overlay provisions do not apply to this property, meaning the property is not managed to protect values that it does not have. Schedule 14.1 is more robust, with the removal of a place that does not meet significance thresholds in the Unitary Plan.</p> <p><b>Risk of acting or not acting</b></p> <p>There are no risks associated with this amendment as the property has been subject to review and does not meet the Unitary Plan threshold for significance as a historic heritage place. The risk of not acting is that the landowner will be required to seek a resource consent under the Historic Heritage Overlay to manage works for a place that does not meet the heritage significance and criteria set out in the Unitary Plan.</p>

# **ATTACHMENT B**

## **RECOMMENDED AMENDMENTS TO SCH 14.1**

## Attachment 2

### Recommended amendments to Plan Change 27

#### Chapter L: Schedule 14.1 Historic Heritage

Notes:

1. Only entries in Plan Change 27 are shown
2. **Pink text** records amendments proposed in response to submissions received on Plan Change 27 and amendments are shown as ~~strikethrough~~ and underline



ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
00032	<u>Glen Eden Methodist Church</u>	302 West Coast Road, Glen Eden	Lot 4 DP 122886	B	<u>Church</u>	A,B,F	Refer to planning maps	Interior of building(s); <u>extensions attached to north and west of church</u>		
...										
00050	Residence	62 Ferry Parade, Herald Island	Lot 142 DP 31409	B		F	Refer to planning maps	Interior of building(s)		
...										
00060	Residence	39 Kopiko Road, Titirangi	Lot 358 DP 25642	B	<u>Residence</u>	A,F	Refer to planning maps	Interior of building(s); <u>carport</u>		
...										
00091	Infant Block	Titirangi <u>Primary School</u> , 1-7 Kohu Road, Titirangi	PT ALLOT 46 SO 29E WAIKOMITI; PT LOT 4 DP 9262	B	<u>Infant Block</u>	A,B,F	Refer to planning maps	Interior of building(s); <u>buildings and structures that are not the primary feature; second-storey extension attached to Infant Block</u>		
...										
00107	Residence	651 West Coast Road, Oratia	LOT 2 DP 43630	B		A,F	Refer to planning maps	Interior of building(s)		
...										
00110	Residence <u>Cottage</u>	587A West Coast Road, Oratia	LOT 2 DP 482262	B	<u>Cottage</u>	A,F	Refer to planning maps	Interior of building(s); <u>buildings and structures that are not the primary feature</u>		

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
...										
00119	<u>Oratia Church/schoolhouse (former)</u>	1-5 Parker Road, Oratia	ALLOT 238 SO 4135 WAIKOMITI	B	<u>Church/schoolhouse</u>	A,B,F	Refer to planning maps	Interior of building(s); <u>1968 church</u>		
...										
00138	Police house (former)	1 Edmonton Road, Henderson	<u>PT LOT 1 DP 7645 SEC 2 SO 461122</u>	B	<u>Residence</u>	A,B,F,G	Refer to planning maps	Interior of building(s); <u>buildings and structures that are not the primary feature</u>		
...										
00141	Residence	45A-45F Swanson Road, Henderson	<u>LOT 3 DP 393574 LOT 24 DP 468628; LOT 101 DP 468628</u>	B	<u>Residence</u>	A,G	Refer to planning maps	Interior of building(s)		
...										
00176	Residence	33 Akehurst Avenue, New Lynn	LOT 94 DP 8234	B		A,F	Refer to planning maps	Interior of building(s)		
...										
00262	Waitakere Civic Centre	Waitakere Central, 6 Henderson Valley Road and 31 RAILSIDE AVENUE, Henderson	LOT 2 DP 370255; <u>LOT 1 DP 61765; railway reserve network; road reserve</u>	B	<u>Buildings, including bridge across railway</u>	B,F,G,H	Refer to planning maps	Interior of building(s), except <u>the overlay includes the interior of chamber and associated lobby and interior of central walkway public spaces</u>		
...										

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
00427	Coatesville Settlers' Hall	4 Mahoenui Valley Road, Coatesville	<u>ALLOT 334 PSH OF PAREMOREMO SO 22647; ALLOT 335 PSH OF PAREMOREMO SO 22647</u>	B	<u>Hall</u>	A,B,D,H	Refer to planning maps	Interior of building(s); <u>buildings and structures that are not the primary feature, including decks</u>		
...										
00430	<u>Kaukapakapa Hall-hall, and Library-library and war memorial</u>	947 Kaipara Coast Highway, Kaukapakapa	SEC 1 SO 379863	B	<u>Hall; library; war memorial</u>	A,B,D,F,H	Refer to planning maps	Interior of building(s); <u>except interior of library; buildings and structures that are not the primary feature; ramps and railings attached to hall and library</u>		
...										
00447	<u>Dominican convent (former)/The Old Convent</u>	2B McLeod Street, Helensville	<u>LOT 3 DP 202971</u>	B	<u>Residence</u>	A,D,F	Refer to planning maps	Interior of building(s); <u>garage; buildings and structures that are not the primary feature, including attached extensions to the east of residence</u>		
...										
00449	<u>Kaipara Guest House (former)</u>	2395 State Highway 16, Parakai	<u>LOT 1 DP 153650</u>	B	<u>Residence</u>	A,B,D,F,H	Refer to planning maps	Interior of building(s); <u>buildings and structures that are not the primary feature; extension including covered deck</u>		
...										
00499	<u>Waiwera Bath House</u>	<u>Waiwera Beach, 37 Waiwera Place, Waiwera</u>	<u>LOT 1 DP 46560; LOT245650</u>	B		A,B,D,F,H	Refer to planning maps	Interior of building(s)		
...										

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
00532	<u>Workers' cottage (former)/ Leigh Library</u>	15 Cumberland Street, Leigh	ALLOT 121 <del>LEIGHVILLAGE</del> LEIGH VILLAGE SO 49592; road reserve	B	<u>Cottage</u>	A,B,D,F,H	Refer to planning maps	Interior of building(s); <del>accessory building;</del> water tank		
...										
00542	<u>Minniesdale Chapel and graveyard</u>	67 Shegadeen Road, Wharehine	PT ALLOT 21 PSH OF WHAREHINE SO 824; LOT 1 DP 31499; road reserve	B	<u>Church</u>	A,B,D,E,F,H	Refer to planning maps	Interior of building(s); <u>water tank including stand</u>		
...										
00569	<del>Coombes</del> <u>Combes/Daldy Lime Kilns works site R09 2240</u>	36 Sandspit Road, Warkworth	<u>Pt Lot 51 DP 703; CMA</u>	B	<u>Entire extent of place except quarry pit</u>	A,B,D,E,F,H	<del>To be defined#</del> Refer to planning maps		Yes	
...										
00616	St Stephen's Anglican Church	<del>3 and 5</del> Stanmore Bay Road, Manly	PT ALLOT S190 PSH OF WAIWERA DP 11235; <del>LOT 53 DP 44732</del>	B	<u>1917 church</u>	A,B,D,F,H	Refer to planning maps	Interior of building(s); <u>buildings and structures that are not the primary feature; freestanding sign</u>		
...										
00709	Residence	141 Park Estate Road, Hingaia	LOT 1 DP 84769	B		F,H	Refer to planning maps	Interior of building(s)		
...										
00711	<del>Vela</del> House	10 Hinau Road, Hingaia	PART LOT 600 DP 386486	B		F,G	Refer to planning maps	Interior of building(s)		
...										

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
00729	Te Marae o Hinekakea village site, <u>including grave</u> R10_163	54 Iona Avenue, Paremoremo	Pt Allot 7 Parish of Paremoremo; <u>CMA</u>	B	<u>Entire extent of place</u>	A,B,D	<u>To be defined# Refer to planning maps</u>		Yes	Yes
...										
00993	Residence	17 Onewa Road, Northcote	Lot 1 DP 46603	B	<u>Residence</u>	A,F	Refer to planning maps	Interior of building(s); <u>buildings and structures that are not the primary feature except for the basalt wall</u>		
...										
00998	Residence	48 Princes Street, Northcote Point	LOT 3 DP 19012	B	<u>Residence</u>	A,F	Refer to planning maps	Interior of building(s); <u>double garage and attached extension; shed</u>		
...										
01006	Te Arotai	17 Queen Street, Northcote Point	Allot 24 Town of WOODSIDE	B	<u>Residence</u>	A,F,G,H	Refer to planning maps	Interior of building(s); <u>garage</u>		
...										
01053	Earnoch	194-196 Hurstmere Road, Takapuna	Lot 1 DP 52995	A* <u>B</u>	Residence	A,F,G	Refer to planning maps	Interior of building(s); <u>garage; swimming pool</u>		
...										
01057	<del>Porthcurnow East</del>	14 Muritai Road, Milford	Lot 2 DP 66040	B		A,F,G	Refer to planning maps			
...										

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
01077	<u>Halling Homestead homestead (former)</u>	68 Kitchener Road, Milford	Pt Lot 4 DP 657	B	<u>Residence</u>	A,F,G	Refer to planning maps	Interior of building(s); <u>garage</u>		
...										
01127	Commercial building	33 and 37-39 Victoria Road, Devonport	Lot 1 DP 61110; <u>LOT 2 DP 61110</u>	A*B	Commercial building	A, B, <del>F</del> , G, H	Refer to planning maps	Interior of building(s)		
...										
01129	Buchanan's Building	41-42 and 43 Victoria Road, Devonport	<u>PT ALLOT 22 SEC 2 PARISH OF TAKAPUNA; LOT 2 DP 56269</u>	B	<u>Commercial building</u>	A,B,F,G,H	Refer to planning maps	Interior of building(s)		
...										
01172	<del>Residence</del> <u>Skelton House</u>	13 Bardia Street, Belmont	<del>Lot 4 DP 38754</del> <u>LOT 1 DP 461726</u>	B	<u>Residence</u>	A,F,G	Refer to planning maps	Interior of building(s); <u>carport</u>		
...										

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
01270	Mill site R11_1633, <u>site of water-powered mill, including water race and dam</u>	Botanic Gardens Regional Park, 400 102 Hill Road, The Gardens	Lot 3 DP 59551	B	<u>Entire extent of place</u>	A,D,H,F	Refer to planning maps		Yes	Yes
...										
01330	<del>Meadow Brook</del> <u>Meadowbrook</u>	<del>320 Twilight 1</del> <u>Kimptons Road, Brookby</u>	<del>LOT 2 DP 359073</del> <u>LOT 1 DP 359073</u>	A*B	<u>Residence Homestead</u>	A, B, F, G, H	Refer to planning maps	Interior of building(s)	<u>Yes</u>	
...										
01350	Guy Homestead	<del>Guy Reserve, Ti Rakau Drive and 47C</del> Huntington Drive, East Tamaki	LOT 1 DP 474573; <del>LOT 2 DP 474573;</del> LOT 3 DP 474573; <del>LOT 4 DP 474573</del>	B	<u>Residence</u>	A,B,F,G,H	Refer to planning maps	Interior of building(s); <u>buildings and structures that are not the primary feature</u>		
01351	Baverstock Road School/teacher's residence (former)	Murphys Bush Reserve, 160R Murphys Road, Flat Bush	<del>PART PT LOT 1</del> DP 69592	B	<u>Building</u>	A,B,G	Refer to planning maps	Interior of building(s)		
...										

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
01354	Flat Bush School House (former) and <u>Murphy's Homestead</u> homestead/teacher's residence (former)	Murphys Bush Reserve, 157R Flat Bush School Road and 160R Murphys Road, Flat Bush	LOT 500 DP 452465; <del>PT LOT</del> <u>PT LOT 1 DP 69592</u>	B	<u>School building: homestead/residence</u>	A,B,F,G,H	Refer to planning maps	<del>Interior of building(s)</del> <u>Interior of Murphy's homestead/teacher's residence; rear extension to Murphy's homestead/teacher's residence</u>		
...										
01432	<del>Residence</del> <u>Shenstone Cottage</u>	65 Mountain Road, Mangere Bridge	Lot 1 DP 133525	B	<u>Cottage</u>	A,F,G	Refer to planning maps	Interior of building(s); <u>garage</u>		
...										
01436	Residence	2 Gray Avenue, Mangere East	<u>PT LOT 7 DP 2989; PT LOT 18 DP 20742; PT LOT 19 DP 20742</u>	B	<u>Residence</u>	A,B,F,G	Refer to planning maps	Interior of building(s); <u>outbuildings</u>		
01437	Residence	<del>79 Coronation Road,</del> Mangere Bridge	LOT 1 DP 310954; roadreserve	B		G,F	Refer to planning maps	Interior of building(s)		
...										



ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
01444	Metro Theatre (former)/Mangere East Hall	Walter Massey Park, 362 and 372R Massey Road, Mangere East	<a href="#">PT LOT 6 DEEDS PLAN 65; PT LOT 6 DEEDS BLUE 65</a>	B	Hall	A,B,G	Refer to planning maps	Interior of building(s)		
...										
01447	Nathan Homestead and gardens	David Nathan Park, 68R and 72 Hill Road, Hill Park	Lot 148 DP 51561; <a href="#">LOT 209 DP 52269; LOT 210 DP 52269; LOT 211 DP 52269</a>	A*A	Homestead; gardens; water tower	A,B,D,F,G,H	Refer to planning maps	Interior of building(s); <u>all buildings and structures constructed after 1961</u>		
...										
01453	Dutch prefabricated house	56 Gloucester Road, Manurewa	Lot 1 DP 391150	A*B	Residence	A,G,E	Refer to planning maps	Interior of building(s)		
...										
01456	Orford Lodge	8 and 10 Earls Court, Hill Park	<a href="#">LOT 2 DP 185045; LOT 14 DP 51276</a>	B	Residence	A,B,G,H	Refer to planning maps	Interior of building(s)		
...										

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
01460	<u>Farmhouse (former)</u> /Clendon Park Community House	Finlayson Community House Reserve, 60R Finlayson Avenue, Manurewa	PART LOT 210 DP 83570	B	<u>Residence</u>	A,B,F,G,H	Refer to planning maps	Interior of building(s); <u>childcare building</u>		
01461	Residence	1 Beihlers Road, Weymouth	LOT 1 DP 65423; LOT 6 DP 65423	B		A,B,F,G	Refer to planning maps	Interior of building(s)		
01462	Residence	19 William Avenue, Manurewa	LOT 223 DP 49699	B		A,B,F,G	Refer to planning maps	Interior of building(s)		
01463	Residence	11 Alfriston Road, Manurewa	LOT 1 DP 37757	B		F,G	Refer to planning maps	Interior of building(s)		
...										

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
01466	St Saviour's Chapel and Papatoetoe Orphan's Home and School (former)	80 Wyllie Road, Papatoetoe	Lot 1 DP 149864	A*A	Chapel; home/school	A,B,D,F,G,H	Refer to planning maps	All buildings, structures and features built after 1962; interior of buildings except for interior of St Saviour's Chapel		
...										
01476	Residence	87-85 and 85A Kolmar Road, Papatoetoe	LOT 1 DP 480623; LOT 2 DP 480623	B	Residence	F,G	Refer to planning maps	Interior of building(s)		
...										
01481	Dilkusha House	5 Scott Road, Papatoetoe	LOT 3 DP 58145	B	Residence	A,B,G,H	Refer to planning maps	Interior of building(s); garage; garden shed; detached rear flat		
...										
01587	Te Kōpua Kai a Hiku/Panmure Basin, including Mokoia pā site, terrace/midden, and middens <del>Midden</del> R11_98, R11_1255, R11_1377, R11_1384, R11_1385, R11_2158, R11_2263, R11_2264, R11_2265, R11_2266	100, 100A, 156 and 160 Ireland Road, Tide Close, 29 Lagoon Drive, 18A, 18B and 18C Watene Road, 10, 2/10 and 3/10 Peterson Road, Panmure	LOT 13 DP 103106; LOT 5 DP 38031; LOT 16 DP 39257; LOT 1 DP 163060; LOT 4 DP 38031; LOT 11 DP 39257; LOT 1 DP 63153; LOT 26 DP 187852; LOT 1 DP 163061; LOT 1 DP 136102; LOT 128 DP 23141; LOT 129 DP 19438;	B	Entire extent of place	A,C,D	Refer to planning maps	All buildings and structures	Yes	Yes

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
			<p>LOT 1 DP 18016;            LOT 2 DP 18016;            LOT 3 DP 18016;            PT LOT 4 DP 18016; PT ALLOT 64 SEC 2 VILLAGE PANMURE; PT ALLOT 77 SEC 2 VILLAGE PANMURE; PT ALLOT 63 SEC 2 VILLAGE PANMURE; LOT 40 DP 43120; LOT 41 DP 43120; PT ALLOT 21 SEC 4 VILLAGE PANMURE; LOT 5 DP 44717; ALLOT 23 SEC 4 SMALL LOTS PANMURE; road reserve; CMA</p>							
...										
01597	Stoneleigh (former)/Epworth (former)	4 Alexis Avenue, Mount Albert	LOT 1 DP 481269	B	<u>Residence</u>	F,G	Refer to planning maps	Interior of building(s); <u>buildings and structures that are not the primary feature</u>		
...										
01603	St Aidan's Church	3-9 Ascot Avenue, Remuera	<p>Lot 13 DP 279, Pt Lot 14 DP 279; Lot 21 DP 15262; <del>Part</del> PT Lot 22 DP 15262; <del>Part</del> PT Lot 23 DP 15262; Lot 32 DP 15262 DP 15262</p>	B	1905 church; <u>lynch gate</u> ; war memorial	A,B,F	Refer to planning maps	<u>Interior of the Church hall; Social Lounge; Parish office; Gathering space; post-1956 additions to the 1905 church and modifications to the interior of the 1905 church interior</u>		

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
								of basement in 1905 church		
...										
01612	Green Bay Mission Hall (former)/Blockhouse Bay Baptist Church	504-506 Blockhouse Bay Road, Blockhouse Bay	LOT 2 DP 61718; LOT 73 DP 41822; LOT 74 DP 41822; LOT 75 DP 41822; road reserve	B	Hall	A,B,G	Refer to planning maps	Interior of building(s); buildings and structures that are not the primary feature		
...										
01619	Residence	2 Castle Drive, Epsom	LOT 2 DP 50252	B	Residence	A,F,G	Refer to planning maps	Interior of building(s); buildings and structures that are not the primary feature		
...										
01627	Suffolk-Suffolk Hotel (former)/Cavalier Tavern	68 College Hill, Freemans Bay	Lot 15 DEEDS BLUE K-LOT 14 ALLOT 19 SEC 8 SUBURBS AUCKLAND; LOT 15 ALLOT 19 SEC 8 SUBURBS AUCKLAND; road reserve	B	Building	A,G	Refer to planning maps	Interior of building(s); modern covered deck/extension; window awnings; garage		
...										

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
01634	Dilworth Terrace Houses	1-8 Dilworth Terrace, Parnell	LOT 1 DP 97009	BA	<u>Each of the eight terrace houses</u>	A,F,G,H	Refer to planning maps	<u>Interior of building(s); Carports and garages; gate posts on driveway entrance to Dilworth Terrace; modern skylights; French doors in rear elevation entrances of 2 and 5 Dilworth Terrace; and the following interior spaces: interiors of rear lane extensions and interiors of all bathrooms and kitchens</u>		
...										
01642	Dominion Road Methodist Church	426 Dominion Road, Mount Eden	PT LOT 1 DP 1699; PT LOT 9 DP 4293; PT LOT 10 DP 4293	B	<u>Church</u>	A,F,G,H	Refer to planning maps			
...										
01664	Melville Park stone walls, posts and steps	Melville Park, 249-259 Gillies Avenue, Epsom	ALLOT 182 SEC 10 SBRS OF AUCKLAND	B	<u>Stone walls; stone posts and pillars; stone steps</u>	A,F	Refer to planning maps	<u>Buildings and structures that are not the primary feature</u>		
...										

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
01728	<del>Rahiri</del> /Caughey House "Rahiri" (former)/Auckland Karitane Hospital (former)	<del>Hebron Christian College</del> , 1-3 McLean Street, Mount Albert	LOT 1 DP 95136	B	<del>Residence</del> <u>Caughey House</u>	A,F,G	Refer to planning maps	Interior of building(s); <u>buildings and structures that are not the primary feature</u>		
...										
01747	Crystal Palace Theatre	537 Mount Eden Road, Mount Eden	Lot 6 DP 21614; <u>road reserve</u>	B	<u>Theatre</u>	A,F	Refer to planning maps			
...										
01810	Shops	256-262 Ponsonby Road, Ponsonby	<u>ALLOT 68 SEC 8 SUBURBS AUCKLAND</u> ; <u>road reserve</u>	B	<u>Circa 1910 shop buildings</u>	F,H	Refer to planning maps	Interior of building(s); <u>buildings and structures that are not the primary feature</u>		
...										
01974	Thomas Doo Building	164-168 Hobson Street, Auckland Central	LOT 1 DP 348651	B	<u>1885 commercial building</u>	A,F	Refer to planning maps	<u>Buildings and structures that are not the primary feature</u>		
...										
01979	George Courts Department Store (former)	238 Karangahape Road, Newton	LOT 1 DP 174920	A	Building	A,F,G,H	Refer to planning maps	<u>Interior of building(s), except for the stairwell and associated oak panelling</u>		
...										
01997	Central Fire Station	50-60 Pitt Street, Auckland Central	<del>Lot 1 DP 102572</del> <u>LOT 36 DP 102572</u>	B	<u>Fire station</u>	A,B,E,F	Refer to planning maps	<u>Interior of building(s), except the fire engine bays</u>		

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
...										
02494	Mann House	10 Violet Street, Mount Albert	Lot 2 DP 73576	B	<u>Residence</u>	A,B,D,G, E,F,G,H	Refer to planning maps			
02495	Lush House	10 Scherff Road, Remuera	PT LOT 1 DP 41369	B	<u>Residence</u>	A,B,D,G, E,F,G,H	Refer to planning maps			
...										
02575	Progressive Buildings	423-433 Great South Road, Otahuhu	PART Lot 3 DP 41443; <u>road reserve</u>	B	<u>Buildings</u>	A,F,G,H	Refer to planning maps	Interior of building(s)		
...										
02578	Railway signal box	Otahuhu Railway Station, <u>1 Walmsley Road, Otahuhu</u>	<u>Railway reserve SECT 1 SO 516423</u>	B	<u>Building</u>	A,B,E,F,G,H	Refer to planning maps	Interior of building(s)		
...										



ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
02728	<del>Citizens Advice Bureau No Deposit Piano Company</del> (former)	301-317 315 and 317 Queen Street, Auckland Central	Lot 14 DP 18506; PT LOT 15 ALLOT 1,2,3,4 & 5 CITY AUCKLAND PT Lot 15A 80; PART ALLOT 4 SEC 29 AUCKLAND CITY; <del>roadreserve road reserve</del>	B	<u>Building</u>	F,H	Refer to planning maps	Interior of building(s)		
...										
02735	Queens Wharf	Quay Street, Auckland Central	Pt Lot 37 DP 131568	B	Substructure and deck including shed platforms; Shed G (also known as Shed 10); ferry shelter; electricity substation building; railway tracks; crane rails; weighbridge	A,B,D,E,F,H	Refer to planning maps	1. Fendering 2. Cast iron bollards 3. Any works associated with repair and maintenance to ensure the integrity of the wharf structure for port purposes. The repair and maintenance methodology for piles includes the removal of defective concrete either by mechanical means or hydrodemolition, replacement of <u>corroded reinforcement, coating of reinforcement and reinstatement with new concrete either by spraying or recasting with concrete or mortar.</u> The repair and maintenance methodology for pavements involves <u>excavation and repair of the cement stabilised asphalt surfaced pavements.</u>		

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
...										
02745	No Deposit Piano Company Building	301-317 Queen Street, Auckland Central	Lot 14 DP 18506; Part Lot 15 A 80	B		A,F,G,H	Refer to planning maps	Interior of building(s)		

**ATTACHMENT C**  
**RECOMMENDED AMENDMENTS TO PLAN MAPS**

## Attachment 3

### Recommended amendments to plan maps

**Notes:**

1. Only the Historic Heritage Overlay extent of place maps that are recommended to be further amended are shown.
2. Two maps are shown for each place with a recommended amendment:
  - a. Map A shows the extent of place proposed in PC27 as notified; and
  - b. Map B shows the amended extent of place.

ID 00119

Oratia Church/schoolhouse (former), 1-5 Parker Road, Oratia

Map A – PC27 as notified



Map B – recommended amendment to extent of place



ID 00532

Workers' cottage (former)/Leigh Library, 15 Cumberland Street, Leigh

Map A – Plan change 27 as notified



Map B – recommended amendment to extent of place





**ID 00542**

**Minniesdale Chapel and graveyard, 67 Shegadeen Road, Wharehine**

**Map A – Plan change 27 as notified**



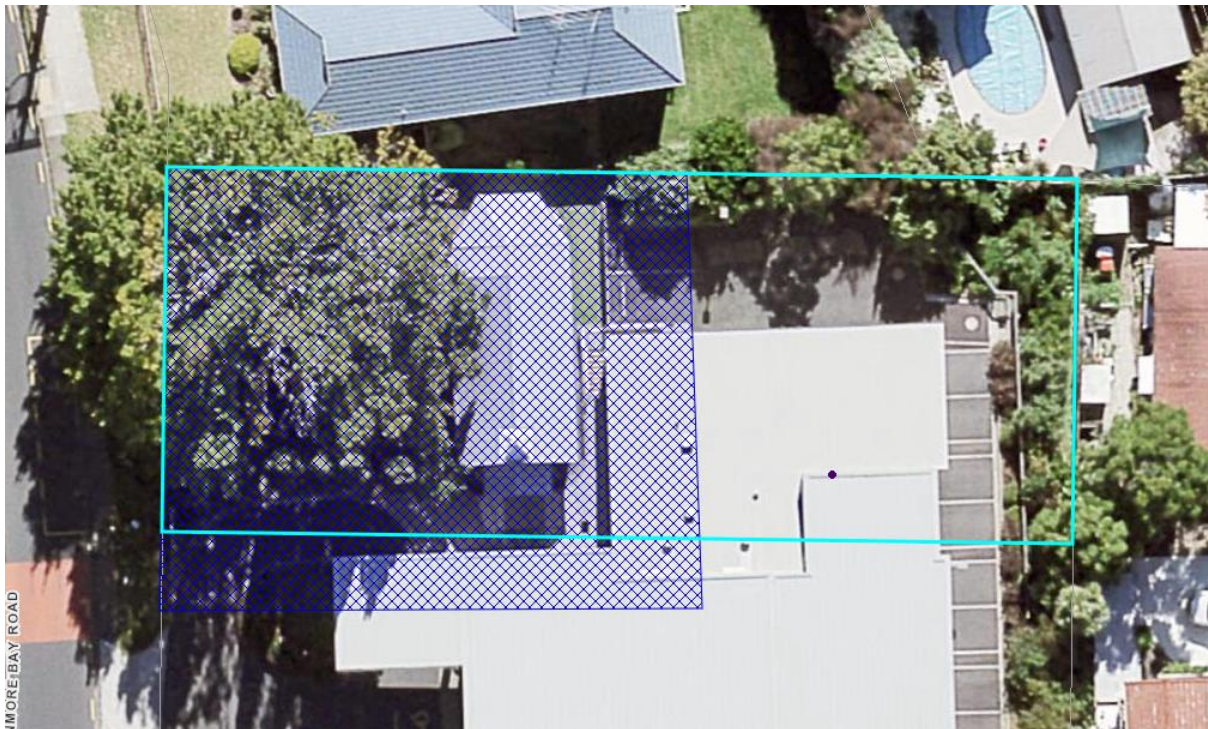
Map B – recommended amendment to extent of place



ID 00616

St Stephen's Anglican Church, 3 and 5 Stanmore Bay Road, Manly

Map A – Plan change 27 as notified



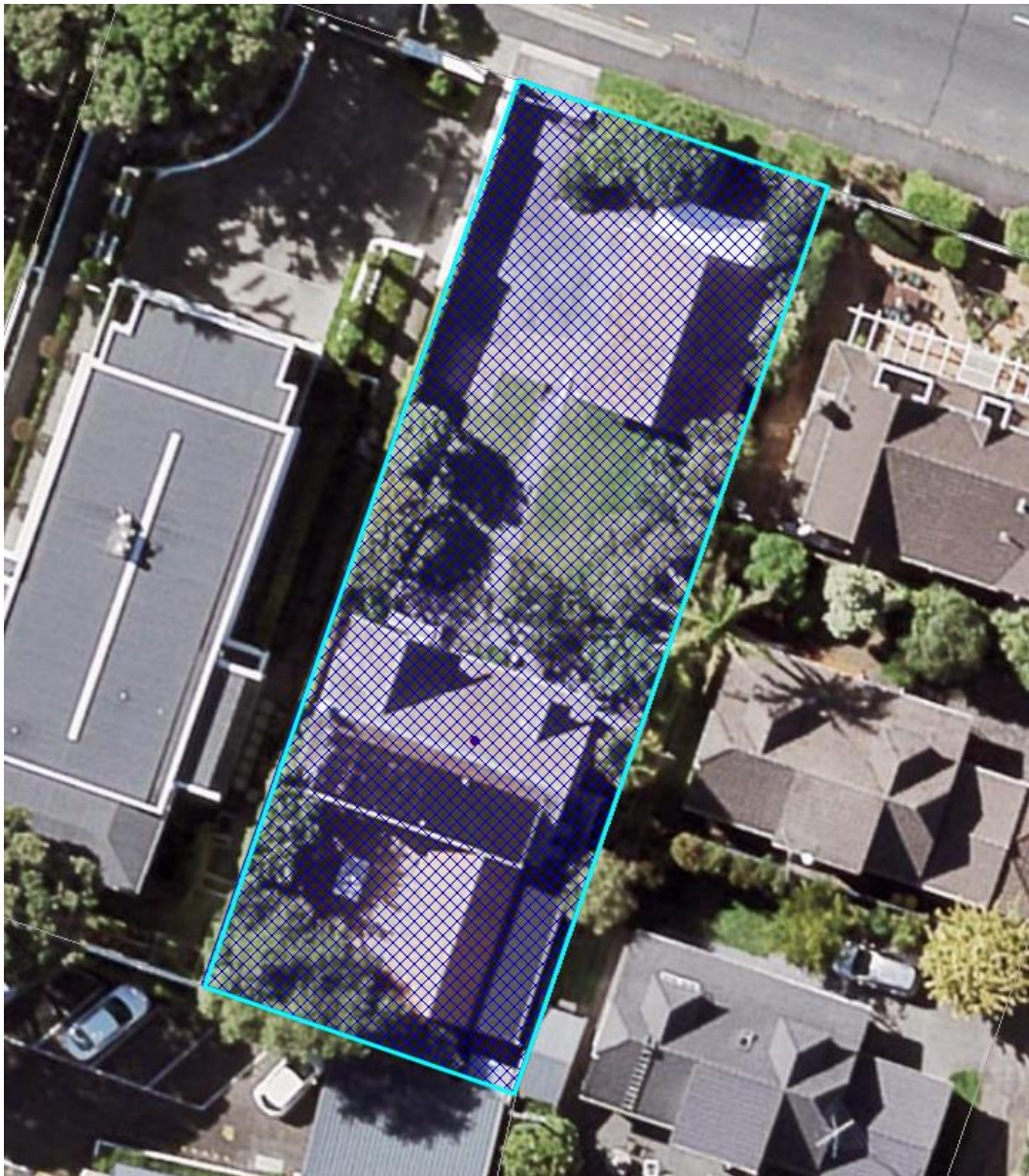
Map B – recommended amendment to extent of place



**ID 01077**

**Halling homestead (former), 68 Kitchener Road, Milford**

**Map A – Plan change 27 as notified**



Map B – recommended amendment to extent of place



ID 01447

Nathan Homestead and Gardens, David Nathan Park, 68R Hill Road, Hill Park

Map A – Plan change 27 as notified



Map B – recommended amendment to extent of place (extended to include 72 Hill Road)





ID 01466

St Saviour's Chapel and Papatoetoe Orphan's Home and School (former), 80  
Wyllie Road, Papatoetoe

Map A – Plan change 27 as notified



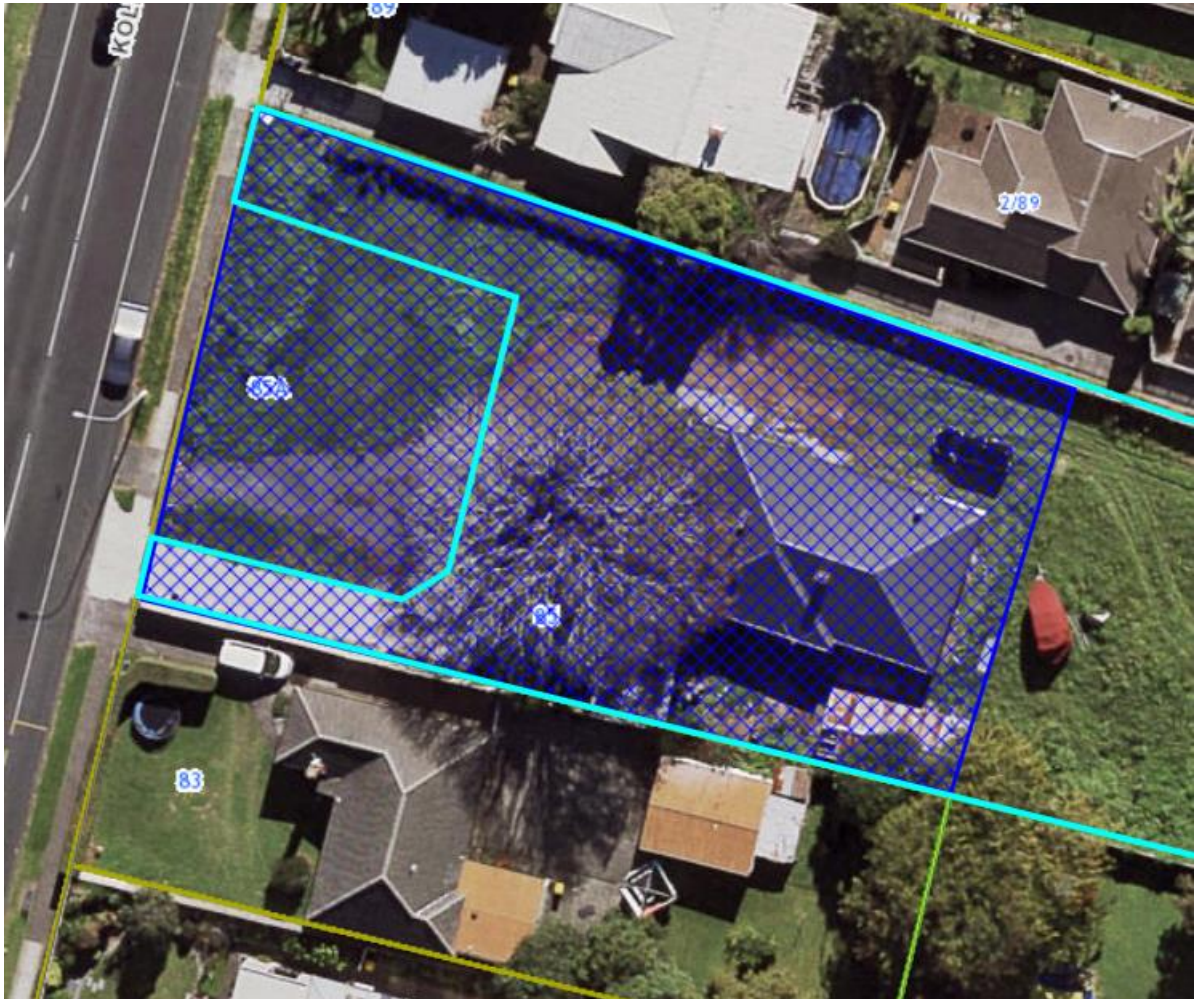
Map B – recommended amendment to extent of place



**ID 01476**

**Residence, 85 and 85A Kolmar Road, Papatoetoe**

**Map A – Plan change 27 as notified**



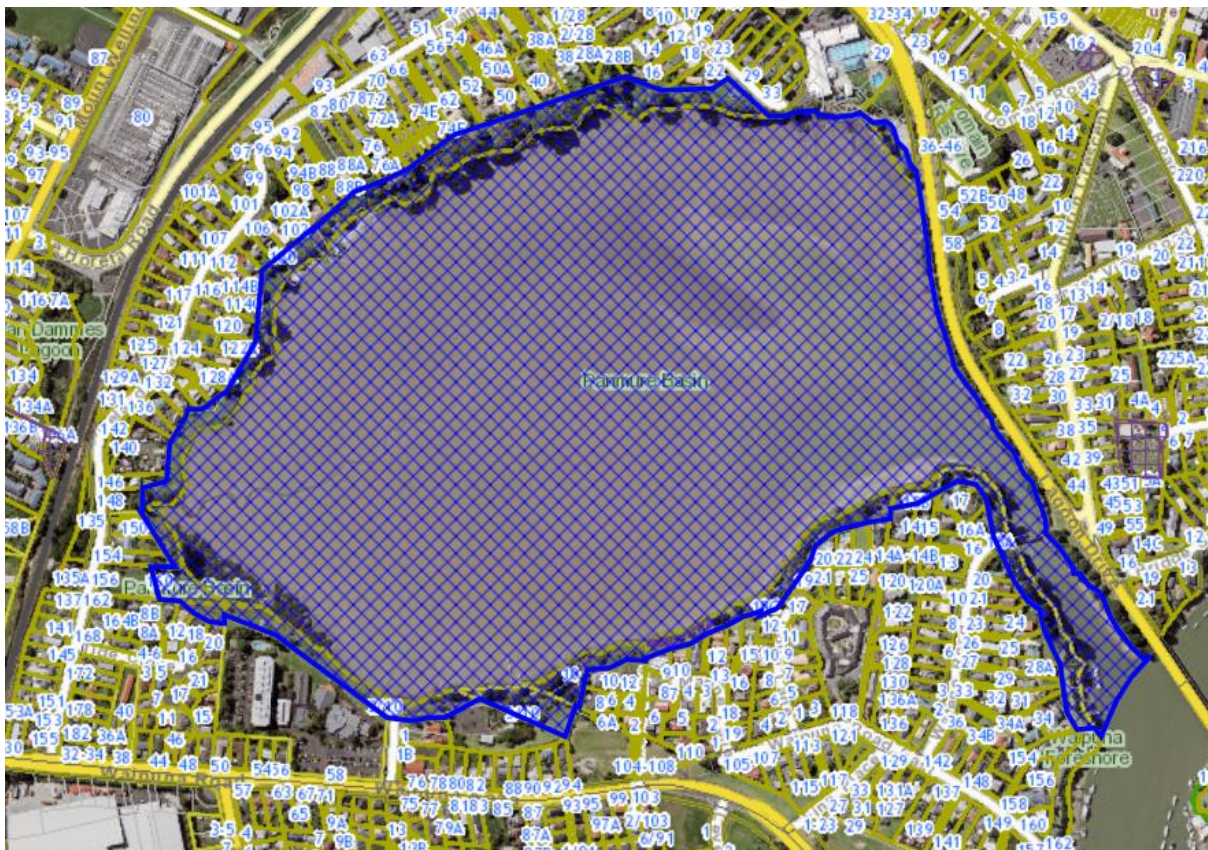
Map B – recommended amendment to extent of place



ID 01587

Te Kōpua Kai a Hiku/Panmure Basin, including Mokoia pā site, terrace/midden, and middens, 100, 100A, 156 and 160 Ireland Road, Tide Close, 29 Lagoon Drive, 18A, 18B and 18C Watene Road, 10, 2/10 and 3/10 Peterson Road, Panmure

Map A – Plan change 27 as notified



Map A – Plan change 27 as notified (close-up of Peterson Road)



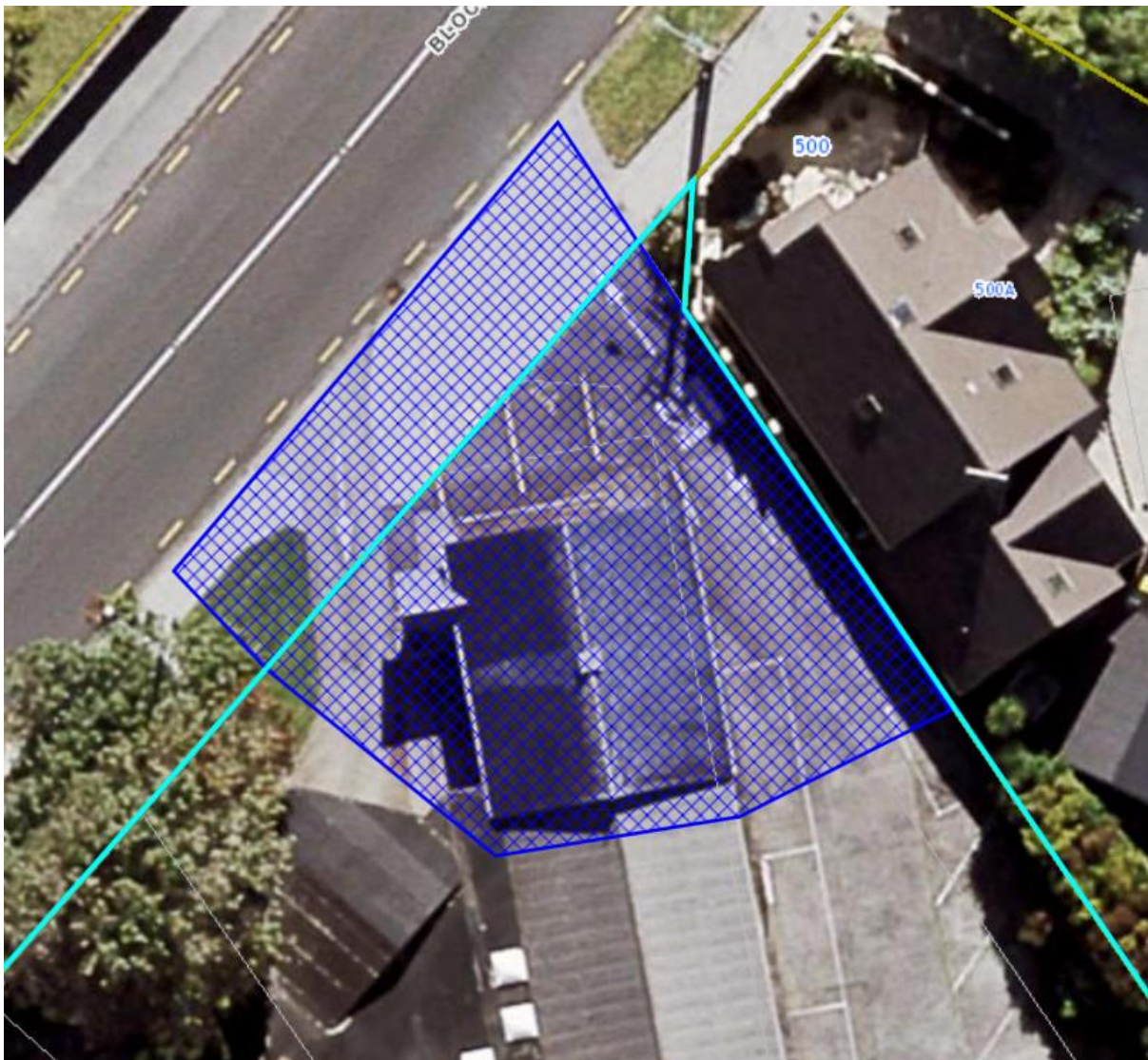
Map B – recommended amendment to extent of place (Peterson Road)



**ID 01612**

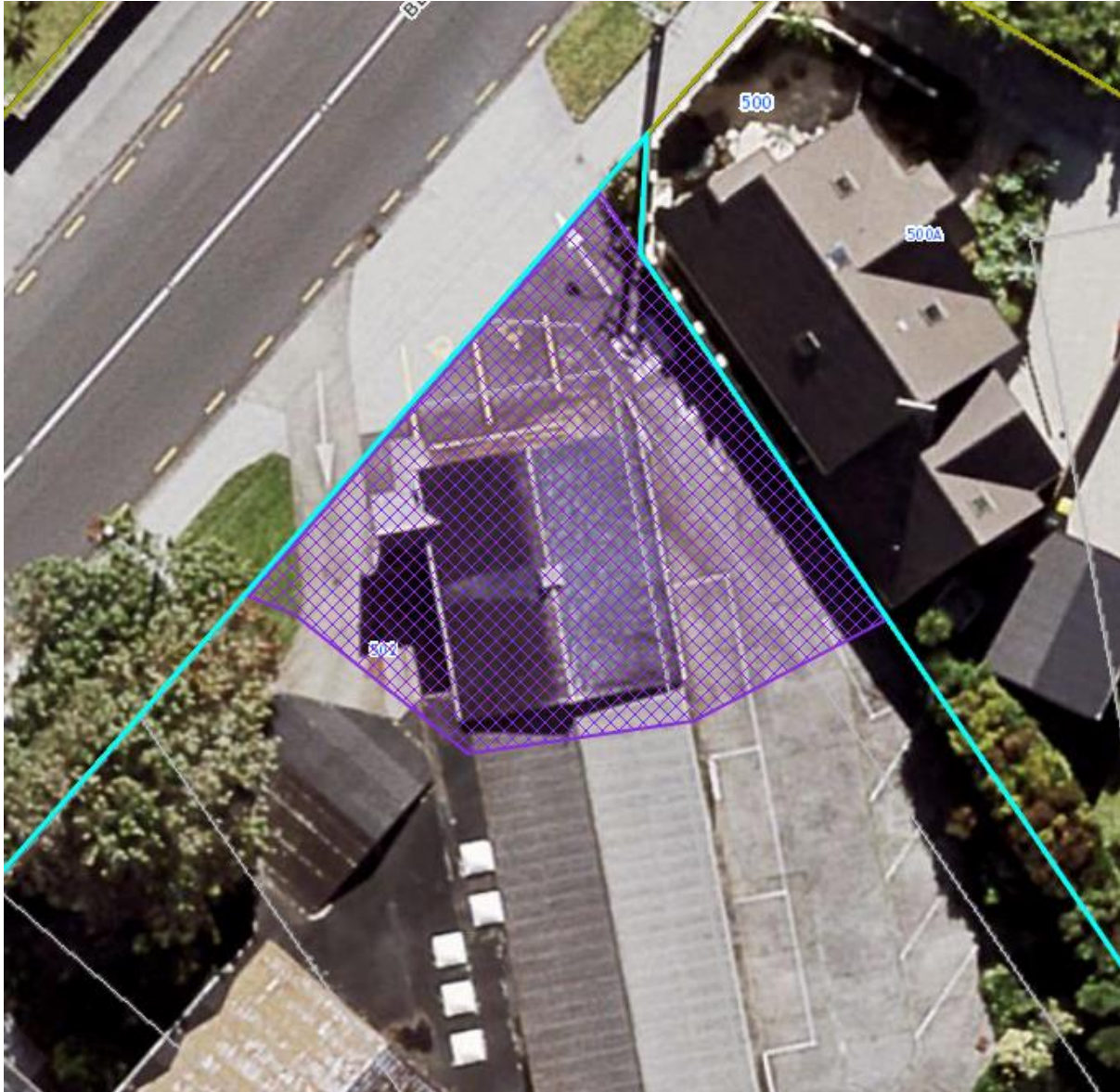
**Green Bay Mission (former)/Blockhouse Bay Baptist Church, 504-506  
Blockhouse Bay Road, Blockhouse Bay**

**Map A – Plan change 27 as notified**





Map B – recommended amendment to extent of place



ID 01810

Shops, 256-262 Ponsonby Road, Ponsonby

Map A – Plan change 27 as notified



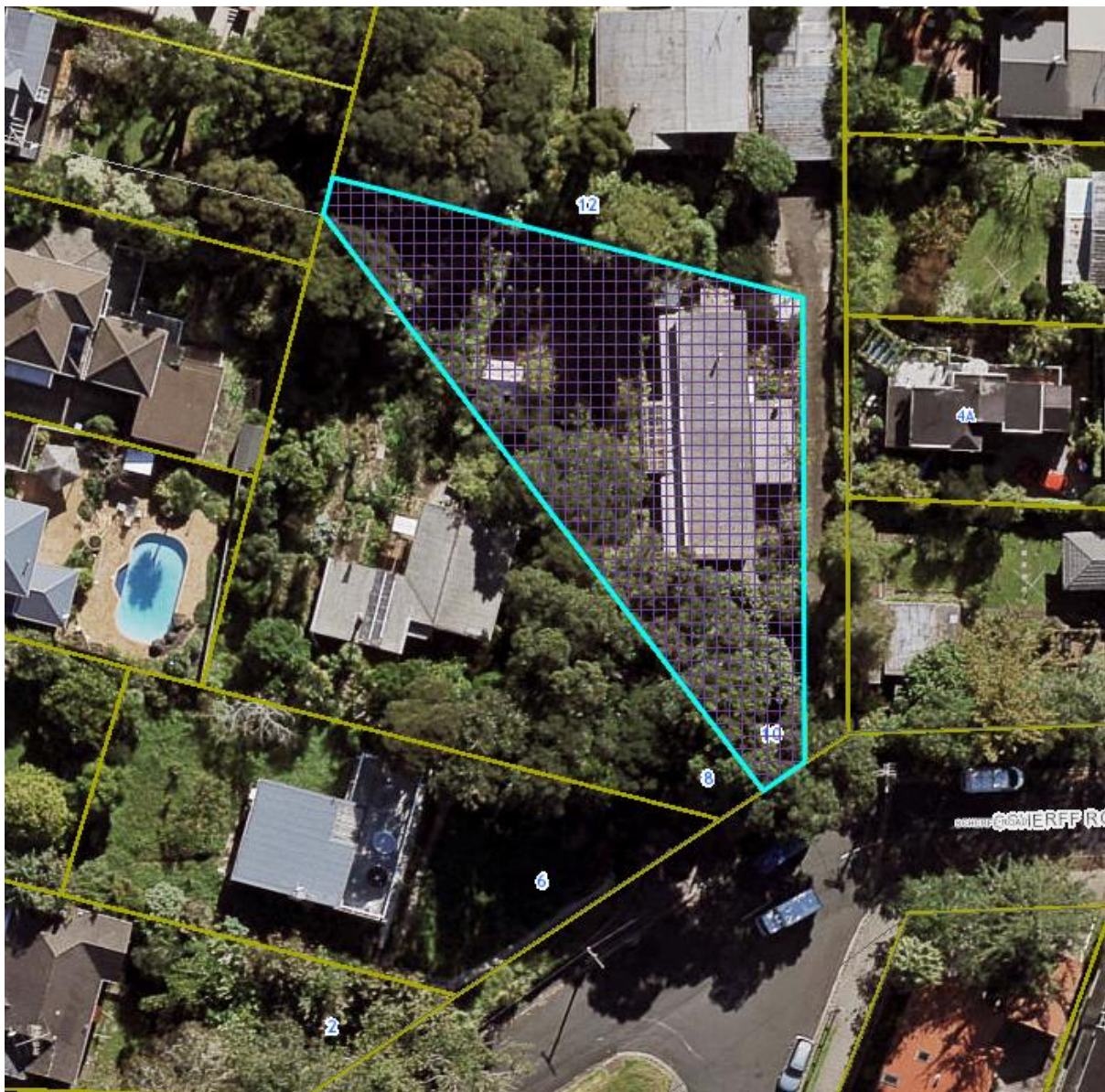
Map B – recommended amendment to extent of place



ID 02495

Lush House, 10 Scherff Road, Remuera

Map A – Plan change 27 as notified



Map B – recommended amendment to extent of place



**ATTACHMENT D**  
**CATEGORY A\* REVIEWS**

## **ATTACHMENT 4 – A\* Reviews**

- Earnoch, 194-196 Hurstmere Road, Takapuna (ID 01053)
- Commercial building, 33 and 37-39 Victoria Road, Devonport (ID 01127)
- Meadowbrook, 1 Kimptons Road, Brookby (ID 01330)
- Nathan Homestead and gardens, David Nathan Park, 68R Hill Road, Hill Park (ID 01447)
- Dutch prefabricated house, 56 Gloucester Road, Manurewa (ID 01453)
- St Saviour's Chapel and Papatoetoe Orphan's Home and School (former), 80 Wyllie Road, Papatoetoe (ID 01466)

## **EARNOCH - ID 01053**

194-196 Hurstmere Road, Takapuna



Figure 1: Earnoch, 194-196 Hurstmere Road, Takapuna (Auckland Council 19/11/2018)

## **INTRODUCTION**

### **Purpose**

The purpose of this evaluation is to review the heritage values of Earnoch (194-196 Hurstmere Road, Takapuna) to confirm its level of significance.

The heritage values of Earnoch require review because the place is currently scheduled in the interim Category A\*, and its level of value needs to be confirmed. In addition, the landowner requested that Council review the place to confirm if it continues to meet the criteria and thresholds for inclusion in Schedule 14.1.

As part of its Strategic Vision, the Heritage Unit identified reviewing the schedule as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

### **Background**

Information on the history of the place and a physical description are included in the original evaluation contained in the Heritage Unit's property files.



A site visit was conducted on 19 November 2018.

### Constraints

This is a review based on the information contained in property files held by Council’s Heritage Unit. The information in the files is not exhaustive and additional research may yield new information about the place.

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

### SCHEDULING INFORMATION

<b>Schedule ID</b>	01053
<b>Place Name/and/or Description</b>	Earnoch
<b>Verified Location</b>	194-196 Hurstmere Road, Takapuna
<b>Verified Legal Description</b>	Lot 1 DP 52995
<b>Category</b>	A*
<b>Primary feature</b>	Residence
<b>Known Heritage Values</b>	A, F, G
<b>Extent of Place (Refer to Figure 2)</b>	Refer to Figure 2
<b>Exclusions</b>	Interior of building(s)
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	



Figure 2: Extent of place for ID 01053 (Auckland Council Geomaps)

## **HISTORICAL SUMMARY**

### **Planning background**

Earnoch was first scheduled by North Shore City Council as a Category A place.

The place was included in the Auckland Unitary Plan (Operative in Part) as a category A\* place.

### **History**

John Robertson arrived in Sydney from Glasgow in 1846 and arrived in Auckland in 1857. He initially joined the family business Wright & Grahame Traders. During the Taranaki and Waikato Wars he served in the Rutland Volunteer Rifle Corps, where he developed a reputation for high personal and business integrity.

After the war, he established his own business in Queen Street and a home in Upper Symonds Street. He was successful and acquired property throughout Auckland, including in Avondale and the North Shore. In 1876, he commissioned a summer home on the banks of Lake Pupuke. At the time it was fashionable for wealthy Aucklanders to build holiday homes by the lake – it was considered more exclusive than the sea. He named the house “Earnoch” to acknowledge his ancestral family estate located in Earnock, Lanarkshire. (It is unclear when or why the “k” became an “h”)

Robertson was an active member of the community and served variously as Chairman of Directors of the Taupiri Coal Company and president of the Chamber of Commerce. He was also instrumental in obtaining the San Francisco mail service, and in establishing St Sepulchre’s Church in Symonds Street. He was an active member of the Freemasons and father of seven children.

Robertson was forced to retire in 1877 after suffering a cerebral hemorrhage. He returned to England to recover but missed being involved in business. He later returned to New Zealand and reestablished his business, working in a semi-retired state.

In 1884, the Robertson family decided to move to Earnoch full-time, but found it difficult living so far from Auckland Central, especially with regard to the children’s education. They returned to the city and kept Earnoch as a holiday retreat.

Robertson died in Sydney in 1894 and his wife, Selina, moved to Earnoch permanently. She remained there until 1907.

Earnoch Avenue, which extends from Hurstmere Road to the Hauraki Gulf, was named after Earnoch house.

## **SIGNIFICANCE CRITERIA**

### **Historical**

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

Earnoch is strongly associated with John Robertson, a prominent Auckland merchant and public figure. Robertson contributed to the development or ongoing success of several Auckland institutions, including the Chamber of Commerce, the Freemasons, and St Sepulchre’s Church on Symonds Street. In addition to his business interests, he was a significant landowner. Robertson Road in Avondale is named after him and Earnoch Avenue in Takapuna is named after one of his homes (the subject site).

Robertson commissioned Earnoch as his summer home but lived there full-time for a short period. He was in regular residence from 1876 until his death, and Earnoch remained in his family until 1907.

Earnoch is associated with a significant period of development in Takapuna. In the late 19<sup>th</sup> century, Takapuna was primarily a holiday destination rather than a place of permanent residence. Working and middle-class Aucklanders enjoyed day trips to the area, while wealthier Aucklanders built substantial holiday homes, like Earnoch, on the shores around Lake Pupuke. Baches, hotels, and holiday homes on both Lake Pupuke and the Hauraki Gulf continued to represent the dominant pattern of development in Takapuna (and further afield) until the Harbour Bridge opened in 1959 bringing more opportunities for permanent residents.

Earnoch has **considerable local** historical significance.

### **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.*

There is no evidence to suggest that Earnoch is held in high esteem by the public, or that it represents important aspects of identity or memory. No community, group or organisation has been identified that might consider this place an icon or marker.

Earnoch is included in the *Takapuna-Milford Walk* (North Shore City heritage trails), is included in several local histories and in the *North Shore Heritage Thematic Review Report*.

Earnoch has **moderate local** social significance.

### **Mana whenua**

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

The Mana Whenua values have not been assessed.

### **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.*

Earnoch has the potential to play a role in enhancing public education and appreciation of local history in Takapuna and the North Shore. To a certain extent, Earnoch demonstrates a way of life that is becoming increasingly rare. The North Shore has long been characterised as a holiday destination, populated initially by summer homes, baches and hotels. But following the opening of the Harbour Bridge in 1959, the permanent, full-time population boomed. There are still a few remnant baches dotted along the coast, however, Earnoch is one of the two remaining of the grand summer estates on the banks of Pupuke (the other is Hurstmere, also an A\*).

Earnoch has **moderate local** knowledge significance.

### **Technological**

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

Earnoch has no known technological values. The techniques used to construct the original house and subsequent alterations are readily understood through other places and sources.

Earnoch has **no** technological significance.

#### **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.*

Earnoch is an increasingly rare example of a mid-Victorian two-storey colonial cottage with a roof dormer within this locality. Sources indicate that the house may have been designed by noted architect James Wrigley, however this cannot be substantiated.

Sources indicate that the house was originally constructed as a single gable with a dormer, and that the second gable, which essentially doubled the size of the house, was added around 1900. The house retains good integrity from this time period, including joinery and wrap-around verandah which faces the direction of the lake.

Earnoch is one of the oldest buildings in Takapuna, and its type and style are strongly associated with the pattern of settlement of summer homes constructed around Lake Pupuke during the late 19<sup>th</sup> century.

Earnoch has **considerable local** physical attributes significance.

#### **Aesthetic**

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

Earnoch has notable picturesque qualities that can be appreciated from within the site. Although it is no longer visible from the public realm or Lake Pupuke, Earnoch has some visual appeal as an attractive cottage with legible historic characteristics.

The setting is somewhat compromised by development further south along Hurstmere Road, which intrudes into the backdrop of the house. Mature trees on site alleviate this to some extent.

Earnoch has **moderate local** aesthetic significance.

#### **Context**

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

The context of Earnoch has been significantly altered since its construction. Originally, the house was situated on a lot of almost 6,000m<sup>2</sup>, and had a direct physical and visual connection to Lake Pupuke. Now, the house is separated from the lake by an apartment block that acts as a wall across the entire width of the site, blocking Earnoch from its original setting. Without its context, there is little indication that this home was once a summer or holiday house, constructed on a site specifically chosen for its proximity to and views of the lake.

Earnoch has **little** context significance.

### **STATEMENT OF SIGNIFICANCE**

Earnoch is a mid-Victorian two-storey cottage that was constructed on Lake Pupuke as a summer house for prominent Auckland businessman John Robertson. Robertson was a key figure in the development of early Auckland, contributing to the Chamber of Commerce, the Freemasons and the San Francisco Mail Service. He was also instrumental in the development of St Sepulchre's Church in Symonds Street. Robertson was a significant landowner, with properties in Avondale, where a road is

named after him, and the North Shore. Robertson situated Earnoch on the shore of Lake Pupuke, a fashionable location for the holiday homes of wealthy Aucklanders in the late 19<sup>th</sup> century. This location is also indicative of the wider pattern of development in the North Shore, which was primarily characterised as a holiday destination from the beginnings of European settlement until the opening of the Harbour Bridge.

The house is one of the oldest buildings in Takapuna, and one of the two remaining grand summer homes. It is an example of an increasingly rare mid-Victorian two-storey cottage with a dormer, and while the house is relatively intact, the context has been altered significantly.

## TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
A- Historical	Considerable	Local
B- Social	Little	Local
C- Mana Whenua	N/A	N/A
D- Knowledge	Moderate	Local
E- Technological	None	N/A
F- Physical Attributes	Considerable	Local
G- Aesthetic	Moderate	Local
H- Context	Little	N/A

## RECOMMENDATION

Earnoch meet the thresholds for scheduling as a Category B Historic Heritage Place.

### Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage  
19/11/2018

### Peer Reviewer

Elise Caddigan, Specialist Built Heritage  
26/02/2019

## Sources

Anderson, Louise. (1997). *Pupuke: A tour of the gentlemen and their residences on historic Lake Pupuke*.

Auckland Council Geomaps

Auckland Council Property files

Cadastral Index

Cultural Heritage Inventory

Heritage Images online

North Shore City. (2011). *North Shore Heritage: Thematic Review Report*.

North Shore City. (2002). *Takapuna-Milford Walk: North Shore City heritage trails*.

## COMMERCIAL BUILDING - ID 01127

33 and 37-39 Victoria Road, Devonport



Figure 3: 33 and 37-39 Victoria Road (Auckland Council 2017)

## INTRODUCTION

### Purpose

This review assesses the heritage values of the commercial building at 33 and 37-39 Victoria Road to determine whether it meets the threshold for scheduling as Category A or B.

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

As part of its Strategic Vision, the Heritage Unit identified the A\* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

### Background

Information on the history of the place and a physical description are included in the original evaluation contained in the Heritage Unit's property files.

A site visit was conducted on 19 November 2018.

## Constraints

This is a review based on the information contained in property files held by Council's Heritage Unit. The information in the files is not exhaustive and additional research may yield new information about the place.

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

## SCHEDULING INFORMATION

<b>Schedule ID</b>	ID 01127
<b>Place Name/and/or Description</b>	Commercial building
<b>Verified Location</b>	33 and 37-39 Victoria Road, Devonport
<b>Verified Legal Description</b>	LOT 1 DP 61110
<b>Category</b>	A*
<b>Primary feature</b>	Commercial building
<b>Known Heritage Values</b>	A, B, F, G, H
<b>Extent of Place (Refer to Figure 2)</b>	Refer to Figure 2
<b>Exclusions</b>	Interior of building(s)
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	

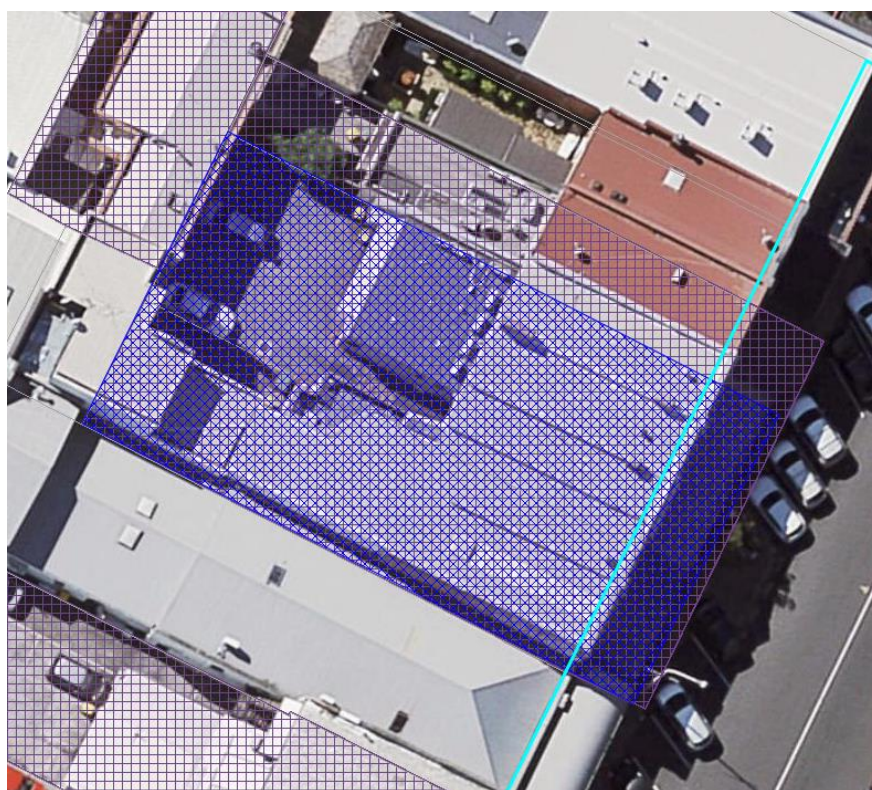


Figure 4: ID 01127 does not currently have an extent of place mapped. The location of the place is indicated in blue above. (Auckland Council Geomaps)

## HISTORICAL SUMMARY

### Planning background

The commercial building at 33 and 37-39 Victoria Road was originally scheduled in the North Shore City Council District Plan as a Category A place.

The place was included in the Auckland Unitary Plan (Operative in Part) as a category A\* place.

### History

*From the North Shore City Council Inventory Sheet*

“Sometimes referred to as the "1888 building" because of the prominent data rendered in plaster in the centre of the facade, when the four middle shops were built (the later building to the north is in almost identical style). The two allotments were originally owned by Mr J Jervois. On the maps two dwellings presumably with shops above and both constructed of wood with an iron roof, occupied the southern part of the property. The occupier of the southernmost shop was not listed. The next shop to the north was occupied by Mr Jenkins. The maps do not specify if the next building north was a dwelling or a shop or both, however it was occupied by Mr Robinson and was constructed of wood and shingle. The northernmost building was listed as a shop or a dwelling and was constructed of wood and iron. The contemporaneous report on the fire that razed the area states that the Jervois block contained seventeen rooms and that 'shopkeepers who suffered the loss of premises and stock included Groombridge, Robinson, Bootmaker, and John Jervis, Grocer'. From 1901 onwards, there were two long-standing occupiers, the Ambury and English Dairy Company and Howard's Fishmongery. In the Waitemata Post (18 August 1910), an advertisement appeared for the Ambury and English Dairy Company who delivered milk and 'star' butter. Circa 1911, the Red Cross Pharmacy was established in the block and in 1912 this was taken over by Eccles Chemist.”

## SIGNIFICANCE CRITERIA

### Historical

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

The commercial building at 33 and 37-39 Victoria Road is associated with an important event and pattern of development in Devonport. A large fire spread through the commercial area of Victoria Road in February 1888, destroying many of the timber buildings on the western side of the street. Out of this devastation came new planning requirements for the commercial area and the formation of the fire brigade. The subject site represents a generation of brick buildings constructed soon after the fire, which reflect the new public-safety-driven approaches to construction and materiality.

The commercial building at 33 and 37-39 Victoria Road has **considerable local** historical value.

### Social

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

The commercial building at 33 and 37-39 Victoria Road has no known social values. There is an active local heritage interest group in the area, but there is no evidence that this group has ever specifically



advocated for or celebrated this building. No evidence points to this place as an icon or marker that the community identifies with or a place that defines community identity. It does not represent a custom, way of life or process that is rare or endangered.

The commercial building at 33 and 37-39 Victoria Road has **no** social values.

#### **Mana whenua**

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

The Mana Whenua values have not been assessed.

#### **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 commercial building at 33 and 37-39 Victoria Road has little knowledge value. When first constructed, many of the commercial buildings along the western side of Victoria Road had a rear alley. Now, the alley behind 33 and 37-39 Victoria Road is the only one that remains. While the alley is locally rare, its importance is unclear. Further work is required to determine how much is already known about these service spaces, and the extent to which the subject site could contribute to that knowledge.

The commercial building at 33 and 37-39 Victoria Road has **little local** knowledge value.

#### **Technological**

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

The construction techniques and choice of materials used to construct 33 and 37-39 Victoria Road directly respond to changes in building regulations following a devastating fire in Devonport in 1888, however, while these techniques and materials were new to Devonport, they were typical of commercial developments taking place in other urban centres around Auckland during this period.

The commercial building at 33 and 37-39 Victoria Road has **little local** technological value.

#### **Physical attributes**

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

The commercial building at 33 and 37-39 Victoria Road has moderate value for its physical attributes. The building is a representative example of the late Victorian Free Classical style, featuring rusticated pilasters that support a rudimentary entablature and a triangular pediment over the central bay marked '1888'. There is an addition to the north, which was designed to be identical to the existing building, but affects its symmetry. The building has had some minor modifications, especially below the verandah, but retains one of the original four shopfronts.

The commercial building at 33 and 37-39 Victoria Road has **moderate local** physical attributes.

#### **Aesthetic**

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

The commercial building at 33 and 37-39 Victoria Road has moderate aesthetic values. It is an attractive and prominent Victorian building that is familiar in and contributes positively to its historic urban setting on Victoria Road.

The commercial building at 33 and 37-39 Victoria Road has **moderate local** aesthetic values.

**Context**

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

The commercial building at 33 and 37-39 Victoria Road has considerable context value as part of a group of inter-related heritage places along Victoria Road. The street is subject to a Special Character Area overlay, and the subject place is identified as a defining feature, along with most of its immediate neighbours and most of the western side of the street. Many of the buildings along the western side of the street date from the same period as the subject site, meaning the original setting and context of the commercial building remain intact. The commercial building at 33 and 37-39 Victoria Road makes a positive contribution to this coherent townscape.

The commercial building at 33 and 37-39 Victoria Road has **considerable local** significance.

**STATEMENT OF SIGNIFICANCE**

The commercial building at 33 and 37-39 Victoria Road was constructed in 1888 and is a representative example of the late Victorian Free Classical style. The building has strong historical associations with an important event in the development of early Devonport. In 1888, a large fire spread through the commercial area of Victoria Road, destroying many of the primarily timber buildings. Out of this devastation came new requirements for the design and materiality of buildings. The commercial building at 33 and 37-39 reflects this marked change in building regulations and represents a generation of brick buildings constructed soon after the fire. The commercial building also has considerable context value as part of a group of inter-related heritage places along Victoria Road. The street is subject to a Special Character Area overlay, and the commercial building is identified as a defining feature. Many of the buildings along the western side of the street date from the same period as the subject site, meaning the original setting and context of the commercial building remain intact and contribute positively to the streetscape of Victoria Road.

**TABLE OF HERITAGE VALUES**

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

## **RECOMMENDATION**

The commercial building at 33 and 37-39 Victoria Road meets the threshold for scheduling as a Category B Historic Heritage Place.

### **Evaluator**

Rebecca Freeman, Senior Specialist Historic Heritage  
10 January 2019

### **Peer Reviewer**

Elise Caddigan, Specialist Built Heritage  
26 February 2019

### **Sources**

Auckland Council Geomaps

Auckland Council Property Files

Cultural Heritage Inventory

North Shore City Council Heritage Inventory

## MEADOW BROOK - ID 01330

320 Twilight Road, Brookby



Figure 5: 320 Twilight Road, Brookby (Auckland Council 2012)

## INTRODUCTION

### Purpose

This review assesses the heritage values of Meadow Brook to determine whether it meets the threshold for scheduling as Category A or B.

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

As part of its Strategic Vision, the Heritage Unit identified the A\* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

### Background

Information on the history of the place and a physical description are included in the original evaluation contained in the Heritage Unit's property files.

A site visit was conducted on 13 February 2019.

## Constraints

This is a review based on the information contained in property files held by Council's Heritage Unit. The information in the files is not exhaustive and additional research may yield new information about the place.

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

## SCHEDULING INFORMATION

<b>Schedule ID</b>	ID 01330
<b>Place Name/and/or Description</b>	Meadow Brook
<b>Verified Location</b>	320 Twilight Road, Brookby
<b>Verified Legal Description</b>	LOT 1 DP 359073
<b>Category</b>	A*
<b>Primary feature</b>	Residence
<b>Known Heritage Values</b>	A, B, F, G, H
<b>Extent of Place (Refer to Figure 2)</b>	Refer to Figure 2
<b>Exclusions</b>	Interior of building(s)
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	



Figure 6: Extent of place for ID 01330 (Auckland Council Geomaps)

## HISTORICAL SUMMARY

### Planning background

Meadow Brook was originally scheduled in the Manukau City Council District Plan as a Group I place.

The place was included in the Auckland Unitary Plan (Operative in Part) as a category A\* place.

## History

*Prepared by Lisa Truttman 4 July 2017*

In 1966, A E Tonson, in his book *Old Manukau*, claimed that the house currently situated at 320 Twilight Road was “the oldest house still occupied in Brookby”, and “was built before 1880 by Mr Lord.” He went on to describe the house as being constructed from heart kauri timber which came from trees that grew on the farm as it was (107 acres), pit sawn and hand planed, and with “massive locks” fitted to the doors. At the time of writing his book, Tonson advised that the house belonged to Mr W C Knight.<sup>1</sup>

This claim that Lord built the house has been passed down in the 1974 book *The Vintage Years, A Record of Alfriston-Brookby Since the 1850s*, by Lorna W Wilson, and latterly Auckland Libraries’ Manukau’s Journey website.

However, documentary evidence appears to indicate that John Lord may not have been the originator of the house. While he did own the property (Allotment 39, Parish of Maraetai) from 1865<sup>2</sup>, he actually already owned a larger farm nearby, the 170 acre Allotment 26, Parish of Wairoa<sup>3</sup>, from his Crown Grant in September 1856.<sup>4</sup> This was his “Wairoa Farm,”<sup>5</sup> which appears as his address in electoral rolls up to at least 1890<sup>6</sup>, and of which he remained as owner until 1900.<sup>7</sup> In April 1865, Lord made a claim for compensation for losses at his farm in Wairoa due to the land war, including “non occupation of house”<sup>8</sup>; Allotment 39 was purchased later by him, from the owner William Blackburn, in December that year, for the sum of £125.<sup>9</sup> On top of this, he also owned, for a time, two allotments in the Parish of Pakuranga.<sup>10</sup>

The earliest description of a residence on Allotment 39 comes from late 1890, when John Saunders advertised that his “choice farm, 107 acres, with large house of 9 rooms” was for sale.<sup>11</sup> John Saunders (1868-1930) arrived in Auckland in 1875 from Oxfordshire in England, originally settling beside Mt Roskill Road on the Auckland isthmus until just after his wife Mary died in 1884. In June 1886, he purchased Allotment 39 from John Lord, for the sum of £900 (borrowing £500 from Lord).<sup>12</sup> There isn’t much further known about Saunders; in 1890 he decided to sell the property, and for an

---

<sup>1</sup> Tonson, pp. 222-223

<sup>2</sup> Deeds Index 6A.572, BAJZ 23662 A1660/837a, R22764220, Archives New Zealand

<sup>3</sup> Today this property is subdivided and is encompassed by: 76-80 Sutton Road to the west, and 261 Twilight Road to the east. (Comparison of “Index Map of Manukau County”, 1907, NZ Map 4789, Sir George Grey Special Collections, Auckland Libraries, with Auckland Council GeoMaps, retrieved July 2017)

<sup>4</sup> Deeds Index 7A.206, BAJZ 23662 A1660/838a, R22764221, Archives New Zealand

<sup>5</sup> See name of Lord’s existing Wairoa property in “Schedule of Assessment of Land Situate in the Turanga Highway District for the Year 1866”, *NZ Herald*, 18 April 1866, p. 6

<sup>6</sup> Franklin electoral roll, 1890, p. 19, and others

<sup>7</sup> Deeds Index 7A.206

<sup>8</sup> *NZ Herald*, 1 April 1865, p. 4. At the time, he alternated with a farm he also ran at Mt Albert, and had also claimed compensation for stock sent to Mangere and Auckland.

<sup>9</sup> 17D.855, BAJZ A1660 23641 Box 688, R22764069, Archives New Zealand

<sup>10</sup> Allotments 93 and 106, Deeds Indexes A2.538 and A2.551, respectively. See also the 1866 Turanga Highway District Assessment Schedule.

<sup>11</sup> *Auckland Star*, 23 December 1890, p. 2(1)

<sup>12</sup> Family tree information, via Ancestry.com, retrieved 4 July 2017; R22.233, BAJZ A1660 23641 Box 41, R22763422, Archives New Zealand

asking price less than the sum he'd paid; "His children having grown up and left the district is the sole reason for making such a sacrifice." He moved to Waihi, after selling the Brookby farm to Martha Knight (wife of William) in 1894 for £650<sup>13</sup>, then returned to Auckland, living in Tamaki until his death in 1930.<sup>14</sup> The house at 320 Twilight Road could therefore date from the period 1886-1890.

The next owner, William Knight (1863-1908) ran a farm on the property for 14 years before his death.<sup>15</sup> It has been said that Twilight Road was once called Knight's Road, but over time the name came to be changed by the local community due to the fact that at the other, Clevedon, end of the road was the home of a Mr Day.<sup>16</sup> The story may have originated from the brief residence at Ness Valley of a teacher named Arthur Edward Day around 1911, but he lived some distance away from even today's line of Twilight Road.<sup>17</sup> Knight was succeeded by his son William Christie Knight (1890-1980) who, at the age of only 19, was entering Shropshire sheep from the family's Brookby farm in the Auckland Show of 1909.<sup>18</sup> After operating the farm for over two decades W C Knight purchased the property from his mother in June 1929 for £1741 13s 4d.<sup>19</sup>

By 1946, when Knight obtained a certificate of title for his total landholding at that point, it had increased to 109 acres, with the addition of 6.5 acres of Allotment 47, but also with the loss of land to roads.<sup>20</sup> By 1964, his property was just over 104 acres. He sold the property to dentist Roger Harcourt Poole and Mary Isobel Poole in 1966.<sup>21</sup> The Pooles constructed a stone wall in front of the house, but were said to have maintained "the character of the home."<sup>22</sup>

Douglas Falconer Brown and his wife Judith Carew Brown purchased the property, slightly reduced in size again, in 1976.<sup>23</sup> It may have been during their ownership that two wings were added to the house, one at either end.<sup>24</sup> The Browns transferred the property to Richard Balcombe Langridge and Glenda Eveleen Balcombe-Langridge in 1988, who subdivided the house's site with respect to its title from the remainder of the property in 1992-1993.<sup>25</sup>

Aerial images of the site seem to indicate that there was both a relocation of the house on its now sharply reduced site, and an enlargement of the building, between 2003-2004 and 2010-2011.<sup>26</sup> Today, the building is known as Meadowbank, and is a focus of a landscaped site utilised as a wedding venue.<sup>27</sup>

---

<sup>13</sup> R46.51, BAJZ A1660 23641 Box 79, R22763460, Archives New Zealand

<sup>14</sup> Obituary, *Auckland Star*, 15 September 1930, p. 17

<sup>15</sup> Death notice, *Auckland Star*, 26 October 1908, p3(3)

<sup>16</sup> Tonson, p. 223; *Auckland Star*, 17 February 1928, p. 6

<sup>17</sup> See Franklin Supplementary Roll, 1911, p. 4

<sup>18</sup> *NZ Herald*, 27 November 1909, p. 8

<sup>19</sup> R546.395, BAJZ A1660 23641 Box 595, R22763976, Archives New Zealand

<sup>20</sup> NA 778/84, LINZ records

<sup>21</sup> NA 4D/140, LINZ records

<sup>22</sup> Lorna W Wilson, *The Vintage Years*, A Record of Alfriston-Brookby Since the 1850s, 1974, p. 76

<sup>23</sup> NA35C/81, LINZ records

<sup>24</sup> Compare image from the 1974 *The Vintage Years* (p. 77) with 1979 images from Auckland Council Archives, and the online Footprints collection, Auckland Libraries.

<sup>25</sup> NA92A/153, LINZ records

<sup>26</sup> See Auckland Council aerials, GeoMaps site.

<sup>27</sup> [www.heartandsoul.co.nz](http://www.heartandsoul.co.nz), retrieved 20 June 2017

Lisa J Truttman

4 July 2017

## SIGNIFICANCE CRITERIA

### Historical

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

Meadow Brook is associated with an early period of European settlement in Brookby, and is the oldest remaining house in the area. It represents and reflects the long-standing agricultural land uses that characterise the wider area.

The house is located on Twilight Road, which was named for an early owner of Meadow Brook, William Knight and his neighbour Arthur Edward Day. The name was intended as a pun to signify the progressing of 'Day to Knight' as one travelled down the road.

Meadow Brook has **considerable local** historical values.

### Social

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

Meadow Brook has no known social values. There is no evidence that it is held in high public esteem or that it is valued by an identifiable interest group within, or that represents, a community. No evidence points to this place as an icon or marker that the community identifies with or a place that defines community identity. It does not represent a custom, way of life or process that is rare or endangered.

Meadow Brook has **no** social values.

### Mana whenua

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

The Mana Whenua values have not been assessed.

### 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.*

Meadow Brook has little knowledge significance. The house is believed to date from around 1880, however there is some evidence that it might be an earlier structure from the 1860s. Further investigation of the building fabric and structure could confirm the age of the house. In addition, the property files indicate that artefacts have been recovered from the property, and especially from the principal well. A second well on site has been filled in. Further investigation of the artefacts and of the wells could provide further information on the history of this farm and its owners.

Meadow Brook has **little local** knowledge significance.



### **Technological**

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

Meadow Brook has no known technological significance. It is not associated with a technical accomplishment, innovation or achievement in its structure, construction or choice of materials. The techniques used to construct the house are well understood through other places and sources.

Meadow Brook has **no** technological values.

### **Physical attributes**

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

Meadow Brook has moderate physical attributes significance as a representative example of a vernacular one-and-a-half storey timber cottage with a shingled roof. The house is constructed from heart kauri which was milled and pit-sawn on site. Since its construction, around 1880, it has had several modifications, including extensions to both sides, the addition of two dormer windows, a verandah along the western elevation, the addition of a stone wall, and the infill of one of the two original wells.

Meadow Brook has **moderate local** physical attributes values.

### **Aesthetic**

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

Meadow Brook has aesthetic significance for its location on top of a small knoll. The land falls away gradually, especially to the north, west and south, lending a prominence to the site. To the east, the knoll is not as prominent as the land is generally more undulating in that direction. The house is largely enclosed by trees and other vegetation, including some that are contemporary with the house. The stone wall was constructed in the 1960s from local quarry stone.

Meadow Brook has notable aesthetic appeal that derives from the relationship between the components of the place and its setting, which reinforce the quality of both.

Meadow Brook has **considerable local** aesthetic significance.

### **Context**

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

Meadow Brook has context significance as part of a wider group of remnant homesteads in rural South Auckland. Taken together, these places have a coherence because of their age, history, scale, materials and use. Meadow Brook is located on its original setting, which remains largely intact. Some new development has occurred to the north and east, but this has not affected the legibility of Meadow Brook. Meadow Brook contributes to the character and sense of place of Brookby.

Meadow Brook has **considerable local** context values.

## STATEMENT OF SIGNIFICANCE

Meadow Brook was constructed around 1880 and is a representative example of a vernacular one-and-a-half-storey timber cottage. The cottage is associated with an early period of European settlement in Brookby, and is the oldest remaining house in the area. It represents and reflects the long-standing agricultural land uses that characterise the wider area and has significance as part of a wider group of remnant homesteads in rural South Auckland. Meadow Brook has notable aesthetic appeal that derives from the relationship between the house and its setting, which reinforce the quality of both. The homestead is located on top of a small knoll, which affords the house views to the south and west, and lends a prominence to the site. The house and setting have had some modifications over time, however they are still readily legible and contribute the character and sense of place of Brookby.

## TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
Q- Historical	Considerable	Local
R- Social	None	NA
S- Mana Whenua	NA	NA
T- Knowledge	Little	Local
U- Technological	None	NA
V- Physical Attributes	Moderate	Local
W- Aesthetic	Considerable	Local
X- Context	Considerable	Local

## RECOMMENDATION

Meadow Brook meets the thresholds for scheduling as a Category B Historic Heritage Place.

### Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage  
18 February 2019

### Peer Reviewer

Elise Caddigan, Specialist Built Heritage  
26 February 2019

### Sources

Auckland Council Geomaps

Auckland Council Property files

Cultural heritage Inventory

Matthews & Matthews Architects, Ltd. (2018). *320 Twilight Road, Brookby, Auckland: Heritage impact assessment*.

Truttman, Lisa. (2017). *Historical summary: 320 Twilight Road, Brookby*

## **NATHAN HOMESTEAD - ID 01447**

David Nathan Park, 68R Hill Road, Hill Park



Figure 7: David Nathan Park, 68R Hill Road, Hill Park (Auckland Council 2016)

## **INTRODUCTION**

### **Purpose**

This review assesses the heritage values of Nathan Homestead to determine whether it meets the threshold for scheduling as Category A or B.

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

As part of its Strategic Vision, the Heritage Unit identified the A\* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

### **Background**

Information on the history of the place and a physical description are included in the original evaluation contained in the Heritage Unit's property files.

A site visit was conducted on 30 January 2019.

## Constraints

This is a review based on the information contained in property files held by Council's Heritage Unit. The information in the files is not exhaustive and additional research may yield new information about the place.

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

## SCHEDULING INFORMATION

<b>Schedule ID</b>	ID 01447
<b>Place Name/and/or Description</b>	Nathan Homestead
<b>Verified Location</b>	David Nathan Park, 68R Hill Road, Hill Park
<b>Verified Legal Description</b>	LOT 148 DP 51561
<b>Category</b>	A*
<b>Primary feature</b>	Homestead
<b>Known Heritage Values</b>	A, B, F, G, H
<b>Extent of Place (Refer to Figure 2)</b>	Refer to Figure 2
<b>Exclusions</b>	Interior of building(s)
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	



Figure 8: Extent of place for ID 01447 (Auckland Council Geomaps)

## **HISTORICAL SUMMARY**

### **Planning background**

The Nathan Homestead was originally scheduled in the Manukau City Council District Plan as a Group I place.

The place was included in the Auckland Unitary Plan (Operative in Part) as a category A\* place.

### **History**

In 1910, David Lawrence Nathan purchased 64 acres of land in Manurewa from G.D. Smith for £3000. Nathan built a large bungalow with a wide verandah on the land, and named it "The Hill", after Harrow School in England, where he attended as a boy. The Hill served as a country retreat for the Nathans during a time when it was extremely popular for wealthy Auckland businessmen to leave the city for the summer, weekends, or holidays. Their city home was St Keven's located on Karangahape Road.

Much of the surrounding land was used for dairy farming, however David Nathan was a passionate gardener, and he devoted much time and effort to building and maintaining the formal gardens around the house. He was equally interested in the native trees and bush on his property, and carefully fenced areas that had been destroyed by cattle, allowing it to regenerate.

In 1920, the Nathans sold their home in Karangahape Road to live full-time at The Hill. Nathan arranged to have the house significantly enlarged to include a second storey and increase the size of the downstairs rooms to comfortably accommodate the whole family. Another 120 acres of land was also purchased at this time from Mr Collie, extending the landholding from Hill Road to Orams Road.

In 1923, just as the modifications to the cottage were completed, the house was destroyed in a fire. The Nathan family temporarily relocated to a home owned by Nathan's uncle in Kohimarama while deciding whether they should quit Manurewa or build a new home on site. Eventually, Nathan decided to rebuild on site, unable to relinquish his gardens at Manurewa. Architect D.B. Patterson was commissioned to design the home currently on site. The house, which is a large brick bungalow influenced by the Arts and Crafts and Tudor Revival styles, was completed in 1925 and opened to much acclaim, including being extensively described in local newspapers. Some sources indicate that this second home was also called "The Hill" by the Nathan family.

Patterson situated the house to capture commanding views ranging from Pukekohe to Rangitoto, and to maximise access to sunlight and fresh air. The house is complemented by the extensive gardens, but also various outbuildings, including a water tower. The water tower is a significant feature of the homestead and was built in direct response to the fire that destroyed the Nathan's earlier home. Architect D.B. Patterson also designed the water tower, which was influenced by medieval Norman church towers.

In 1932, Nathan purchased more land, bringing the total landholding to around 300 acres. The increase in land to 300 acres meant the farm was economically viable (rather than a hobby farm), and a farm manager, Mr Allsop, was hired. Nathan enthusiastically worked the farm alongside Mr Allsop, though his passion remained his garden.

In 1944, David Nathan died suddenly. His wife continued to live in the house until 1955 when she moved to Israel. The house passed into the ownership of their four sons. In the 1960s, the southern motorway bisected the Nathan's land holding, which made farming uneconomical. The Nathans continued to farm the block on the eastern side of the motorway for a few more years, but

eventually sold it to the Auckland Regional Authority. This became the site of the Auckland Botanical Gardens. On the western side of the new motorway, the Nathans applied to subdivide the land around the house for residential development, ensuring the homestead and gardens were appropriately set within a twelve-acre park.

The subdivided land became the suburb of Hill Park, which is now recognised for its historical and physical attributes values through the Special Character Areas Overlay. One of the key features of the area is the large number of native trees. Recognised within the Nathan's original 300-acre landholding are eight Significant Ecological Areas (including one within David Nathan Park adjacent to the homestead to the east) and more than 100 trees and stands of trees are recognised and protected in the Notable Tree Schedule – these are a living legacy of David Nathan's interest in the natural environment and careful stewardship of it.

In 1961, the Nathan Homestead was purchased by the borough council and leased briefly as a reception centre before becoming the borough council offices. Many modifications were made during this time to accommodate the new uses. In 1977, the house became a community cultural hub, and was leased to a number of groups.

Around 2014, the Manurewa Local Board funded restoration and repairs to the homestead.

### **The Nathan Family**

In 1901 David Nathan joined the family business L.D. Nathan and Co, a merchant and supplier. In 1904 he became a director, and in 1931, became chairman of directors. He was also president of the Auckland Hebrew Congregation from 1935-1944, and a member of both the Northern Club and Pakuranga Hunt Club. He served as the first Consul in New Zealand for Portugal for 31 years. He was a founder of the Great South Road Association, which campaigned various authorities and road boards to realign and resurface the road, and which also convinced ratepayers to fund it.

David's wife Simone was an organiser, fundraiser and advocate for women and children. She established the New Zealand Women's Zionist Organisation and served as its president for 30 years. She was also the president of the Auckland branch of the Plunket Society. Seeing the positive effects of Plunket's work, she fundraised to establish three infant welfare centres in Te Aviv and Jaffa, Palestine.

### **D.B. Patterson**

*Daniel Boys Patterson was born in South Hampton, England, in 1880. In 1910, the 30-year-old qualified architect arrived in New Zealand and one of his first jobs was to prepare details for the Ferry Buildings, which were then being drawn up by Edward Bartley. Patterson was a relatively unknown architect when he was commissioned to design the Ellison Chambers in 1912. This was the first significant building of his career, and being on a prominent site on Queen Street, opposite Wyndham Street, it was an ideal opportunity to demonstrate his talent. His reputation grew rapidly and he became an Associate of the New Zealand Institute of Architects in 1914. Following the death of Edward Bartley in 1919, Patterson was appointed architect for the Auckland Savings Bank and his practice increased immensely in the mid and late 1920s with multiple commissions each year.*

*He became principal partner in the firm Patterson, Lewis and Sutcliffe and was appointed architect for the Auckland Diocesan Trust Board and, at one time, for the New Zealand Breweries Ltd. He also earned a solid reputation as a designer of churches, including St David's, Khyber Pass, and St. Columba's, Grey Lynn. He also designed the church schools, St. John's Meadowbank, King's College*

and St Stephens, his largest project being the Mater Misericordiae Hospital in Mountain Road, the maternity annex of which opened two days after his death in May 1962.<sup>28</sup>

## SIGNIFICANCE CRITERIA

### Historical

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

The Nathan Homestead has considerable historical value for its connection with the Nathan family. David Nathan was a prominent Auckland businessman who contributed significantly to the region not only through his business ventures at L.D. Nathan & Co, but also through his strong community ethic. Nathan was president of the Auckland Hebrew Congregation for nine years, and served for 31 years as the first Consul in New Zealand for Portugal. Nathan was also an active member of the Northern Club and Pakuranga Hunt Club. He founded the Great South Road Association which successfully campaigned road boards and local authorities to realign and resurface the road and convinced ratepayers to pay for it.

Simone Nathan was an equally significant community figure, actively tackling issues relating to the health and wellbeing of women and children. Simone served as president of the Auckland branch of the Plunket Society and worked to establish similar services overseas. She established the New Zealand Women's Zionist Organisation and served as its president for 30 years.

The Nathan Homestead has **outstanding regional** historical values.

### Social

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

The Nathan Homestead has considerable social values because it is an icon a community identifies with and represents important aspects of memory and identity for the community. Since 1961, the homestead has been a community-owned asset, serving for nearly a decade as the borough council offices and now as a community hub for arts and culture. The homestead also houses a well-used child care centre and café. The Nathan Homestead is surrounded by a twelve-acre public park which hosts various community events throughout the year.

The Nathan Homestead also has considerable social values because it is held in high public esteem. Not only is the place extensively used and appreciated by the public, as described above, but restoration and repair works to the house have been paid for by the public through the Manurewa Local Board.

The Nathan Homestead also has social values because it demonstrates a way of life that was once common but is now rare. The estate is an example of a gentleman's country retreat that provided respite from the city for Auckland's early wealthy businessmen. Significantly, the house also had a number of live-in staff, including maids and gardeners. Further investigations into their lives and work would further demonstrate this former way of life.

---

<sup>28</sup> Salmond Reed Architects, Ltd. (2017). Former Mt Albert Borough Council Chambers Building, 615 New North Road, Kingsland: Heritage assessment. P. 9

The Nathan Homestead has **considerable local** social values.

#### **Mana whenua**

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

The Mana Whenua values have not been assessed.

#### **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 Nathan Homestead has considerable knowledge value for its potential to play an important role in enhancing public understanding and appreciation of the history of Hill Park and wider Manurewa. The suburb of Hill Park was created when the western half of the Nathan property was subdivided in the 1960s. The history of the Nathan family and their homestead provide important information about the development pattern of Hill Park, including the origins of the suburb, the names of some of the streets, the proliferation of native trees, and the homestead and 12-acre park at the centre.

The history of the Nathan family and their homestead also provide important information on the development of Great South Road, the Southern Motorway and the Auckland Botanical Gardens.

The Nathan Homestead also has knowledge value for its potential to be used to educate the public through the use of on or off-site interpretation. The Nathan Homestead is publicly owned, located in a public park, and well-situated near the Botanical Gardens, motorway, international airport and public transport links. It has a high degree of potential to support interpretation not only about the history of the house, but also of the wider area.

The Nathan Homestead has **considerable regional** knowledge values.

#### **Technological**

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

The Nathan Homestead has no known technological significance. It is not associated with a technical accomplishment, innovation or achievement in its structure, construction or choice of materials. The techniques used to construct the house are well understood through other places and sources.

The Nathan Homestead has **no** technological values.

#### **Physical attributes**

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

The Nathan Homestead has considerable physical attributes values as the work of a notable architect. The homestead and water tower were both designed by architect D.B. Patterson. Patterson is best known for his work designing several branches of the Auckland Savings Bank, however his firm D B Patterson, Lewis and Sutcliffe were responsible for churches, hotels and commercial buildings throughout Auckland. Although Patterson designed several houses, residential projects formed a considerably smaller aspect of his commissions, making the Nathan Homestead relatively rare within his body of work.



The Nathan Homestead has considerable physical attributes values as a representative example of a style associated with a particular time period. The house is essentially a two-storey brick bungalow, the most popular residential form during the Interwar period. In keeping with the philosophy of the bungalow, the house is situated to maximise access to sunlight and fresh air, and interior rooms and corridors are designed to increase connectivity between spaces.

The architectural style of the Nathan Homestead is strongly influenced by the Arts and Crafts movement and Tudor Revival style. The house has architectural merit and interest for its half-timbered detailing, multi-gabled roof form, Marseilles tiles, jettied upper gables, leadlight windows, exposed rafter ends and ornate brick chimneys.

The homestead retains a high degree of integrity both inside and out, despite modifications for changes of use since the 1960s.

The Nathan Homestead has **outstanding regional** physical attributes values.

### **Aesthetic**

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

The Nathan Homestead has considerable aesthetic value for its strong visual appeal as a grand and attractive Interwar-period house in an extensive garden setting. The interrelationships of the house, gardens and outbuildings reinforce the quality of the place as a whole.

The gardens were developed and maintained by David Nathan who was an avid gardener. With the assistance of several gardeners and a farm manager, Nathan personally worked the land to establish formal gardens and regenerate areas of native bush. This landscape still retains a high degree of integrity and contributes to the heritage significance of the place as a whole. Areas of the formal gardens and native bush are now recognised in the Auckland Unitary Plan through the Significant Ecological Areas Overlay and Notable Tree Schedule.

Both the homestead and water tower are visual landmarks in Hill Road, and contribute to the character of Hill Park. A number of extant outbuildings contribute to the value of the place by demonstrating the former use as both a dairy farm and country estate.

The Nathan Homestead has **considerable local** aesthetic values.

### **Context**

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

The Nathan Homestead has context value as part of a wider group of inter-related heritage places. Nathan Homestead is one of several remaining country estates constructed by wealthy Auckland businessmen during the late-19th and early-20th century to escape the city during the summer, weekends and holidays.

While the wider context of the Nathan Homestead has changed, beginning when the Southern Motorway bisected the property, and continuing through to the subdivision of Hill Park, the immediate context of the Nathan Homestead is predominantly intact and continues to add meaning to the place. As discussed under 'aesthetic' above, the extensive gardens make a significant contribution to the heritage value of the place, and there are a number of original outbuildings on site, including gardeners' cottages, a dairy, tennis courts, and most significantly, a water tower.

The Nathan Homestead has **considerable local** context values.

## STATEMENT OF SIGNIFICANCE

The Nathan Homestead is a cultural landscape including a grand two-storey brick bungalow with Arts and Crafts and Tudor Revival stylistic influences, a water tower, outbuildings and extensive gardens and areas of native bush. The house and water tower were constructed in 1925 to the design of prominent Auckland architect D.B Patterson, and the gardens were developed and maintained by the owner, David Nathan, who was an avid gardener. Areas of the formal gardens and native bush are now recognised in the Auckland Unitary Plan through the Significant Ecological Areas Overlay and Notable Tree Schedule.

David Nathan was a prominent Auckland businessman who contributed significantly to the region not only through his business ventures at L.D. Nathan & Co, but also through his strong ethic of community work. Among other posts, Nathan was president of the Auckland Hebrew Congregation and the first Consul in New Zealand for Portugal. Nathan's wife Simone was an equally significant community figure, actively tackling issues relating to the health and wellbeing of women and children.

The Nathan Homestead is a fixture of the community's consciousness. Since 1961, the homestead has been publicly-owned, including serving for nearly a decade as the borough council offices, and now as a community hub for arts and culture. The community has financially supported repairs and restoration of the homestead.

The Nathan Homestead has potential to play an important role in enhancing public understanding and appreciation of the area. The suburb of Hill Park was created when the western half of the Nathan property was subdivided in the 1960s, and the homestead can provide important information about the development pattern. The homestead can also provide information on Great South Road, the Southern Motorway and the Auckland Botanical Gardens.

## TABLE OF HERITAGE VALUES

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

## RECOMMENDATION

The Nathan Homestead meets the thresholds for scheduling as a Category A Historic Heritage Place.

### Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage  
30 January 2019

### Peer Reviewer

Elise Caddigan, Specialist Built Heritage

26 February 2019

### **Sources**

Auckland Council Geomaps.

Auckland Council. (2015). *Nathan homestead, 68R Hill Road, Hill Park: Conservation management plan*.

Auckland Council Property files.

Cultural Heritage Inventory

Manurewa Historical Society. (n.d.) *Nathan homestead 1925-1982: Reminiscences Lawrence D. Nathan*.

Marguerite Hill, Auckland women and Auckland heritage places, for Suffrage 125, September 2018

Salmond Reed Architects, Ltd. (2017). Former Mt Albert Borough Council Chambers Building, 615 New North Road, Kingsland: Heritage assessment.

## **DUTCH PREFABRICATED HOUSE - ID 01453**

56 Gloucester Road, Manurewa



Figure 9: 56 Gloucester Road, Manurewa (Auckland Council 19 May 2016)

## **INTRODUCTION**

### **Purpose**

The purpose of this evaluation is to review the heritage values of the Dutch prefabricated house to confirm its level of significance.

The heritage values of this place require review because the place is currently scheduled in the interim Category A\*, and its level of value needs to be confirmed. In addition, the landowner requested that Council review the place to confirm if it continues to meet the criteria and thresholds for inclusion in Schedule 14.1.

As part of its Strategic Vision, the Heritage Unit identified reviewing the schedule as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

### **Background**

Information on the history of the place and a physical description are included in the original evaluation contained in the Heritage Unit's property files.

A site visit was conducted on 30 January 2019.

## Constraints

This is a review based on the information contained in property files held by Council's Heritage Unit. The information in the files is not exhaustive and additional research may yield new information about the place.

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

## SCHEDULING INFORMATION

<b>Schedule ID</b>	01453
<b>Place Name/and/or Description</b>	Dutch prefabricated house
<b>Verified Location</b>	56 Gloucester Road, Manurewa
<b>Verified Legal Description</b>	LOT 1 DP 391150
<b>Category</b>	A*
<b>Primary feature</b>	Residence
<b>Known Heritage Values</b>	A, G
<b>Extent of Place (Refer to Figure 2)</b>	Refer to Figure 2
<b>Exclusions</b>	Interior of building(s)
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	



Figure 10: Extent of place for ID 01453 (Auckland Council Geomaps)

## HISTORICAL SUMMARY

### Planning background

The Dutch prefabricated house was originally scheduled in the Manukau City District Plan as a Group I place. At the request of the owners, the heritage values of the place were reviewed in 2004. The review does not provide a conclusive recommendation, but suggests that the place may be more appropriately managed as a Group II place.

The place was included in the Auckland Unitary Plan (Operative in Part) as a category A\* place.

### **History**

Following the Second World War, there was an influx of immigrants to New Zealand from Europe. It was a condition of entry into New Zealand that immigrants either had to own a house prior to arrival, or else the male head of household had to come first, with the family following once he became established. The van Wijk family were granted entry using a broad interpretation of the first condition. They owned a house, but it was a prefabricated kitset and arrived with them in pieces in a crate.

During the early 20<sup>th</sup> century, the Netherlands developed a thriving industry transporting prefabricated houses to various parts of the world, including Mexico, Australia and Indonesia. After researching various companies that could do the work, the van Wijk family entered into a contract with BUNGALOBOUW ARNHEM, to construct an "extended and enlarged type II" prefabricated house for the sum of 12,620 guilders. At the time the contract was signed, Mr van Wijk arranged for various modifications to be made to the standard house. These included the enclosure of a verandah to provide an additional bedroom and the substitution of the original "Eternit" roof with corrugated iron.

The van Wijks purchased a section in Mt Wellington from a farmer for their house, however, after a wait of three months, the Mt Wellington Borough Council refused to grant a building permit for the work because of the unusual construction method. A friend suggested that they try other councils, and they were eventually granted a building permit in Manurewa. The house was then assembled on its present site in October 1952 and was one of the first dwellings in the area.

The van Wijks continued to live in the house for the next 50 years (until circa 2004), making only superficial changes to the building.

## **SIGNIFICANCE CRITERIA**

### **Historical**

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

The Dutch prefabricated house at 56 Gloucester Road has considerable historical significance for its strong associations with a group of people that have made a significant contribution to the history of New Zealand. Following World War II, New Zealand experienced a wave of immigration from war-torn Europe, including over 20,000 immigrants from the Netherlands. A condition of entry into New Zealand required immigrant families to have their housing arrangements organised prior to arrival (only single men were supported by the New Zealand government). While most families bought or built a house, the van Wijk family arrived with theirs, after arranging to import a prefabricated kitset house.

The Dutch prefabricated house is associated with a significant period of settlement in the local area. Originally intended to be sited in Mt Wellington, the van Wijks were unable to secure building consent in that borough. They were later granted consent in Manurewa and their house was one of the first constructed locally following the subdivision of farmland in the 1950s.

The Dutch prefabricated house is an example of a nationally rare, unique or endangered place. Prior to World War II, the Netherlands built a thriving industry of manufacturing and transporting

prefabricated houses all over the world, including Mexico, Australia and Indonesia. Despite the number of houses manufactured, very few (Council's files indicate as few as two, nationally) were actually imported into New Zealand. It is unclear how many remain in New Zealand or internationally.

The Dutch prefabricated house has **considerable regional** significance

### **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 Dutch prefabricated house has little social significance. While the place may have strong associations with New Zealand's Dutch community, there is no evidence to suggest that this place serves as an icon or marker that the community identifies with or that the place is considered to help define communal identity or distinctiveness.

The Dutch prefabricated house has **little** social significance.

### **Mana whenua**

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

The Mana Whenua values have not been assessed.

### **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 Dutch prefabricated house has moderate knowledge significance for its ability to provide information on mid-century European immigration. This place also has the potential to provide information on building prefabrication and kitset construction methodologies. Although the place is a private residence, it has some potential to play a role in enhancing public understanding of this theme through off-site interpretation.

The place is rare, nationally, however these values are best addressed under (a) historical.

The Dutch prefabricated house has **moderate local** knowledge significance.

### **Technological**

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

The Dutch prefabricated house has little technological value for its association with technical innovation. The cottage was designed in Baltic pine and corrugated iron as a prefabricated structure that could easily be erected anywhere within the world. It is a good example of a vernacular design response to the constraints of the immigration programme.

The Dutch prefabricated house has **little local** technological significance.

### **Physical attributes**

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

The Dutch prefabricated house has considerable physical attributes values as a notable example of a method of construction. Imported from the Netherlands in 1952, the house is a prefabricated kitset, made of Baltic pine and corrugated metal. The van Wijk family brought the house with them when they immigrated, and assembled it with bolts. The foundations and chimney were constructed on site from local materials.

The house was manufactured in the Netherlands by Bungalobouw Arnhem and is a customised version of their "Type II" house. The van Wijk family requested some changes to the design prior to manufacture, including: converting a verandah to a fourth bedroom, requesting a change to the roof cladding, and the addition of the distinctive round window to the front façade.

The house is distinctive for its tongue-and-groove pine board cladding fixed either vertically or horizontally in alternating panels, and also for its roof line, which is steeper than most New Zealand designs. Alterations over time have affected the integrity of the house to some extent. A porch was added to the front and a deck added to the rear. The oiled-wood cladding has not withstood the damp New Zealand climate, and some of the rotten cladding has been replaced with cement board.

The Dutch prefabricated house has **considerable regional** physical attributes significance.

### **Aesthetic**

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

The Dutch prefabricated house has moderate aesthetic significance for its special visual appeal. Its unusual cladding and steep roof angle set it apart not only from its immediate context, but from most New Zealand houses.

The Dutch prefabricated house has **moderate local** aesthetic significance.

### **Context**

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

The Dutch prefabricated house has moderate context value a part of a wider historical context of mid-century European immigration. This place demonstrates both the pattern of migration following the war, and the prerequisites the New Zealand government placed on new arrivals as condition of entry.

The house is located on its original site, adjacent to the rail line. The site has been subdivided, but the remaining section is reasonable for a house intended to sit within a suburban setting. The house is architecturally unique within the streetscape, but it is of a similar scale and age as the surrounding development and is considered to contribute contextually.

The Dutch prefabricated house has **moderate local** context significance.

## **STATEMENT OF SIGNIFICANCE**

The Dutch prefabricated house is a one-storey timber dwelling constructed in 1952 in Manurewa. It represents important aspects of New Zealand history, including a significant period of European



immigration following World War II. The house was manufactured as a kitset in the Netherlands and is linked to the country's thriving industry of manufacturing and transporting prefabricated houses around the world. Although the house is associated with New Zealand's Dutch community, very few Dutch immigrants imported kitset houses into this country, and this house is likely unique or rare. The house is a simple design, but the unusual cladding detail and steep roof angle set it apart from New Zealand-designed houses. The house is on its original site, and its scale and age contribute contextually to the streetscape.

## TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
GG- Historical	Considerable	Regional
HH- Social	Little	N/A
II- Mana Whenua	N/A	N/A
JJ- Knowledge	Moderate	Local
KK- Technological	Little	Local
LL- Physical Attributes	Considerable	Regional
MM- Aesthetic	Moderate	Local
NN- Context	Moderate	Local

## RECOMMENDATION

The Dutch prefabricated house meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is retained in Schedule 14.1 as a category B place.

### Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage

### Peer Reviewer

Elise Caddigan, Heritage Specialist

### Sources

Auckland Council Geomaps

Auckland Council Property Files

Cadastral Index

Cultural Heritage Inventory

Dave Pearson Architects Ltd. (2004). Van Wijk Cottage 56 Gloucester Road, Manurewa: Assessment of Cultural Heritage Values.

Redmer Yska, 'Dutch', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/dutch> (accessed 9 November 2018)

## **ST SAVIOUR'S CHAPEL AND PAPATOETOE ORPHAN'S HOME AND SCHOOL (FORMER) - ID 01466**

80 Wyllie Road, Papatoetoe



Figure 11: 80 Wyllie Road, Papatoetoe (Auckland Council 2012)

### **INTRODUCTION**

#### **Purpose**

This review assesses the heritage values of St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) to determine whether it meets the threshold for scheduling as Category A or B.

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

As part of its Strategic Vision, the Heritage Unit identified the A\* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

## Background

Information on the history of the place and a physical description are included in the original evaluation contained in the Heritage Unit's property files.

A site visit was conducted on 13 February 2019.

## Constraints

This is a review based on the information contained in property files held by Council's Heritage Unit. The information in the files is not exhaustive and additional research may yield new information about the place.

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

## SCHEDULING INFORMATION

<b>Schedule ID</b>	ID 01466
<b>Place Name/and/or Description</b>	St Saviour's Chapel and Papatoetoe Orphan's Home and School (former)
<b>Verified Location</b>	80 Wyllie Road, Papatoetoe
<b>Verified Legal Description</b>	LOT 1 DP 149864
<b>Category</b>	A*
<b>Primary feature</b>	Chapel; home
<b>Known Heritage Values</b>	A, B, F, G, H
<b>Extent of Place (Refer to Figure 2)</b>	Refer to Figure 2
<b>Exclusions</b>	
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	



Figure 12: Extent of place for ID 01466 (Auckland Council Geomaps)

## **HISTORICAL SUMMARY**

### **Planning background**

St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) were originally scheduled separately in the Manukau City Council District Plan, both as Group I items.

The two items were merged into one place when it was included in the Auckland Unitary Plan (Operative in Part) as a category A\* place.

### **History**

In 1860, under the auspices of St Paul's Church, the first orphanage in Auckland was established in Grafton Road. Within two years, the orphanage outgrew its location, and moved to the parish of St Mary's in Parnell. Orphans were temporarily housed at St Stephen's School (Taurarua/Parnell) while a new accommodation block was completed. In 1890 the orphanage was registered under the Religious Charitable and Education Trust Board Incorporation Act and became the Orphan's Home Trust Board.

In 1905, a fire destroyed much of the complex at Parnell, and it was decided to build a new home of fire-proof materials. The Trust Board was unable to obtain a title to the land in Parnell and there were also concerns that the location was unhealthy due to overcrowding in the suburb.

In 1906, 86 acres of land in Papatoetoe was purchased from Mr Wyllie. There was some concern among the Trust Board members because only 20 acres were required, and because of the 11-mile distance from the home to the city, however, more progressive members of the Board convinced the others that the land would be a valuable endowment. Part of the land could be leased, and space for gardens and dairying meant the home could be near self-sufficient.

The new home was designed by architect George Selwyn Goldsbro', who had offered his services for free in honour of his father who had been a medical officer at the orphanage. In addition to his personal connection, Goldsbro' had a strong professional association with the Anglican Church, designing many churches and church schools around the region.

The layout of the home was given serious consideration by Dr Roberton, a founding member of the Trust Board. His primary concern was the physical and mental health of the children, and he extensively researched orphanages throughout the Commonwealth, eventually settling on the "pavilion system".

Based on concepts successfully employed at the Royal Infirmary in Edinburgh, the pavilion system plan for the Papatoetoe Orphans Home included four dormitory blocks linked by covered walkways and leading to a two-storeyed main administration building. Roberton had especially clear ideas about the arrangement of sleeping quarters, having witnessed the ill-effects of overcrowding. The dormitories placed an emphasis on fresh air and cross-ventilation, with toilets detached in a separate block.

The home was constructed in stages, the first of which included three of the four planned dormitory blocks, toilet blocks and timber dining room. A large laundry building with a clerestory was also completed in the first stage, and its size meant it also doubled as a concert hall.

Children began to move into the Papatoetoe Orphans Home in 1909. Boys worked on the farm and in the gardens, while girls worked in the kitchens and laundry. The plan was to teach them skills they

could use to find employment upon leaving the home. They were paid wages, which were kept in separate accounts until they turned 21.

In 1918, the foundation stone of St Saviour's Chapel was laid. The chapel did not form part of the original concept plan for the orphanage, but the orphans raised funds to build the chapel on site. Goldsbro' also designed the Arts and Crafts style chapel, which opened in 1919. The chapel incorporates a foundation stone from the Bell Harry Tower of England's Canterbury Cathedral and the foundation walls were built from the ruins of Old St Thomas' Church, Tamaki and St John's College, Meadowbank. It is reported that pieces of other churches from around New Zealand are also incorporated into this chapel. Re-using these materials was seen as physical evidence of the connection between the Church of England and its development in New Zealand.

In 1925 the alter was dedicated to orphans who had served in WWI.

In 1921 the home was voluntarily handed over to the Education Board, and renamed the Papatoetoe Side School. Older children began attending local schools instead of being educated at the home. The central administrative block, defined by its Norman-style concrete tower, was constructed in 1922-23.

The increase in children that was expected during the 1920s did not eventuate, and so in 1926, the decision was made not to proceed with the construction of the fourth dormitory block. Around the same time, part of the land was surveyed and sold. The new road through this section was called Kenderdine after one of the founders of the home.

By 1928 the farm was run down and not producing anywhere near its capacity. A new farm manager was hired, and he was able to reverse the fortunes of the farm, reviving the orchard and gardens, as well as the productivity of the dairy and pig farm.

During the 1950s, the orphanage began to decline due to more prosperous times and also changes in attitudes toward the institutionalisation of orphans, which meant they were more likely to be fostered or adopted. By 1962 only 10 children remained, and the orphanage closed.

Parliament passed a private act in December 1962 which changed the Orphans' Home Trust Board to the Church of England Children's Trust.

In 1963 the home was purchased by the Auckland Area Health Board to be used as a mental health facility and training school. It was renamed St John's Home for Mentally Subnormal Children, and included workshops and special classes set up by the Department of Education. Many of the pre-fabricated buildings on site were added during this time.

In 1990, the mental health unit became uneconomical and it closed. In 1994, the home was purchased by the Manukau Pacific Islands Presbyterian Church, who continue to use the prefabricated buildings (but not the original Home and Chapel buildings) today.

In 1994 the home was registered by the New Zealand Historic Places Trust.

### **G.S. Goldsbro'**

*George Selwyn Goldsbro' was born in Auckland. He studied architecture under R McKay Fripp during the period 1884-88. He then travelled to Australia and worked in Melbourne until 1891 and then in Sydney under Messrs Sulman and Power, Mr Howard Joseland and Mr Theo Kemmis. On his return to Auckland in 1896 he joined McKay Fripp in partnership. This partnership was dissolved in 1898 but during these two years Goldsbro' had been awarded second prize in the competition for the Auckland*

*Stock Exchange and first prize in the competition for the Taranaki Club, New Plymouth. Some time later Goldsbro' entered partnership with Henry Wade.*

*Goldsbro' had an affiliation with the Anglican church and was also responsible for a wide variety of domestic, commercial and institutional buildings, largely in and around Auckland. His work in association with other architects includes Pitt Street Fire Station (1901), the Terminus Hotel, Helensville (1906), a proposal for Bishops court, Parnell (1906), Auckland Girls' Grammar School (1907), Uxbridge Road Presbyterian Church (1907), Patteson Memorial Wing and the Kinder Library, St John's College (1909), the Dalgety's Building, Customs Street (1912), and the wing additions to the Old Choral Hall, Auckland University (1919).<sup>29</sup>*

Goldsbro' was an inaugural member of the New Zealand Institute of Architects formed in 1905. During the last two years of his life he was a partner in the firm Goldsbro' and Carter.

## **SIGNIFICANCE CRITERIA**

### **Historical**

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

St Saviour's Chapel and Papatoetoe Orphan's Home and School has outstanding historical values for its strong association with the Anglican Church. Originally founded in Grafton Road in 1860 by the vicar of St Paul's, the orphanage was owned and operated by the Anglican Church (through the Orphan's Trust Board) for 102 years.

This place demonstrates the important role the church played in providing for orphaned and destitute children from the mid-nineteenth to the mid-twentieth century before the government introduced social welfare policies. Papatoetoe Orphan's Home, although affiliated with the Anglican Church, operated non-denominationally, and provided not only for orphaned children, but also those who were destitute or whose parents had divorced.

The Home and Chapel have outstanding historical values for their strong association with the development of important ideas about the physical and mental health of children, and the emerging understanding of the impacts their environment and upbringing can have on wellbeing. When the orphanage required new premises following a fire in 1905, the isolated rural settlement of Papatoetoe was specifically chosen as an antidote to the ill-effects of over-crowded Parnell.

St Saviour's Chapel and Papatoetoe Orphan's Home and School has outstanding values as a part of a wider group of heritage places related through their historic context. The Victorians and Edwardians prized philanthropy and charity, and one of the ways this manifested was through constructing imposing institutions to serve vulnerable people. The Home and Chapel reflect these virtues, as do other contemporaneous institutions in Auckland, including the Manurewa Children's Home (1914), Oakley Hospital (1865/1877), and Carlile House (1886), to name a few.

St Saviour's Chapel and Papatoetoe Orphan's Home and School has **outstanding regional** historical values.

---

<sup>29</sup> New Zealand Historic Places Trust. (1993). Proposal for Classification: Building Classification Report.

## **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.*

St Saviour's Chapel and Papatoetoe Orphan's Home and School has considerable social value because it represents important aspects of collective memory, identity and remembrance for the children and staff who lived there from 1909 until 1962.

This place also has considerable social value because it demonstrates a way of life or process that was once common but is now largely lost. Prior to the 1950s, orphan's homes were the primary means of caring for orphaned and destitute children. However, following World War II, greater prosperity, combined with changing attitudes toward institutionalisation meant children in need were more likely to be fostered or adopted into families. There are no orphanages remaining in Auckland today.

St Saviour's Chapel and Papatoetoe Orphan's Home and School has **considerable regional** social values.

## **Mana whenua**

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

The Mana Whenua values have not been assessed.

## **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.*

St Saviour's Chapel and Papatoetoe Orphan's Home and School has considerable knowledge value for its potential to play an important role in enhancing public understanding and appreciation of the history and ways of life of early Auckland. Institutions for people in need (orphanages, asylums, work houses, etc) were a common fixture of society prior to the 1950s when new ideas about health care and social services emerged. The Papatoetoe Orphan's Home is physical evidence of a past approach to caring for vulnerable people, and this place could be used to highlight this way of thinking for a modern audience.

The Home and Chapel also have considerable knowledge value for their potential to be used to educate the public through the use of on- or off-site interpretation. The place is well-situated near the motorway, international airport and public transport links, and has a high degree of potential to support interpretation not only about the history of the Home and Chapel, but also of the wider area.

St Saviour's Chapel and Papatoetoe Orphan's Home and School has **considerable local** knowledge value.

## **Technological**

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

St Saviour's Chapel and Papatoetoe Orphan's Home and School has no known technological significance. It is not associated with a technical accomplishment, innovation or achievement in its

structure, construction of choice of materials. The techniques used to construct the Home and chapel are well understood through other places and sources.

St Saviour's Chapel and Papatoetoe Orphan's Home and School has **no** technological values.

### **Physical attributes**

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

St Saviour's Chapel and Papatoetoe Orphan's Home and School has outstanding physical attributes values as the work of a notable architect GS Goldsbro'. Significantly, Goldsbro' offered his services for free in honour of his late father, who had been a medical officer at the home. In addition to his personal connection, Goldsbro' had a long affiliation with the Anglican Church, designing a number of churches and school buildings throughout Auckland.

The Home and Chapel also have outstanding physical attributes values as a notable and largely unmodified example of pavilion planning, which demonstrates important advancements in institutional planning during the early 20th century. Based on concepts successfully employed at the Royal Infirmary in Edinburgh, pavilion planning encouraged physical and mental health by maximising access to sunlight and fresh air. Within the context of the orphanage, the three dormitory pavilions were set up to function like "families", each with separate facilities and a "mother"/matron.

The Home and Chapel also have outstanding physical attributes values as parts of a large institutional complex. The Home is an Edwardian-period building, with design influences from the Neo-Classical or Georgian style. Characterised by restrained ornamentation and symmetry, the home makes a coherent statement in terms of consistent scale, materials, and architectural detailing. A central Norman-style tower emphasises the importance of the building and the hierarchy embedded in the pavilion planning system. Befitting an institution of this scale, the materials used in construction are fire proof and high quality (brick, concrete and slate), conveying a sense of solidity and permanence.

The Chapel is a notable example of the Arts and Crafts style, including references to the Gothic Revival. The chapel is sited in a prominent, central location, across a square from the dominant Administration building. It is the first building of the institution that is encountered when entering the complex from its original driveway, which underscores the Anglican origins of the non-denominational home.

St Saviour's Chapel and Papatoetoe Orphan's Home and School has **outstanding regional** physical attributes values.

### **Aesthetic**

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

St Saviour's Chapel and Papatoetoe Orphan's Home and School has outstanding aesthetic values as a visual landmark in Wyllie Road. Historically, the view of the Home from the railway was important for visitors from Auckland, allowing them to gauge the distance to be walked. Now, the Home and Chapel remain visually distinct within Wyllie Road due to the large size of the site (compared to surrounding properties), and also the open lawns that allow for a visual connection between the complex and the street. The central Norman-style tower, in particular, is an identifiable visual landmark.



The Home and Chapel also have outstanding aesthetic values as a cohesive cultural landscape. The home, chapel, various outbuildings, remnant gardens and orchard and open lawns all contribute to the understanding of this place. The value and aesthetic quality of these components is reinforced by their enduring interrelationships.

The Home and Chapel have strong visual appeal as a large, attractive and largely unmodified Edwardian institutional complex. The place exemplifies a past aesthetic taste which has been enhanced through the passage of time and the action of natural processes.

St Saviour's Chapel and Papatoetoe Orphan's Home and School has **outstanding local** aesthetic values.

### **Context**

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

St Saviour's Chapel and Papatoetoe Orphan's Home and School has considerable context values because its setting is predominantly intact. Although only 10.5 acres of the original 86-acre block are still associated with the Home and Chapel, this remnant provides important contextual information about the history of the place. The Home and Chapel were designed to be nearly self-sufficient, and the large block of land provided space for farming cattle and pigs, and also for gardening and growing crops. Part of the land was also rented to local farmers, which supplied a small income, and was eventually subdivided and sold during the 1920s.

The remnant land block also reflects emerging Edwardian ideas about the benefits of fresh air and sunlight to physical and mental health. The setting of the place includes original hedgerows, an orangery, mature trees, driveways and paths and a tennis court. These provide further contextual information about how the place was used and what life was like for the staff and children who lived there.

The Home and Chapel also have considerable context values within the suburb of Papatoetoe. When the complex was originally constructed, the suburb was a rural, isolated settlement. The surrounding area is now filled with suburban housing in a mix of architectural styles. Buildings of this age are unusual in the area and demonstrate the history and growth of the suburb from its origins through to its current role as a centre of South Auckland.

St Saviour's Chapel and Papatoetoe Orphan's Home and School has **considerable local** context values.

### **STATEMENT OF SIGNIFICANCE**

St Saviour's Chapel and Papatoetoe Orphan's Home and School is a cultural landscape which includes a two-storey pavilion-plan orphan's home with a central Norman-style tower; an Arts and Crafts style chapel; various outbuildings, including a dining hall and laundry building; and remnant orchards, mature trees and open lawn. The interrelationships of these features and the setting reinforce the quality and meaning of both.

The central Papatoetoe complex was originally set within an 86-acre block of land, of which 10.5 acres remain. The Home and Chapel were designed to be nearly self-sufficient, and the large block of land provided space for farming cattle and pigs, and also for gardening and growing crops.

The complex is a notable and largely unmodified example of pavilion planning, which demonstrates important advancements in institutional planning during the early 20th century. Based on concepts successfully employed at the Royal Infirmary in Edinburgh, pavilion planning encouraged physical and mental health by maximising access to sunlight and fresh air. The location of this place, in what was then the rural isolated settlement of Papatoetoe, is an essential part of the design intent.

The Home was constructed in two stages: the three dormitories were built in 1909 and the administration block was added in 1923. The chapel was constructed in 1918. Both the home and chapel were designed by noted Auckland architect GS Goldsbro' who offered his services for free in honour of his late father. In addition to his personal connection, Goldsbro' had a long affiliation with the Anglican Church, designing a number of churches and school buildings throughout Auckland.

The Home and chapel are Edwardian-period buildings that make a coherent statement in terms of consistent scale, materials, and architectural detailing. A central Norman-style tower emphasises the importance of the place and the hierarchy embedded in the pavilion planning system. Materials used in construction are fire proof and high quality, conveying a sense of solidity and permanence.

St Saviour's Chapel and Papatoetoe Orphan's Home and School has historical values for its 102-year association with the Anglican Church. Although the home was run non-denominationally, the place demonstrates the important role the church played in providing for orphaned and destitute children before the government introduced social welfare policies, and economic prosperity led to changing attitudes toward institutionalisation.

The Home and chapel reflect the prized Victorian and Edwardian virtues of philanthropy and charity. Institutions for people in need (orphanages, asylums, work houses, etc) were a common fixture of society prior to the 1950s when new ideas about health and wellbeing emerged. The Papatoetoe Orphan's Home is physical evidence of a past approach to caring for vulnerable people, and this place could be used to highlight this way of thinking for a modern audience.

## TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
OO-Historical	Outstanding	Regional
PP- Social	Considerable	Regional
QQ- Mana Whenua	NA	NA
RR- Knowledge	Considerable	Local
SS- Technological	None	NA
TT- Physical Attributes	Outstanding	Regional
UU-Aesthetic	Outstanding	Local
VV- Context	Considerable	Local

## RECOMMENDATION

St Saviour's Chapel and Papatoetoe Orphan's Home and School meets the thresholds for scheduling as a Category A Historic Heritage Place.

### Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage  
18 February 2019

### Peer Reviewer

Elise Caddigan, Specialist Built Heritage  
26 February 2019

## Sources

Auckland Council Geomaps

Auckland Council Property files

Cultural Heritage Inventory

Dave Pearson Architects, Ltd. (2013). *St John's home and St Saviour's chapel: A conservation plan*.

Heritage New Zealand Pouhere Taonga. (1994). *St John's Home*. <http://www.heritage.org.nz>

Heritage New Zealand Pouhere Taonga. (1994). *St Saviour's Chapel*. <http://www.heritage.org.nz>

New Zealand Historic Places Trust. (1993). *Proposal for classification: Buildings classification report*.

# **ATTACHMENT E**

## **SIGNIFICANCE REVIEWS FOR PLACES PROPOSED FOR DELETION**

## **ATTACHMENT 5 – Significance reviews for places proposed for deletion**

- Residence, 52 Ferry Parade, Herald Island (ID 00050)
- Residence, 651 West Coast Road, Oratia (ID 00107)
- Residence, 33 Akehurst Avenue, New Lynn (ID 00176)
- Residence, 141 Park Estate Road, Hingaia (ID 00709)
- Vela House, 10 Hinau Road, Hingaia (ID 00711)
- Porthcurnow East, 14 Muritai Road, Milford (ID 01057)
- Residence, 1 Beihlers Road, Weymouth (ID 01461)
- Residence, 19 William Avenue, Manurewa (ID 01462)
- Residence, 11 Alfriston Road, Manurewa (ID 01463)

## **RESIDENCE - ID 00050**

62 Ferry Parade, Herald Island



Figure 1: 62 Ferry Parade, Herald Island (Auckland Council 2019)

## **INTRODUCTION**

### **Purpose**

This review assesses the heritage values of the residence at 62 Ferry Parade to determine whether it continues to meet the thresholds for scheduling in Schedule 14.1. This review was initiated at the request of the landowner.

As part of its Strategic Vision, the Heritage Unit identified reviewing the schedule as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust

### **Background**

Information on the history of the place and a physical description are included in the original evaluation contained in the Heritage Unit's property files.

A site visit was conducted on 15 January 2019

### **Constraints**

This is a review based on the information contained in property files held by Council's Heritage Unit. The information in the files is not exhaustive and additional research may yield new information about the place.

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

## SCHEDULING INFORMATION

<b>Schedule ID</b>	ID 00050
<b>Place Name/and/or Description</b>	Residence
<b>Verified Location</b>	62 Ferry Parade, Herald Island
<b>Verified Legal Description</b>	LOT 142 DP 31409
<b>Category</b>	B
<b>Primary feature</b>	
<b>Known Heritage Values</b>	F
<b>Extent of Place (Refer to Figure 2)</b>	Refer to Figure 2
<b>Exclusions</b>	Interior of building(s)
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	



Figure 2: Extent of place for ID 00050 (Auckland Council GeoMaps)

## HISTORICAL SUMMARY

### Planning background

The residence at 62 Ferry Parade was originally scheduled in the Waitakere City Council District Plan as a Category III place.

The place was included in the Auckland Unitary Plan (Operative in Part) as a category B place.

### History from property files and/or supplementary research

*Historical summary prepared by Lisa Truttman 28 November 2018.*

The island of Pahiki or Ohimipuku was named Herald Island early in the colonial period of Auckland's history, possibly after the ship HMS *Herald*. In 1844, Samuel Wood purchased the island from local Maori via his agent Thomas Weston,<sup>1</sup> and his land claim was formalised in 1849 and 1853 by Crown Grant.<sup>2</sup> It became known as Wood's Island. Hugh Clark purchased the island in 1854 for £800.<sup>3</sup> Henry William Stebbing was the next owner, from 1873.<sup>4</sup> In 1876, the Bank of New Zealand sold the island to Thomas Francois Gerard Constantine De Leau,<sup>5</sup> and by 1885 after more changes of ownership it became known as Pine Island.<sup>6</sup>

From 1897 it came to be owned by the Devonport Steam Ferry Company Limited,<sup>7</sup> and this company subdivided the island for residential sale in 1926.<sup>8</sup> The island has since been renamed Herald Island.

The house at 62 Ferry Parade is said to have originated in Helensville<sup>9</sup> and was moved to the Herald Island site in 1984/1985.<sup>10</sup> A search within the legacy territorial authority records for Helensville and/or Herald Island would need to be made to determine if the previous site can be identified, and whether the house at that original site had any heritage significance attached to it.

#### *Further research:*

Building permit WC\_BPM-1984-26879 indicates that the house was originally located in Parkhurst Road, Parakai. The exact address/location is still unknown, although a file note states that it is "the first farm house on the left after all of the Helensville Hot pools." Historic aerial photography available for this area is too distant to discern individual properties.

There is no CHI record of this place in Parkhurst Road (though it is recorded as CHI #3318 in Ferry Parade). The house is not included in the 1976 Report on the Buildings and Places of Historic or Community Significance, Architectural Merit or Landmark Value in the County of Rodney, prepared by Jack Diamond.

## **SIGNIFICANCE CRITERIA**

### **Historical**

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

The residence at 62 Ferry Parade has no known historical significance. It was relocated to Herald Island from Parakai in 1984 and therefore has no historical link to the site or locality. The place is not

---

<sup>1</sup> Letter dated 4 December 1981 from Archives NZ to Mrs MH Brands, Auckland Library Scrapbook collection; OLC 1198, Archives New Zealand; Deed 34, H Hanson Turton, Maori Deeds of Old Private Land Purchases in New Zealand, From the Year 1815 to 1840, with Pre-Emptive and Other Claims, 1882

<sup>2</sup> Deeds Index A2.760, BAJZ 23662 A1660/823a R22764206, Archives New Zealand

<sup>3</sup> A2.760; *Western Leader*, 4 November 1969.

<sup>4</sup> A2.760

<sup>5</sup> NA8/225, LINZ records

<sup>6</sup> *NZ Herald*, 16 March 1885, p.6

<sup>7</sup> NA 8/255, LINZ records

<sup>8</sup> DP 20871, LINZ records

<sup>9</sup> Property summary, CHI 1153, Auckland Council records

<sup>10</sup> BPM-1984-26879, "Re-erect dwelling", issued 31 December 1984, Auckland Council records (LIM report)



associated with and does not demonstrate an early or significant period or pattern of settlement. It has no known historical associations with people, events, processes or ideas. The residence is not rare or endangered within any geographic context.

The residence was originally sited on Parkhurst Road, Parakai however it is unclear what values, if any, were associated with the place in that location.

The residence at 62 Ferry Parade has **no** historical significance.

### **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 residence at 62 Ferry Parade has no known social value. There is no evidence that it is held in high public esteem or that it is valued by an identifiable interest group within, or that represents, a community. No evidence points to this place as an icon or marker that the community identifies with or a place that defines community identity. It does not represent a custom, way of life or process that is rare or endangered.

The residence at 62 Ferry Parade has **no** social values.

### **Mana whenua**

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

The Mana Whenua values have not been assessed.

### **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.*

When the residence at 62 Ferry Parade was relocated, it required substantial alterations. A photo in the property files show the house stripped down to its structural timbers, with all internal and external finishing and cladding removed (the chimneys, window and door joinery were also removed). It is unclear the extent to which any of this fabric was returned to the house once it was moved; it could actually be a substantial reconstruction. In either instance, the degree of modification has compromised the potential of the place to provide useful information. Any information that could be gleaned is readily available from other places and sources.

The residence at 62 Ferry Parade has **no** knowledge significance.

### **Technological**

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

The residence at 62 Ferry Parade has no known technological significance. It is not associated with a technical accomplishment, innovation or achievement in its structure, construction or choice of materials. The techniques used to construct and relocate the house are well understood through other places and sources.

The residence at 62 Ferry Parade has **no** technological significance.

#### **Physical attributes**

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

The residence at 62 Ferry Parade was scheduled as a representative example of a return bay villa, however, as discussed under (d) knowledge above, it is unclear how much of the fabric is original. When the fabric was returned (or replaced) following the move, several changes were made to specific features of the house, including modification of the verandah fretwork, rebuilding of the chimney in a contemporary style, and a large rear extension. Substantial alterations mean that the representative qualities of the place have been degraded, however, the house is a legible example of its type.

The residence has no known architect, designer or builder.

The residence at 62 Ferry Parade has **little local** physical attributes significance.

#### **Aesthetic**

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

The residence at 62 Ferry Parade has some aesthetic value. It is an attractive return bay villa, in a well-landscaped and appropriate setting for a house of this period. As discussed under (d) knowledge and (f) physical attributes above, it is unclear the extent to which the house is original. While its amenity value may not be based in historic heritage value, the residence gives the impression of an authentic villa and therefore has a certain visual appeal, enhanced by its setting.

The residence at 62 Ferry Parade has **little local** aesthetic value.

#### **Context**

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

The residence at 62 Ferry Parade has no context value. Originally a farm house in Parakai, the house was relocated in 1984 to a suburban setting in Herald Island. Although the new setting is appropriate for a suburban villa, there is no sense of this place as the centre of a working farm.

The residence does not contribute to the streetscape of Ferry Parade or the wider townscape values of Herald Island. The Island was one large landholding at the time the house was constructed (1880s). The Island was not subdivided for suburban allotments until 1926 – well after villas were commonly constructed.

The residence at 62 Ferry Parade has **no** context significance.

### **STATEMENT OF SIGNIFICANCE**

The residence at 62 Ferry Parade is an 1880s return-bay villa that was originally constructed as a farmhouse in Parkhurst Road, Parakai. In 1984, the house was relocated to a suburban setting in Herald Island. Moving the house required substantial modifications to the building, the extent of which are unclear. Based on information held by Council, it is plausible that the house is primarily a modern reconstruction. Irrespective of its authenticity, the villa and its setting have a certain visual appeal that can be appreciated for its amenity value.

The residence has no historic link to the site or locality. Indeed, at the time of its construction (1880s), Herald Island had neither a suburban subdivision pattern nor villas as a housing type. The new setting, while appropriate for a suburban villa, is not appropriate for a farm house, as it gives no sense of the place as the centre of a working farm.

## TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
A- Historical	None	NA
B- Social	None	NA
C- Mana Whenua	None	NA
D- Knowledge	None	NA
E- Technological	None	NA
F- Physical Attributes	Little	Local
G- Aesthetic	Little	Local
H- Context	None	NA

## RECOMMENDATION

The residence at 62 Ferry Parade does not meet the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is deleted from Schedule 14.1.

### Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage

### Peer Reviewer

Megan Walker, Specialist Historic Heritage

### Sources

Auckland Council GeoMaps

Auckland Council Property Files

Building permit WC\_BPM-1984-26879

Cadastral Index

Certificate of Title

Research Summary prepared by Lisa Truttman 28 November 2018

## RESIDENCE - ID 00107

651 West Coast Road, Oratia



Figure 3: Residence at 651 West Coast Road, Oratia (Burgess, Treep and Knight Architects Ltd, 2018)

## INTRODUCTION

### Purpose

This review assesses the heritage values of the residence at 651 West Coast Road, Oratia to determine whether it continues to meet the thresholds for scheduling in Schedule 14.1. This review was initiated by the Heritage Unit.

As part of its Strategic Vision, the Heritage Unit identified reviewing the schedule as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust

### Background

Information on the history of the place and a physical description are included in the original evaluation contained in the Heritage Unit's property files.

A site visit was conducted on 15 January 2019.

### Constraints

This is a review based on the information contained in property files held by Council's Heritage Unit. The information in the files is not exhaustive and additional research may yield new information about the place.

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

## SCHEDULING INFORMATION

Schedule ID	00107
-------------	-------

<b>Place Name/and/or Description</b>	Residence
<b>Verified Location</b>	651 West Coast Road, Oratia
<b>Verified Legal Description</b>	LOT 2 DP 43630
<b>Category</b>	B
<b>Primary feature</b>	
<b>Known Heritage Values</b>	A, F
<b>Extent of Place (Refer to Figure 2)</b>	Refer to Figure 2
<b>Exclusions</b>	Interior of building(s)
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	



Figure 4: Extent of place for ID 00107 (Auckland Council GeoMaps)

## HISTORICAL SUMMARY

### Planning background

This residence at 651 West Coast Road was originally scheduled in the Waitakere City Council District Plan as a Category III place.

The place was included in the Auckland Unitary Plan (Operative in Part) as a category B place.

### History from property files and/or supplementary research

The residence at 651 West Coast Road was constructed in 1975 from two unrelated period villas joined together with a second-floor extension. Although the two villas are period buildings, the conglomerate structure is not historic.

Historic aerial photography confirms that there were no buildings on site in 1940. It is unclear when the first villa was moved to the site, but it was before 1965, when the second house was introduced as an “addition”. In 1975, the second-floor extension was added, connecting the two houses.

The villa that was moved to the site in 1965 as an addition was originally built at 223 Point Chevalier Road and was temporarily located at the builder’s yard in Totara Avenue in New Lynn before arriving in Oratia.

## **SIGNIFICANCE CRITERIA**

### **Historical**

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

The residence at 651 West Coast Road has no known historical values. Neither of the two villas that were joined to create this structure are historically linked to the site, and therefore the place does not demonstrate or have associations with an early or significant period of settlement in the area. The place has no known historical associations with people or events and is not considered to be associated with or demonstrate the long history of orcharding and/or viticulture within the locality.

One of the two villas was originally sited at 223 Point Chevalier Road, however it is unclear what values, if any, were associated with the place in that location. The original location of the other villa is unknown.

The residence at 651 West Coast Road has **no** historical values.

### **Social**

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

The residence at 651 West Coast Road has no known social values. There is no evidence that it is held in high public esteem or that it represents a collective memory or identity. No evidence points to this place as an icon or marker that the community identifies with or a place that defines community identity.

The residence at 651 West Coast Road has **no** social values.

### **Mana whenua**

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

The Mana Whenua values have not been assessed.

### **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 residence at 651 West Coast Road has no known knowledge values. The place is composed of two villas that were relocated onto the site and joined together. The substantial alterations required to relocate and connect the villas have compromised the potential of the place to provide meaningful or useful information.

This place may be able to provide information on methods of re-using period housing, however, the adaptation of this place is likely unique and information that could be gleaned may not be transferrable. Generally, the adaptation of period housing is readily understood through other places or sources.

The residence at 651 West Coast Road has **no** knowledge values.

### **Technological**

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

The residence at 651 West Coast Road has **no** known technological values. The techniques used to construct the villa and its subsequent alterations are readily understood through other places or sources.

The residence at 651 West Coast Road has **no** technological values.

### **Physical attributes**

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

The residence at 651 West Coast Road has no known physical attributes values. The place is included in the schedule as a representative example of a double bay villa, however, this is incorrect. A building permit issued in 1965 clearly indicates that this place is actually two single-bay villas joined together. The conglomerate structure, therefore is not considered to be representative of any known style or type. Likewise, if considered individually, the two villas are also not representative examples. They are fairly standard villas that have been re-used as components of a new place, and substantially altered during that process.

Neither the individual villas or conglomerate structure are the work of an architect or designer.

The residence at 651 West Coast Road has **no** physical attributes values.

### **Aesthetic**

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

The residence at 651 West Coast Road has no aesthetic value. The place is visually distinctive and unique as a late 20th century example of hybridization/conglomeration, however these qualities do not relate to overall historic heritage significance.

The residence at 651 West Coast Road has **no** aesthetic value.

### **Context**

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

The residence at 651 West Coast Road has no known context value. The two villas from which this home was constructed, were moved onto the site in the 1960s. The villas are historically unrelated both to the current site and to each other. The conglomerate place has been associated with this site since 1965, however, this association has no known historic heritage value.

The residence at 651 West Coast Road has **no** context value.

## STATEMENT OF SIGNIFICANCE

The residence at 651 West Coast Road, Oratia was scheduled as a double-bay villa, however, it is actually a conglomerate of two unrelated single-bay villas that were relocated onto the site during the 1960s, and then joined together to make one residence.

The place has no known historical associations or links to people, events or periods of significance. Likewise, it is not known to be held in high public esteem or be a marker a community identifies with. The residence is visually distinctive, and likely unique. However, these attributes are not derived from intrinsic historic heritage value and they do not contribute to the understanding of any wider themes. The place is unrelated to its context and is not a representative example of any housing type found in New Zealand.

## TABLE OF HERITAGE VALUES

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

## RECOMMENDATION

The residence at 651 West Coast Road, Oratia does not meet the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is deleted from Schedule 14.1.

### Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage

### Peer Reviewer

Megan Walker. Specialist Historic Heritage

### Sources

Auckland Council GeoMaps

Auckland Council Property Files

Cadastral Index

Certificate of Title

Heritage Impact Assessment prepared by Burgess, Treep and Knight Architects Ltd for Paul Brown of Paul Brown and Associates





## **RESIDENCE - ID 00176**

33 Akehurst Avenue, New Lynn



Figure 5: Residence, 33 Akehurst Avenue, New Lynn (Auckland Council, 13 November 2018)

## **INTRODUCTION**

### **Purpose**

This review assesses the heritage values of the residence at 33 Akehurst Avenue to determine whether it continues to meet the thresholds for scheduling in Schedule 14.1. This review was initiated at the request of the landowner.

As part of its Strategic Vision, the Heritage Unit identified reviewing the schedule as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust

### **Background**

Information on the history of the place and a physical description are included in the original evaluation contained in the Heritage Unit's property files.

A site visit was conducted on 13 November 2018.

### **Constraints**

This is a review based on the information contained in property files held by Council's Heritage Unit. The information in the files is not exhaustive and additional research may yield new information about the place.

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

## SCHEDULING INFORMATION

<b>Schedule ID</b>	ID 00176
<b>Place Name/and/or Description</b>	Residence
<b>Verified Location</b>	33 Akehurst Avenue, New Lynn
<b>Verified Legal Description</b>	LOT 94 DP 8234
<b>Category</b>	B
<b>Primary feature</b>	
<b>Known Heritage Values</b>	A, F
<b>Extent of Place (Refer to Figure 2)</b>	Refer to Figure 2
<b>Exclusions</b>	Interior of building(s)
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	



Figure 6: Extent of place for ID 00176 (Auckland Council GeoMaps)

## HISTORICAL SUMMARY

### Planning background

The residence at 33 Akehurst Avenue was originally scheduled in the Waitakere City Council District Plan as a Group II place.

The place was included in the Auckland Unitary Plan (Operative in Part) as a Category B place.

### History from property files and/or supplementary research

*Research Summary prepared by Lisa Truttman 28 November 2018.*

The site is part of what was Allotment 273, Parish of Waikomiti. By 1885, the land was owned by Mary Aitken Morrison, and by 1901 the owner was Benjamin Irwin Bollard. Bollard subdivided the land from 1909.<sup>11</sup>

From 1915 to 1924, Bollard operated a successful land and commission agency, and as a side-line engaged himself in building workmen's homes in the following two years. However, with the increasing economic depression of the late 1920s and tenants vacating the houses, Bollard faced debts and unpaid expenses which resulted in his bankruptcy in 1933.<sup>12</sup> The remainder of his properties along the eastern side of Astley Ave and Dudley Ave (later renamed Akehurst Ave) were taken over by the New Lynn Borough Council in 1934.<sup>13</sup>

Ten sections of Bollard's land on Dudley Avenue were sold to New Lynn nurseryman William Meikle in 1935.<sup>14</sup> One of these quarter-acre sections, Lot 94, he sold to Margherita Hall in 1946.<sup>15</sup> The subject house was built for Hall in 1948, and she added more land to the south by 1949.<sup>16</sup>

The house was likely designed by the builder, J E Winsloe, as the plans are noted as "prepared for" Winsloe by H G Dalton & Co.<sup>17</sup> Harold Dalton's (1905-1960) company were mainly publishers and draughtsmen,<sup>18</sup> while in 1945 the company took on the venture of publishing the well-known trade magazine *Building Progress*.<sup>19</sup> Nothing further is known about Winsloe.

Nothing further is known about Hall either. She remained as the owner only for a few years, and there has been a series of owners since.<sup>20</sup>

## **SIGNIFICANCE CRITERIA**

### **Historical**

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

The house at 33 Akehurst Avenue has some historical significance because it demonstrates the expansion of Auckland's suburbs during the mid-20<sup>th</sup> century as farmland was increasingly subdivided for residential growth. This pattern of development, however, is already well-represented through other places.

The house has historical associations with Margherita Hall, who commissioned the house in 1948 on land she purchased from a nurseryman William Meikle. Apart from her ownership of the subject site, little is known about Margherita Hall and she is not considered historically significant.

---

<sup>11</sup> NA 42/147 and NA 106/134, LINZ records.

<sup>12</sup> *Poverty Bay Herald*, 5 December 1933, p. 6

<sup>13</sup> NA 351/188, LINZ records

<sup>14</sup> NA 660/32, LINZ records

<sup>15</sup> NA 862/171, LINZ records

<sup>16</sup> NA 921/99, LINZ records

<sup>17</sup> 1948 microfilm record, Unitary Plan rollover pack research.

<sup>18</sup> An example, *NZ Herald* 6 March 1936, p17(3)

<sup>19</sup> *NZ Herald*, 14 December 1945, p. 9(1)

<sup>20</sup> NA 921/99, LINZ records

The residence at 33 Akehurst Avenue has **little** historical significance.

### **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 residence at 33 Akehurst Avenue has no known social value. There is no evidence to suggest that it is held in high public esteem, or that it represents a collective memory or identity. No evidence points to this place as an icon or marker that defines community identity.

The residence at 33 Akehurst Avenue has **no** social value.

### **Mana whenua**

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

The Mana Whenua values have not been assessed.

### **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 residence at 33 Akehurst Avenue has no known knowledge value. The techniques used to construct the house and garage are readily understood, both through the architectural drawings and through other places and sources.

The residence at 33 Akehurst Avenue has **no** knowledge value.

### **Technological**

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

The residence at 33 Akehurst Avenue has no known technological significance. The techniques used to construct the house and garage are typical of residential construction during this time.

The residence at 33 Akehurst Avenue has **no** technological significance.

### **Physical attributes**

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

The plans for the residence at 33 Akehurst Ave were prepared by H.G. Dalton and Co Ltd. H.G. Dalton was relatively well-known as a company of draughtsman which prepared house designs, primarily in Auckland. H.G. Dalton is perhaps better known for its work publishing *Building Progress*, a well-known trade magazine. Trade magazines like *Building Progress* were responsible, in part for introducing new architectural ideas and construction materials and methods to the building community.

It is unknown if there are any other places built to H.G. Dalton plans in the local or wider area. A desk top search has not revealed any places that identify H.G. Dalton as their designer. Therefore, it is unclear if the subject site is representative of or of special importance to the work of this firm.

The house has a slightly unusual design that doesn't follow any one particular style. The vertical element to the western elevation features some carpenter gothic elements, such as the steeply pitched roof, board and batten paneling and fretwork, though, based on original drawings of the house, it appears that the paneling and fretwork may be later additions. The style is quite different than most New Zealand homes constructed during the mid-century period, however the significance of this distinctive design is unknown.

The residence at 33 Akehurst Ave has **little** physical attributes significance.

**Aesthetic**

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

The residence at 33 Akehurst Ave is visually distinctive for its unique form and proportions. As discussed under (f) physical attributes above, some carpenter gothic features have been applied to the front entrance of the house and carried through, perhaps to a greater extent, to the garage. Although these add to the interest of the place, this interest is not rooted in historic heritage significance.

The residence at 33 Akehurst Ave is **no** aesthetic significance.

**Context**

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

The residence at 33 Akehurst Ave has some significance for its context values. Historic aerial photography indicates that this was the first house constructed on this section, following subdivision of local farmland. The house is on its original site and is contemporary with most of its immediate neighbors. The neighboring Titirangi Golf Club has been present since 1920.

Within the site, the house, garage and mature trees enhance the values of each other to form a legible residential setting.

The residence at 33 Akehurst Avenue has **little** context value.

**STATEMENT OF SIGNIFICANCE**

33 Akehurst is a 1948 two-storey residence, with a distinctive form and carpenter gothic style influences. It was constructed for Margherita Hall by builder J.E. Winsloe. Margherita Hall has no known historical associations. However, the residence demonstrates an important pattern of development in Auckland whereby farms located on the isthmus were subdivided for suburban growth during the mid-20<sup>th</sup> century. The house was designed by draughtsmen at H.G Dalton and Co Ltd, a company which prepared plans of houses for builders and clients. H.G. Dalton is better known as the publishers of trade magazine *Building Progress*, which was influential in introducing architectural ideas and construction materials and methods to the building community. The house is visually distinctive for its unusual form and proportions, which also set it apart from most New Zealand houses constructed during this period. However, the significance of this distinction is unknown. The residence, garage and mature trees comprise a legible residential setting on the original site and surrounded largely by housing of a similar age.

**TABLE OF HERITAGE VALUES**

Significance Criteria (A-H)	Value	Context
-----------------------------	-------	---------

Q- Historical	Little	NA
R- Social	None	None
S- Mana Whenua	NA	NA
T- Knowledge	None	NA
U- Technological	None	NA
V- Physical Attributes	Little	NA
W- Aesthetic	None	NA
X- Context	Little	NA

## RECOMMENDATION

The residence at 33 Akehurst Avenue, New Lynn does not meet the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is deleted from Schedule 14.1.

### Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage

### Peer Reviewer

Megan Walker, Specialist Historic Heritage

### Sources

Auckland Council GeoMaps

Auckland Council Property Files

Cadastral Index

Certificate of Title

Research Summary prepared by Lisa Truttman 28 November 2018

## **RESIDENCE - ID 00709**

141 Park Estate Road, Hingaia



Figure 7: Residence, 141 Park Estate Road, Hingaia (Auckland Council, 9 June 2016)

## **INTRODUCTION**

### **Purpose**

This review assesses the heritage values of the residence at 141 Park Estate Road to determine whether it continues to meet the thresholds for scheduling in Schedule 14.1. This review was initiated by the Heritage Unit.

As part of its Strategic Vision, the Heritage Unit identified reviewing the schedule as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust

### **Background**

Information on the history of the place and a physical description are included in the original evaluation contained in the Heritage Unit's property files.

A site visit was conducted on 13 February 2019 to view the place from the public realm.

### **Constraints**

This is a review based on the information contained in property files held by Council's Heritage Unit. The information in the files is not exhaustive and additional research may yield new information about the place.



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

## SCHEDULING INFORMATION

<b>Schedule ID</b>	00709
<b>Place Name/and/or Description</b>	Residence
<b>Verified Location</b>	141 Park Estate Road, Hingaia
<b>Verified Legal Description</b>	LOT 1 DP 84769
<b>Category</b>	B
<b>Primary feature</b>	
<b>Known Heritage Values</b>	F, H
<b>Extent of Place (Refer to Figure 2)</b>	Refer to Figure 2
<b>Exclusions</b>	Interior of building(s)
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	



Figure 8: Extent of place for ID 00709 (Auckland Council GeoMaps)

## HISTORICAL SUMMARY

### Planning background

The residence at 141 Park Estate Road was originally scheduled in the Papakura District Plan. It appears to have been scheduled as part of a recommendation in the Hingaia Structure Plan, 2000.

The place was included in the Auckland Unitary Plan (Operative in Part) as a category B place.

### History

*Research Summary prepared by Lisa Truttman 18 June 2016*

No indications have been found that this house existed on the site earlier than 1912, when Samuel Barton purchased Lot 17 of a subdivision of Allotment 12, Parish of Opaheke, from Birkenhead farmer Charles Edward Dunk.<sup>21</sup> Barton's name is the first to appear on electoral rolls in the area as residing at what was then known as Park Road, from 1914,<sup>22</sup> while the road itself was only formed across Allotment 12 in 1911.<sup>23</sup> Allotment 12 had a number of owners from the time it was sold by Crown Grant in 1854,<sup>24</sup> until it was subdivided in 1910,<sup>25</sup> none of who appear to have been anything other than absentee landowners, or residents of adjoining or nearby farms.

Samuel Barton sold his property to George Mann from Papatoetoe in 1920, who conveyed it a few days later to Andrew Hunter of Patumahoe. The property was then transferred in 1927 to John Phelan,<sup>26</sup> who does appear to have lived there soon afterward, as a farmer.<sup>27</sup> His father settled the family originally at Ararimu in the 1860s.<sup>28</sup> In 1931 John Phelan, who was a cattle breeder, was attacked by a bull on his Park Estate Road property.<sup>29</sup> Phelan married Rebecca Eva Geraghty in 1933.<sup>30</sup>

His widow inherited the property in 1959,<sup>31</sup> and it was subdivided in 1977.

## SIGNIFICANCE CRITERIA

### Historical

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

The residence at 141 Park Estate Road has little historical value as a relatively early farm building in the locality, however, no verifiable information has been found regarding who owned the house, when it was built, or what it represents as a place. Council's property files indicate that the land was owned from 1854 by various absentee landowners. Around 1910, it was sold to cattle-breeder Samuel Barton, who appears to be the first person to reside on the land, and who may have built the house. There is, however, no evidence directly linking Barton or any subsequent landowner to the villa.

The residence at 141 Park Estate Road has **little local** historical significance.

### 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 residence at 141 Park Estate Road has no known social value. There is no evidence to suggest that it is held in high public esteem, or that it represents a collective memory or identity. No

---

<sup>21</sup> NA 169/235, LINZ records

<sup>22</sup> Franklin roll, p. 8

<sup>23</sup> Transfer No 59126, NA 169/235

<sup>24</sup> Deeds Index A3 528 & A3 529, LINZ records

<sup>25</sup> DP 4963, LINZ records

<sup>26</sup> NA 198/270, LINZ records

<sup>27</sup> Electoral roll for Franklin, 1928, p. 125

<sup>28</sup> *NZ Herald*, 28 November 1927, p. 10

<sup>29</sup> *NZ Herald*, 23 August 1937, p. 10

<sup>30</sup> *NZ Herald*, 20 May 1933, p. 1

<sup>31</sup> NA 198/270, LINZ records

evidence points to this place as an icon or marker that the community identifies with or a place that defines community identity.

The residence at 141 Park Estate Road has **no** social significance.

#### **Mana whenua**

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

The Mana Whenua values have not been assessed.

#### **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 residence at 141 Park Estate Road has been substantially altered, which has compromised the potential of the place to provide meaningful or useful information.

The residence at 141 Park Estate Road has **no** knowledge significance.

#### **Technological**

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

The residence at 141 Park Estate Road has no known technological significance. The techniques used to construct the villa and its subsequent alterations are readily understood through other places and sources.

The residence at 141 Park Estate Road has **no** technological significance.

#### **Physical attributes**

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

The residence at 141 Park Estate Road has little significance for its physical attributes as an example of vernacular architecture. The original house appears to be a transitional villa, but substantial modifications make it difficult to discern. Among other changes, the verandah has been altered, window and door openings have been altered and the roof form has been modified. Most significantly, large extensions to the eastern and western elevations have compromised the legibility of the original house and it can no longer be considered a good example of its type.

The residence at 141 Park Estate Road has **little local** physical attributes significance.

#### **Aesthetic**

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

The residence at 141 Park Estate Road has little aesthetic significance. The house has some visual appeal as a relatively early farmhouse, which is enhanced by its attractive garden surrounds and rural setting. The villa is set 50m back from the road and only glimpsed views of the place are visible from the public realm as it is screened in part by vegetation.

The residence at 141 Park Estate Road has **little local** aesthetic significance.

### Context

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

The residence at 141 Park Estate Road has moderate context value. The house is located on what is likely its original linear plot and it retains a relationship with the wider rural landscape. There are several smaller outbuildings on the site which contribute to the agricultural context of the place. The house is one of a number of early 20<sup>th</sup> century farmhouses on Park Estate Road and in the wider area.

The residence at 141 Park Estate Road has **moderate local** context significance.

### STATEMENT OF SIGNIFICANCE

141 Park Estate Road is a ca 1910 vernacular farm house, that may have originally been a villa or transitional villa. Little is known about the residence at 141 Park Estate Road. The information held by Council and supplemented by a historian is largely speculative and primarily relates to the land, rather than the villa itself. The villa has been the subject of various alterations and is almost illegible among the substantial extensions. The villa has visual appeal for its attractive gardens and rural setting. The place contributes to its streetscape and wider agricultural setting.

### TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
Y- Historical	Little	Local
Z- Social	None	N/A
AA- Mana Whenua	N/A	N/A
BB- Knowledge	None	N/A
CC- Technological	None	N/A
DD- Physical Attributes	Little	Local
EE- Aesthetic	Little	Local
FF- Context	Moderate	Local

### RECOMMENDATION

The residence at 141 Park Estate Road does not meet the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is deleted from Schedule 14.1.

#### Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage

#### Peer Reviewer

Megan Walker, Specialist Historic Heritage

#### Sources

Auckland Council GeoMaps

Auckland Council Property Files

Cadastral Index

Certificates of Title

Research Summary prepared by Lisa Truttman 18 June 2016

## **VELA HOUSE - ID 00711**

10 Hinau Road, Hingaia



*Figure 9: Vela House, 10 Hinau Road, Hingaia (Auckland Council; 19 May 2016)*

## **INTRODUCTION**

### **Purpose**

This review assesses the heritage values of Vela House (10 Hinau Road, Hingaia) to determine if it continues to meet the thresholds for scheduling in Schedule 14.1 This review was initiated by the Heritage Unit.

As part of its Strategic Vision, the Heritage Unit identified reviewing the schedule as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

### **Background**

Information on the history of the place and a physical description are included in the original evaluation contained in the Heritage Unit's property files.

A site visit was conducted on 13 February 2019.

### **Constraints**

This is a review based on the information contained in property files held by Council's Heritage Unit. The information in the files is not exhaustive and additional research may yield new information about the place.

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

## SCHEDULING INFORMATION

<b>Schedule ID</b>	00711
<b>Place Name and/or Description</b>	Vela House
<b>Verified Location</b>	10 Hinau Road, Hingaia
<b>Verified Legal Description</b>	PART LOT 600 DP 386486
<b>Category</b>	B
<b>Primary Feature</b>	
<b>Known Heritage Values</b>	F, G
<b>Extent of Place</b>	Refer to Figure 2
<b>Exclusions</b>	Interior of building(s)
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	

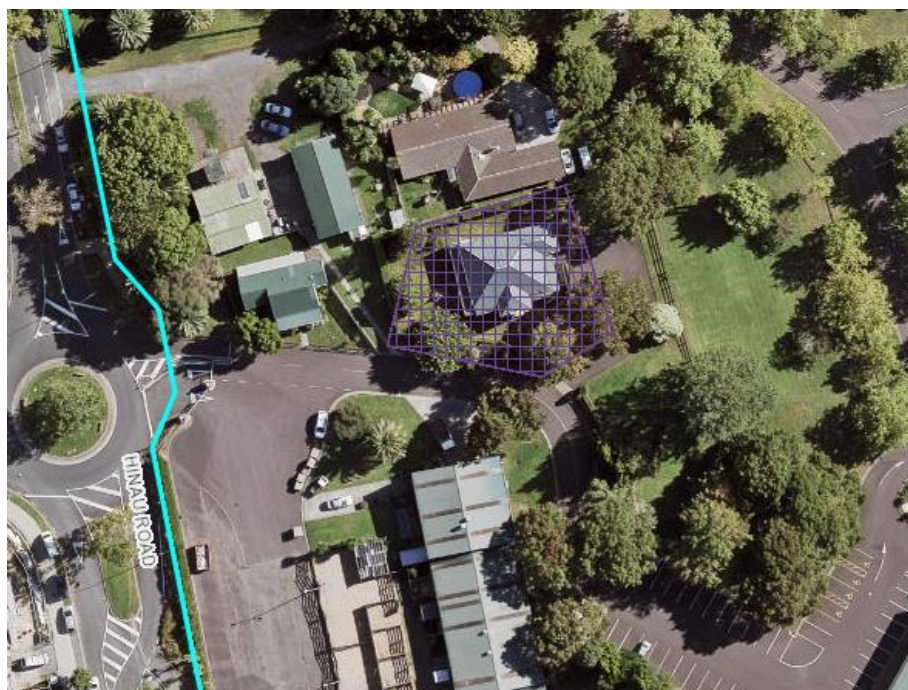


Figure 10: Extent of place for ID 00711 (Auckland Council GeoMaps)

## HISTORICAL SUMMARY

### Planning background

Vela House was first scheduled by Papakura District Council.

The place was included in the Auckland Unitary Plan (Operative in Part) as a Category B place.

### History

Vela House was originally constructed around 1900 and is thought to have been associated with the Civil family. The Civil family name appears in Certificates of Title for the land onto which the house

was relocated, however it is unknown if this family owned the land where the villa was originally sited.

Vela House would most likely have been a farmhouse, as most of Hingaia was in agricultural use at the time it was constructed. It is unclear where the name “Vela House” came from or when it was first used.

The house was relocated to its current position from a nearby site in the late 1950s or early 1960s (the place does not appear in the 1959 aerial for 10 Hinau Road, though it is unknown exactly when in 1959 these aerials were flown) to make way for the construction of the Southern Motorway. The exact location of the original site is unknown.

The Vela family, after whom the house is currently named, have been associated with the site since the 1990s, and are important figures in both the fishing export industry and thoroughbred horse breeding.

## **SIGNIFICANCE CRITERIA**

### **Historical**

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

Vela House has no known historical value. No verifiable information has been found regarding who owned the house, when it was built, or what it represents as a place. Council’s files indicate that this place may have been constructed around 1900, but there is no information to substantiate this.

Vela House has **no** historical significance.

### **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;*

Vela House has no known social value. The house may have had some level of public esteem as evidenced by the effort made to move it for the construction of the motorway, rather than allow its demolition, however this is entirely speculative.

Vela House has **no** social significance.

### **Mana whenua**

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

The Mana Whenua values have not been assessed.

### **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;*



Vela House has been substantially altered, which has compromised the potential of the place to provide useful information. Any information that could be gleaned is readily available from other places and sources.

Vela House has **no** knowledge significance.

### **Technology**

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

Vela House has no known technological significance. The techniques used to construct the villa and its subsequent alterations are readily understood through other places and sources.

Vela House has **no** technological significance.

### **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;*

Vela House has some significance for its physical attributes as an example of a return bay villa. When the house was relocated to its current position, it was modified, including all new window joinery, changes to the verandah, removal of the original chimney, and addition of a new weatherboard-clad chimney to one of the bays. Although the house is readily legible as a villa, these modifications mean it is no longer an exemplar of its type.

Vela House has **moderate local** physical attributes significance.

### **Aesthetic**

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

Vela House has some aesthetic significance. The house has some visual appeal as a relatively early farmhouse, which is enhanced by its attractive garden surrounds and rural setting. The villa is located on private property, approximately 50m from the road and only glimpsed views of the place are visible from the public realm as it is screened in part by vegetation.

Vela House has **moderate local** aesthetic significance.

### **Context**

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

Vela House has some context value. The villa was originally located nearby but was moved to its current position to make way for the Southern Motorway. Although not in its original location, its context is still rural Hingaia.

Vela House has **moderate local** context significance.

## **STATEMENT OF SIGNIFICANCE**

Vela house is a ca 1900 return bay villa that was originally used as a farm house but is now located within the grounds of New Zealand Bloodstock. Little is known about Vela House. The information held by Council is largely speculative and primarily relates to the relocation of the villa (to make way for the Southern motorway), rather than the values it represents (at either location). Though still legible as a return bay villa, Vela House has been the subject of various alterations and would no longer be considered a representative example of its type. Vela House has some visual appeal for its attractive gardens and rural setting.

## TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
A – Historical	None	NA
B – Social	None	NA
C – Mana Whenua	NA	NA
D – Knowledge	None	NA
E – Technology	None	NA
F – Physical Attributes	Moderate	Local
G – Aesthetic	Moderate	Local
H - Context	Moderate	Local

## RECOMMENDATIONS

Vela House is not considered to meet the thresholds for scheduling as a Historic Heritage Place. It is recommended that it is deleted from Schedule 14.1.

### Evaluator

Rebecca Freeman – Senior Specialist Historic Heritage

21/11/2018

### Peer Reviewer

Megan Walker – Specialist Historic Heritage

22/02/2019

### Sources

Auckland Council GeoMaps

Auckland Council property files

Cadastral Index

Certificates of Title

Cultural Heritage Inventory

## **PORTHCURNOW EAST - ID 01057**

14 Muritai Road, Milford



Figure 11: Porthcurnow East, 14 Muritai Road, Milford (Auckland Council, 19 November 2015)

## **INTRODUCTION**

### **Purpose**

This review assesses the heritage values of Porthcurnow East (14 Muritai Road, Milford) to determine whether it continues to meet the thresholds for scheduling in Schedule 14.1. This review was initiated at the request of the landowner.

As part of its Strategic Vision, the Heritage Unit identified reviewing the schedule as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust

### **Background**

Information on the history of the place and a physical description are included in the original evaluation contained in the Heritage Unit's property files.

A site visit was conducted on 19 November 2018.

### **Constraints**

This is a review based on the information contained in property files held by Council's Heritage Unit. The information in the files is not exhaustive and additional research may yield new information about the place.

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

## SCHEDULING INFORMATION

<b>Schedule ID</b>	01057
<b>Place Name/and/or Description</b>	Porthcurnow East
<b>Verified Location</b>	14 Muritai Road, Milford
<b>Verified Legal Description</b>	Lot 2 DP 66040
<b>Category</b>	B
<b>Primary feature</b>	
<b>Known Heritage Values</b>	A, F, G
<b>Extent of Place (Refer to Figure 2)</b>	Refer to Figure 2
<b>Exclusions</b>	
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	



Figure 12: Extent of place for ID 01057 (Auckland Council GeoMaps)

## HISTORICAL SUMMARY

### Planning background

Porthcurnow East was first scheduled by North Shore City Council in 1994 as a category A place. As part of Plan Change 38 (to the North Shore City Plan), the heritage values of the place were reviewed, and it was determined to meet the thresholds for category B.

The place was included in the Auckland Unitary Plan (Operative in Part) as a category B place.

### History

Porthcurnow East is the remaining half of a house originally built for the Reverend Edward Houchen in the mid-1880s. The house was split in 1922. The eastern half is the subject site, located at 14

Muritai Road, and the western half, known as "The Duder House", was first shifted to an adjacent site at 15 Ocean View Road, and in 1994, it was relocated to Laingholm.

Edward Houchen was born around 1820 in Norfolk, England. Houchen was educated at Gonville and Caius College, Cambridge, and was ordained Deacon in 1856 and Priest in 1858. He undertook various curacies, including being presented to the living of Playford in Suffolk by the Marquis of Bristol. His obituary records his resignation from that position in 1874, owing to ill-health.

According to descendants, he was practising as a clergyman in Penzance before he came to New Zealand. His family used to holiday at Porthcurnow, near Land's End, and this is believed to be the origin of the name of the subject site. According to family records, Houchen and his family left England in November 1883 to come to the Diocese of Christchurch and arrived in 1884.

Soon afterwards, Houchen moved to Auckland and was appointed to the temporary charge of the parish of St. Mark's, Remuera. Houchen was also temporarily in charge of St. Mary's, Parnell, and was appointed to the position of Assistant Minister in September 1889. He was also appointed Hospital Chaplain on October 16, 1889. The Anglican Church Gazette obituary records that Houchen suffered a stroke in 1891 and was an invalid until his death in October 1902.

The land on which the Houchen's house was built had originally been part of a Crown Grant acquired in 1845 by Hastings Atkins as a land scrip sale and sold to John Logan Campbell in 1846. The land was subdivided by Campbell and he sold a 10-acre block to Houchen on 16 July 1886. A photograph taken c.1889 shows "Porthcurnow" as a double gabled one-and-a-half storeyed cottage with a verandah on at least three sides.

After Edward Houchen died, Porthcurnow was transferred to his eldest daughter Grace Houchen and his son Clement Houchen. In 1903, Porthcurnow was converted to a convalescent home and Grace Houchen became matron. Also, around 1903 the northern gable of the cottage was moved to create a U-form with a verandah along the north-eastern and south-eastern sides; bay windows and portico on the south-western frontage and a service lean-to on the north-western side. It is likely that the house was extended to accommodate its new use.

Around 1920 the house was split in two and both parts were modified to form separate dwellings. A Building Permit was issued in 1922 to the owner C. Houchen, who was also recorded as the builder. A new gable addition facing Ocean View Road was constructed at right angles to the original gable, proportioned and detailed to match the original. The gable was added over the original scullery/laundry area.

In 1980, the verandah and first floor were extended, and the windows were replaced. These works were overseen by architect David Delamare. Further modifications followed in 1982-83 by Carter Leuschke architects. The work included a garage addition, another roof dormer and verandah extensions, as well as internal work.

## **SIGNIFICANCE CRITERIA**

### **Historical**

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

Porthcurnow East has moderate historical significance because it represents an early period of settlement in Milford. Constructed for the Houchen family in the 1880s, the house is one of the

earliest in the area. The house is the subject of an 1889 John Kinder painting, depicting the house standing alone in its 10-acre lot. The land was sold to Houchen by John Logan Campbell.

Rev. Edward Houchen is of some historic significance as an Anglican minister. He arrived in Auckland with his family in 1885 and served in temporary roles for approximately four years before being appointed Assistant Minister at St Mary's in Parnell and Hospital Chaplain. Two years into these tenures, he was forced to retire after suffering a stroke.

Houchen's daughter Grace transformed Porthcurnow East into a convalescent home of some repute following her father's death in 1902. She is of moderate historical interest to the local area.

Porthcurnow East has **moderate local** historical significance.

### **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.*

Porthcurnow East has moderate social significance because it demonstrates a custom, way of life or process that was once common but is now rare. From 1903 until around 1920, the house was operated by Grace Houchen as a convalescent home. As an institution, Porthcurnow East was successful, with patients drawn to the promise of sea views and fresh air. The house was open to convalescents during World War I and the Influenza pandemic, however there is no evidence to suggest that this house played an extraordinary role in either of these world events.

Porthcurnow East has **moderate local** historical significance.

### **Mana whenua**

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

The Mana Whenua values have not been assessed.

### **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.*

Porthcurnow East has some knowledge value as a one-and-a-half storey cottage, which is an early and increasingly rare type. However, the house has been substantially altered three times over its history, and its potential to provide useful information has been compromised.

Porthcurnow East has **little** knowledge significance.

### **Technological**

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

Porthcurnow East has no known technological values. The techniques used to construct the original house and subsequent alterations are readily understood through other places and sources.

Porthcurnow East has **no** technological significance.

### **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.*

Porthcurnow East has little value for its physical attributes. As discussed under “knowledge” above, the house is an example of a one-and-a-half storey cottage, which is an early and increasingly rare type. However, since 1886, the house has been substantially modified on three occasions which has severely compromised its integrity.

The first modification took place in 1903, when Grace Houchen commissioned building works to modify and nearly double the size of the house as part of its conversion to a convalescent home. The second, and most significant modification took place around 1922 when the house was split into two halves. Porthcurnow East remained on its original site, and the other half was relocated to an adjacent site. Finally, during the 1980s and 90s, various owners commissioned a series of alterations, which resulted in significant changes to the roof line and fenestration.

A 1993 study on the relocated half of Porthcurnow was consulted to prepare this document. This study states that the two halves of Porthcurnow “gain visual and historical significance from the presence of the other.”<sup>32</sup> It also suggests that, while splitting the house in two has compromised the integrity of both halves, the fact that they retain a visual connection mitigates this in part. In 1994, the relocated half of Porthcurnow was removed from its site and replaced with a modern building, and therefore the visual connection between the two halves of the house has been lost.

The original house is thought to have been designed by Percy Holt, though this is speculative. The modifications that took place during the 1980s and 90s were designed by noted architects David Delamore and Carter Leuschke.

Porthcurnow East has **little** physical attributes significance.

### **Aesthetic**

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

Porthcurnow East has little aesthetic significance. Originally a prominent landmark within its ridge-line setting, subdivision and overgrowth of vegetation have compromised this value to some extent. The house is visible when viewed from the seaward end of the street but could not be considered a landmark.

Porthcurnow East has **little** aesthetic significance.

### **Context**

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

Porthcurnow East has little significance for its context values. The house was originally set within 10 acres of land and oriented toward the sea. Large verandahs were located on the seaward side of the house to capture the views and fresh air. Beginning in 1911, the original 10-acre site was (and continues to be) subdivided. There are now nine lots separating Porthcurnow East from Milford Beach; this development blocks the important visual connection between the house and sea.

---

<sup>32</sup> Graeme Burgess, Dinah Holman & James Lunday: "The Duder House, Milford being one half of an original house Porthcurnow. A report for the North Shore City Council, Takapuna Area Office" May, 1993

Porthcurnow East has **little** context significance.

## STATEMENT OF SIGNIFICANCE

Porthcurnow East is one of the oldest remaining houses in Milford, but substantial modifications over time have severely compromised the legibility of what would otherwise be an early and increasingly rare building type. Most substantially, half of the house was removed from site in the 1920s, and the most important aspects of the setting – namely, the connection to the sea, and prominent landmark location – have been lost. The house has some historical significance for its association with the Houchen family, who were locally influential.

## TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
GG- Historical	Moderate	Local
HH- Social	Moderate	Local
II- Mana Whenua	N/A	N/A
JJ- Knowledge	Little	N/A
KK- Technological	None	N/A
LL- Physical Attributes	Little	N/A
MM- Aesthetic	Little	N/A
NN-Context	Little	N/A

## RECOMMENDATION

Porthcurnow East does not meet the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is deleted from Schedule 14.1.

### Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage

### Peer Reviewer

Megan Walker, Specialist Historic Heritage

### Sources

Auckland Council GeoMaps

Auckland Council Property Files

Cadastral Index

Cultural Heritage Inventory

Graeme Burgess, Dinah Holman & James Lunday: "The Duder House, Milford being one half of an original house Porthcurnow. A report for the North Shore City Council, Takapuna Area Office" May, 1993

Heritage Images online

North Shore City. (2011). *North Shore Heritage: Thematic Review Report*.

North Shore City. (2002). *Takapuna-Milford Walk: North Shore City heritage trails*.



## **RESIDENCE - ID 01461**

1 Beihlers Road, Weymouth



Figure 13: Residence, 1 Beihlers Road, Weymouth (Auckland Council, 26 May 2016)

## **INTRODUCTION**

### **Purpose**

This review assesses the heritage values of the residence at 1 Beihlers Road to determine whether it continues to meet the thresholds for scheduling in Schedule 14.1. This review was initiated by the Heritage Unit.

As part of its Strategic Vision, the Heritage Unit identified reviewing the schedule as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust

### **Background**

Information on the history of the place and a physical description are included in the original evaluation contained in the Heritage Unit's property files.

A site visit was conducted on 30 January 2019.

### **Constraints**

This is a review based on the information contained in property files held by Council's Heritage Unit. The information in the files is not exhaustive and additional research may yield new information about the place.

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

## SCHEDULING INFORMATION

<b>Schedule ID</b>	01461
<b>Place Name/and/or Description</b>	Residence
<b>Verified Location</b>	1 Beihlers Road, Weymouth
<b>Verified Legal Description</b>	LOT 1 DP 65423; LOT 6 DP65423
<b>Category</b>	B
<b>Primary feature</b>	
<b>Known Heritage Values</b>	A, B, F, G
<b>Extent of Place (Refer to Figure 2)</b>	Refer to Figure 2
<b>Exclusions</b>	Interior of building(s)
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	



Figure 14: Extent of place for ID 01461 (Auckland Council GeoMaps)

## HISTORICAL SUMMARY

### Planning background

The residence at 1 Beihlers Road was originally scheduled in the Manukau City District Plan as a Group II place.

The place was included in the Auckland Unitary Plan (Operative in Part) as a category B place.

### History

*Historical Summary prepared by Lisa Truttman 14 June 2016*

Land was first offered for sale in the village of Weymouth in September 1864,<sup>33</sup> although according to Albert Ernest Tonson in his 1966 book *Old Manukau*, surveys for subdivision of the district into town and suburban lots began in 1857, with the view that Weymouth's ferry connection with Karaka would become a major route leading south.<sup>34</sup> The 1864-1866 land sales included both the town (to the south, nearest the wharf) and suburban (north) parts of the area.<sup>35</sup> Any plans to have Weymouth as part of a major southern route were superseded by the Great South Road, and so the area became a backwater. By 1898, Weymouth had become a holiday destination, with visitors either staying at houses in the area, or camping in the open.<sup>36</sup>

There was a reclassification of the designation for a number of the unsold township sites closest to the wharf in 1890,<sup>37</sup> and in February 1898 Thomas Niven Todd purchased two sites: 6A and 8A (the latter the site of the house at 1 Beihlers Road) for £1 and £2 10s respectively.<sup>38</sup> Todd was a Papakura settler; he did not own the sites for long, transferring to William Hay Chapman in London, a "clerk in holy orders" in 1900.<sup>39</sup> Chapman died, and the property was reconveyed to Todd's wife Eva Hay Todd in 1908.<sup>40</sup> Immediately, the two sites were sold to John Evans, a farmer from Bombay district. Evans acquired the section between 6A and 8A, 7A, in 1913,<sup>41</sup> so for six years at least, had possession of the block extending from the corner of Beihlers Road and Weymouth Road, south towards Lawson Way. At Weymouth, Evans was a poultry farmer.<sup>42</sup> The combined property was sold to Clevedon farmer Gerald Lane in 1919, who subdivided the property from 1924.<sup>43</sup> After Lane died c.1958, Allotment 8A was transferred to a number of private owners, and further subdivided in 1971.<sup>44</sup>

It is possible the house at 1 Beihlers Road dates from his ownership of the site, 1908-1919, but the Todd family may have had the house put there earlier as a holiday home or rental property from c.1899. The original builder is unknown.

## SIGNIFICANCE CRITERIA

### Historical

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

The residence at 1 Beihlers Road has no known historical value. No verifiable information has been found regarding who owned the house, when it was built, or what it represents as a place. Council's property files indicate that it may have been moved onto the site and used as a holiday home from around 1899, but there is no evidence to support this.

---

<sup>33</sup> "7 September 1864", from *Manukau's Journey*, "Weymouth" search, <http://manukau.infospecs.co.nz>, Auckland Libraries, compiled by Bruce Ringer, sighted 14 December 2013

<sup>34</sup> Tonson, p. 203

<sup>35</sup> Advertisement, *NZ Herald*, 19 July 1864, p. 2

<sup>36</sup> *NZ Herald*, 14 January 1898, p. 6

<sup>37</sup> SO 3772A, LINZ records

<sup>38</sup> *NZ Herald*, 26 February 1898, p. 4

<sup>39</sup> NA 93/144, LINZ records

<sup>40</sup> NA 93/144, LINZ records

<sup>41</sup> NA 205/234, LINZ records

<sup>42</sup> See advertisements *NZ Herald* 2 January 1911 p. 2(3) and *NZ Herald* 19 November 1912, p. 1(8)

<sup>43</sup> NA 93/144, LINZ records

<sup>44</sup> NA 1525/29, LINZ records

The residence at 1 Beihlers Road has **no** historical significance.

### **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 residence at Beihlers Road has no known social value. There is no evidence to suggest that it is held in high public esteem, or that it represents a collective memory or identity. No evidence points to this place as an icon or marker that the community identifies with or a place that defines community identity.

The residence at 1 Beihlers Road has **no** social significance.

### **Mana whenua**

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

The Mana Whenua values have not been assessed.

### **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 residence at 1 Beihlers Road has been substantially altered, and possibly relocated onto the site. This has compromised the potential of the place to provide useful information.

The residence at 1 Beihlers Road has **no** knowledge significance.

### **Technological**

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

The residence at 1 Beihlers Road has no known technological significance. The techniques used to construct the cottage and its subsequent alterations are readily understood through other places and sources.

The residence at 1 Beihlers Road has **no** technological significance.

### **Physical attributes**

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

The residence at 1 Beihlers Road has little significance for its physical attributes as an example of vernacular architecture. The original cottage may pre-date 1900, but substantial modifications since the 1920s make it difficult to discern. Among other changes, a large verandah has been added to the front, windows and door openings have been added and altered, and various extensions to the side and rear have nearly tripled the size of the cottage. Villa-style mouldings and finials have recently been introduced. These changes have compromised the legibility of the original cottage and it is no longer considered a good example of its type.

The residence at 1 Beihlers Road has **little local** physical attributes significance.

### **Aesthetic**

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

The residence at 1 Beihlers Road has little aesthetic significance. The original site has been subdivided, and although the new setting is sympathetic, including some original trees, the property is surrounded by a tall fence and therefore does not contribute to the streetscape or wider area. The cottage cannot be described as a landmark and any strong or special visual appeal has been lost to substantial alteration.

The residence at 1 Beihlers Road has **little local** aesthetic significance.

### **Context**

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

The residence at 1 Beihlers Road has no context value. The cottage is not part of a group of inter-related places or wider heritage landscape. The cottage does not contribute to a streetscape or townscape and does not contribute to the character or sense of place of the local area.

The residence at 1 Beihlers Road has **no** context significance.

## **STATEMENT OF SIGNIFICANCE**

1 Beihlers Road is a single storey cottage in Weymouth that has been significantly extended and modified since the 1920s. Historical information held by Council and supplemented by a historian is largely speculative and primarily relates to the land, rather than the cottage itself. The cottage has been the subject of various alterations and is now almost triple its original size. A verandah has been added in addition to new window and door openings and villa-style mouldings and fretwork. Although the context has changed over time, the current setting is sympathetic, including some original trees. The cottage does not contribute to the streetscape or townscape and is not a landmark or icon that the community identifies with.

## **TABLE OF HERITAGE VALUES**

<b>Significance Criteria (A-H)</b>	<b>Value</b>	<b>Context</b>
OO-Historical	None	N/A
PP- Social	None	N/A
QQ- Mana Whenua	N/A	N/A
RR- Knowledge	None	N/A
SS- Technological	None	N/A
TT- Physical Attributes	Little	Local
UU-Aesthetic	Little	Local
VV- Context	None	N/A

## **RECOMMENDATION**

The residence at 1 Beihlers Road does not meet the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is deleted from Schedule 14.1.

### **Evaluator**

Rebecca Freeman, Senior Specialist Historic Heritage

### **Peer Reviewer**

Megan Walker, Specialist Historic Heritage

**Sources**

Auckland Council GeoMaps

Auckland Council Property Files

Cadastral Index

Research Summary prepared by Lisa Truttman 14 June 2016

## **RESIDENCE - ID 01462**

19 William Avenue, Manurewa



Figure 15: Residence, 19 William Avenue, Manurewa (Auckland Council, 19 May 2016)

## **INTRODUCTION**

### **Purpose**

This review assesses the heritage values of the residence at 19 William Avenue to determine whether it continues to meet the thresholds for scheduling in Schedule 14.1. This review was initiated at the request of the landowner.

As part of its Strategic Vision, the Heritage Unit identified reviewing the schedule as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust

### **Background**

Information on the history of the place and a physical description are included in the original evaluation contained in the Heritage Unit's property files.

A site visit was conducted on 30 January 2019.

### **Constraints**

This is a review based on the information contained in property files held by Council's Heritage Unit. The information in the files is not exhaustive and additional research may yield new information about the place.

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

## SCHEDULING INFORMATION

<b>Schedule ID</b>	01462
<b>Place Name/and/or Description</b>	Residence
<b>Verified Location</b>	19 William Avenue, Manurewa
<b>Verified Legal Description</b>	LOT 223 DP 49699
<b>Category</b>	B
<b>Primary feature</b>	
<b>Known Heritage Values</b>	A, B, F, G
<b>Extent of Place (Refer to Figure 2)</b>	Refer to Figure 2
<b>Exclusions</b>	Interior of building(s)
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	



Figure 16: Extent of place for ID 01462 (Auckland Council GeoMaps)

## HISTORICAL SUMMARY

### Planning background

The residence at 19 William Avenue was originally scheduled in the Manukau City District Plan as a Group II place.

The place was included in the Auckland Unitary Plan (Operative in Part) as a category B place.

### History

*Historical Summary prepared by Lisa Truttman 18 June 2016*



The house is situated on Lot 5, Parish of Papakura, part of what was a farm comprised of lots 2, 4 and 5, all purchased from separate Crown Grantees and succeeding landowners by land agent William Aitken in 1873-1874.<sup>45</sup> Aitken initially leased the three farms to Henry Butler in 1878, then sold them outright to Butler in 1882.<sup>46</sup>

Henry Butler and his wife Annie Maria had a home in Manurewa from c.1878,<sup>47</sup> and given the style of the house at 19 William Avenue, this could have been their home. Lot 5, in later subdivisions of the farms, was where an area around the site of the house was left largely untouched until the dedication and formation of William Avenue in 1961.<sup>48</sup>

Henry Butler died 13 December 1894,<sup>49</sup> but two months before he transferred his Manurewa property to Charles Coxhead for £350.<sup>50</sup> There appears to have been an equity of redemption conveyance involved,<sup>51</sup> which may explain the relatively low figure. Coxhead was a member of a prominent farming family in the Manurewa area; one member named the Wiri district “Woodside” in 1867 after their original home in England.<sup>52</sup> Another, George Coxhead, was prominent in local authority affairs in the area in the late 19<sup>th</sup> to early 20<sup>th</sup> centuries. Charles initially resided at Papatoetoe after taking over Butler’s farm,<sup>53</sup> but appears to have shifted to Manurewa by 1900.<sup>54</sup> Whether he lived on the former Butler farm is not known for certain, as the full extent of his land holdings in Manurewa is not known; his wife is reported to have died at their family home called “Woodside” in 1907.<sup>55</sup> In 1913, Charles Coxhead retired from dairying and sold his stock,<sup>56</sup> but he was still living in Manurewa as at 1919.<sup>57</sup>

In 1920, Lots 4 and 5 were sold to Max Jonas Friedlander (1886-1958),<sup>58</sup> son of Max and Henrietta Friedlander of Ashburton.<sup>59</sup> His uncle was Hugo Friedlander, previously purchaser of the Kolmar Estate in Papatoetoe,<sup>60</sup> also business partner with Albert Crum in the NZ Brick, Tile & Potter Company in New Lynn.<sup>61</sup> Max J Friedlander called his farm “Leabank”.<sup>62</sup> The purchase price for the Manurewa property was £18,000,<sup>63</sup> when prices for town milk supply were at a peak. However, Friedlander lost a milk supply contract, and the farm ran steadily at a loss for the next five years. He was bailed out financially by his father-in-law, but in 1931 was forced to declare bankruptcy.<sup>64</sup> The year before, a new company was formed, Leabank Dairies Ltd.<sup>65</sup> Friedlander subdivided his farm

---

<sup>45</sup> Deeds Indexes A2.158, A2.159, and Application file 7045, LINZ records, via Archives New Zealand

<sup>46</sup> DI A2.159

<sup>47</sup> Earliest newspaper reference to their home in the area, *Auckland Star*, 23 January 1879, p. 2

<sup>48</sup> T. 668637, NA1673/44, LINZ records

<sup>49</sup> Death notice, *Auckland Star*, 27 December 1894, p. 8

<sup>50</sup> DI A2.159

<sup>51</sup> Application file 7045

<sup>52</sup> Gwen Wichman, *Soaring Bird, A History of Manurewa to 1965*, 2001, p. 11

<sup>53</sup> Electoral Roll, 1896

<sup>54</sup> *NZ Herald*, 28 August 1900, p1 (7)

<sup>55</sup> Death notice, *Auckland Star*, 28 October 1907, p. 8

<sup>56</sup> *NZ Herald*, 19 September 1913 p12(3)

<sup>57</sup> Franklin electoral roll, p. 29

<sup>58</sup> DI A2.159

<sup>59</sup> Births, Deaths and Marriages database. Born 1886 – reference 1886/3555

<sup>60</sup> NA 121/188, LINZ records

<sup>61</sup> Lisa Truttman, “Albert Crum’s New Zealand Brick, Tile & Potter Company, New Lynn (1905-1929)”, *Timespanner*, 19 January 2011, <http://timespanner.blogspot.co.nz/2011/01/albert-crums-new-zealand-brick-tile.html>, sighted 18 June 2016

<sup>62</sup> *NZ Herald*, 27 June 1925 p. 1 (2)

<sup>63</sup> *Pukekohe & Waiuku Times*, 18 June 1920, p. 2

<sup>64</sup> *Auckland Star*, 15 October 1931, p. 8

<sup>65</sup> *Auckland Star*, 31 January 1930, p. 4

from 1923,<sup>66</sup> and transferred the remainder of Lot 5 to the new company in 1930.<sup>67</sup> Friedlander died in Canterbury in 1958.<sup>68</sup>

In 1959, the company began further subdivisions of the remaining property, which included the laying out of William Avenue off Friedlanders Road.<sup>69</sup> The name “Leabank” is now the name of the local area, a school, shops and a park.

## SIGNIFICANCE CRITERIA

### Historical

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

The residence at 19 William Ave has moderate historic significance as a house associated with a local dairy farm. During the early twentieth century, Manurewa was well-regarded as a centre of dairying, and this place represents this theme.

The land ownership history of this place is well understood, however, there is no evidence to directly link any of the landowners with the villa. No information has been found on who built the villa or when it was built, or who lived in it and at what times. Therefore, it is difficult to attribute the significance of the land to the house.

William Aitken purchased the land from Crown Grantees in 1873-74. After leasing it for several years, he sold it to Henry Butler in 1882. It is known that Butler had a house in Manurewa from 1878, but there is no evidence to verify that his house was the subject site.

In 1894, Butler sold the land to Charles Coxhead, a member of a prominent local farming family. It is known that he continued to use the land for dairy farming, but it is unclear if he lived at this farm or in the subject house.

In 1920 the land was sold to Max Jonas Friedlander. He named the farm Leabank (the local area is now known as Leabank) and established Leabank Dairies Ltd. As above, there is no evidence linking Friedlander to the villa. Friedlander began a subdivision for farmlets in 1923, and following the collapse of his dairy business, began another substantial subdivision for residential lots in 1959.

The residence at 19 William Ave has **moderate local** historical significance.

### 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 residence at 19 William Ave has no known social values. No evidence has been found to suggest that it is held in high public esteem, or that it is an icon or marker that the community identifies with. It does not represent an important aspect of collective memory, identity or remembrance, and does not demonstrate a custom, way of life or process that was once common but is now rare or in danger of being lost.

---

<sup>66</sup> DP 16664, LINZ records

<sup>67</sup> NA 451/178, LINZ records

<sup>68</sup> NZSG Cemetery records, via Ancestry.com

<sup>69</sup> See DP 49699, dated 1961, LINZ records

The residence at 19 William Ave has **no** social significance.

#### **Mana whenua**

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

The Mana Whenua values have not been assessed.

#### **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 information that could be derived from 19 William Ave is readily available from other places or sources, and therefore the knowledge that could be potentially gained would be of little or limited value.

The residence at 19 William Ave has **no** knowledge significance.

#### **Technological**

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

The techniques used to construct the villa are typical of the time period and are readily understood through other places and sources.

The residence at 19 William Ave has **no** technological significance.

#### **Physical attributes**

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

The residence at 19 William Ave has moderate significance for its physical attributes as an example of a single-bay flush villa with a central gutter. The date of construction is unknown, though villas with central gutters were most commonly built between 1880 and 1905. However, as a vernacular building it could have been built beyond this date range.

The villa has been the subject of several modifications, including an extension to the verandah so that it wraps around the eastern side of the house, introduction of new window and door openings (especially along the eastern elevation) and extension of the lean-to.

The residence at 19 William Ave has **moderate** physical attributes significance.

#### **Aesthetic**

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

The residence at 19 William Ave has no aesthetic values. An unsympathetic subdivision during the late 1950s resulted in one of the sides of the house facing the street, instead of the front. One of the key characteristics of the villa style is that it always faces the street – this is now lost.

The residence at 19 William Ave has **no** aesthetic significance.

## Context

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

The residence at 19 William Ave has no significance for its context. As a farmhouse associated with a local dairy, the villa was originally set within paddocks, surrounded only by a few outbuildings and trees. The villa faced Weymouth Road, and a driveway connected the house to the road. The 1959 subdivision for residential lots not only significantly modified the original setting, but also provided no mitigation. The villa now has a very limited setting, which provides little indication of the wider farm of which it used to form a part. The house now stands on a 900m<sup>2</sup> lot in the middle of William Ave, surrounded by mid-century housing types.

Most significantly, and most detrimentally, not only is the villa out of context among modern housing types and a curvilinear street pattern, but the new roads were introduced without regard to the orientation of the villa. William Ave was formed along the eastern elevation of the house, which is not the front. The side of the house now faces the road, which is uncharacteristic for a villa.

The residence at 19 William Ave has **no** context significance.

## STATEMENT OF SIGNIFICANCE

19 William Ave is a ca 1900 single-bay flush villa in Manurewa. Although the history of land ownership is of some interest for its associations with the local dairying industry, this value is difficult to attribute directly to the house because there is no evidence showing that any of the landowners built, lived in or used the villa in any way or at any time. The house has some value as an example of a villa which may pre-date 1900. Modifications, especially the introduction of new window and door openings, have compromised the integrity of the place to some extent. Most significantly, the setting and original context of the house have been lost. Originally set within a dairy farm, unsympathetic subdivision during the 1950s reoriented the house away from the street and sited the villa on a small residential lot in the middle of a housing tract.

## TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
WW- Historical	Moderate	Local
XX- Social	None	N/A
YY- Mana Whenua	N/A	N/A
ZZ- Knowledge	None	N/A
AAA- Technological	None	N/A
BBB- Physical Attributes	Moderate	Local
CCC- Aesthetic	None	N/A
DDD- Context	None	N/A

## RECOMMENDATION

The residence at 19 William Avenue does not meet the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is deleted from Schedule 14.1.

### Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage

**Peer Reviewer**

Megan Walker, Specialist Historic Heritage

**Sources**

Auckland Council GeoMaps

Auckland Council Property Files

Cadastral Index

Cultural Heritage Inventory

Research Summary prepared by Lisa Truttman 18 June 2016

## **RESIDENCE - ID 01463**

1/11 Alfriston Road, Manurewa



Figure 17: Residence, 1/11 Alfriston Road (Auckland Council, 9 June 2016)

## **INTRODUCTION**

### **Purpose**

This review assesses the heritage values of the residence at 1/11 Alfriston Road to determine whether it continues to meet the thresholds for scheduling in Schedule 14.1. This review was initiated by the Heritage Unit.

As part of its Strategic Vision, the Heritage Unit identified reviewing the schedule as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust

### **Background**

Information on the history of the place and a physical description are included in the original evaluation contained in the Heritage Unit's property files.

A site visit was conducted on 30 January 2019.

### **Constraints**

This is a review based on the information contained in property files held by Council's Heritage Unit. The information in the files is not exhaustive and additional research may yield new information about the place.

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

## SCHEDULING INFORMATION

<b>Schedule ID</b>	01463
<b>Place Name/and/or Description</b>	Residence
<b>Verified Location</b>	1/11 Alfriston Road, Manurewa
<b>Verified Legal Description</b>	LOT 1 DP 37757
<b>Category</b>	B
<b>Primary feature</b>	
<b>Known Heritage Values</b>	F, G
<b>Extent of Place (Refer to Figure 2)</b>	Refer to Figure 2
<b>Exclusions</b>	Interior of building(s)
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	



Figure 18: Extent of place for ID 01463 (Auckland Council GeoMaps)

## HISTORICAL SUMMARY

### Planning background

The residence at 1/11 Alfriston Road was originally scheduled in the Manukau City District Plan as a Group II place.

The place was included in the Auckland Unitary Plan (Operative in Part) as a category B place.

### History

*Research Summary prepared by Lisa Truttman 14 June 2016*

Originally part of Allotment 12, a farm of over 110 acres in the Parish of Papakura purchased from the Crown in February 1845,<sup>70</sup> the house at 1/11 Alfriston Road is sited on a small remnant of this property, after a series of subdivisions from the 1860s.

In 1949, Ernest Claud Scott purchased just over two acres from Frank Waddell Whyte,<sup>71</sup> and Scott may have been the person who commissioned the house.

The residence at 1/11 Alfriston Road was constructed in 1949 by builder Leo Young. It is characterised by its unique construction materials. It is adobe, made from mud and clay formed into bricks and then dried.

Scott died c.1958,<sup>72</sup> his wife inherited the property and remarried, then the property was sold in 1974. Since then, there have been several private owners.

## **SIGNIFICANCE CRITERIA**

### **Historical**

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

Little is known about the residence at 1/11 Alfriston Road. The house was constructed in 1949 and has had a number of private owners, but no information has been found on the historical significance of the place.

The residence at 1/11 Alfriston Road has **no** historical significance.

### **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 residence at 1/11 Alfriston Road has no known social significance. There is no evidence that this place is held in high public esteem or that it plays a role in defining community identity. The place is not known to be an icon or marker that the community identifies with, and it does not demonstrate a custom, way of life or process.

The residence at 1/11 Alfriston Road has **no** social significance.

### **Mana whenua**

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

The Mana Whenua values have not been assessed.

### **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.*

---

<sup>70</sup> Deeds index A2.166, LINZ records

<sup>71</sup> NA 921/65, LINZ records

<sup>72</sup> NA 988/233



The residence at 1/11 Alfriston Road has little knowledge significance for its potential to provide information on the manufacture and applications of adobe bricks, however the importance of this information is questionable given that this is an uncommon building material, and any information gleaned may not transfer to other places.

The residence at 1/11 Alfriston Road has **little** knowledge significance.

### **Technological**

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

The residence at 1/11 Alfriston Road has little technological significance because it demonstrates an unconventional use of building materials.

The residence at 1/11 Alfriston Road has **little** technological significance.

### **Physical attributes**

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

The residence at 1/11 Alfriston Road has moderate significance for its physical attributes values. The house was constructed by builder Leo Young in 1949 in the Modern style. No information has been found on other building projects in which he was involved. The architect is unknown.

The house is a good example of a mid-century Modern-style residence. It features a stepped façade with buttress-like structures supporting the large eaves of the mono-pitch roof. As discussed in (d) knowledge and (e) technology above, the house is constructed from adobe bricks. No information has been found to indicate a reasoning or design philosophy that led to the use of adobe. The house originally had timber joinery, including an octagonal feature window and three large picture windows with fanlights along the front elevation. Some of the joinery has been replaced with aluminum. A large deck and tall fence have been constructed in front of the house.

The residence at 1/11 Alfriston Road has **moderate local** significance for its physical attributes.

### **Aesthetic**

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

The residence at 1/11 Alfriston Road has little aesthetic significance. The house has visual appeal for its distinctive form, but the tall fence and deck obscure the view of most of the front elevation. The yard is well-landscaped, but it is unclear if these are original plantings.

The residence at 1/11 Alfriston Road has **little local** aesthetic significance.

### **Context**

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

The residence at 1/11 Alfriston Road has little context significance. The house is located on its original site, and although it has been subdivided, the remaining section is reasonable for a house intended to sit within a suburban setting. The house is not considered to form part of a wider group or context, and the character of the surrounding streetscape is defined by a mix of scale, style, age and use.

The residence at 1/11 Alfriston Road has **little local** context significance.

## STATEMENT OF SIGNIFICANCE

1/11 Alfriston Road is a 1949 Modern style house in Manurewa. It has some significance as an example of a mid-century Modern style home, and for its unusual use of adobe bricks. While these aspects of the place are interesting, there is no evidence showing that this place is historically or socially significant to the local area or beyond.

## TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
EEE- Historical	None	N/A
FFF- Social	None	N/A
GGG- Mana Whenua	N/A	N/A
HHH- Knowledge	Little	N/A
III- Technological	Little	N/A
JJJ- Physical Attributes	Moderate	Local
KKK- Aesthetic	Little	Local
LLL-Context	Little	Local

## RECOMMENDATION

The residence at 1/11 Alfriston Road does not meet the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is deleted from Schedule 14.1.

### Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage

### Peer Reviewer

Megan Walker, Specialist Historic Heritage

### Sources

Auckland Council GeoMaps

Auckland Council Property Files

Cadastral Index

Cultural Heritage Inventory

Research Summary prepared by Lisa Truttman 14 June 2016

## **ATTACHMENT F**

# **SUMMARY OF DECISIONS REQUESTED, AND FURTHER SUBMISSIONS**



Plan Change 27 - Historic Heritage Schedule 14.1					Plan Change 27 - Historic Heritage Schedule 14.1				
Further Submissions					Summary of Decisions Requested				
FS	FS name	Contact Details	FS WTBH	Support or Oppose	Sub Number	Sub#/Point	Submitter Name	Summary of decision requested	Historic heritage place or address submission relates to
					01	1.1	Rix John and Susan Joy Fergusson	Accept the plan change and delete the residence at 19 William Avenue, Manurewa from the historic heritage schedule.	Residence, 19 William Avenue, Manurewa (ID 01462)
					02	2.1	Deborah Anne Bell	Support the change to category B	Earnoch, 194-196 Hurstmere Road, Takapuna (ID 01053)
					02	2.2	Deborah Anne Bell	Would welcome the removal of the property from the historic heritage schedule completely.	Earnoch, 194-196 Hurstmere Road, Takapuna (ID 01053)
					03	3.1	Waiwera Properties Limited Attn: Evan Virtue	Accept the plan change and delete the Waiwera Bath House from the historic heritage schedule.	Waiwera Bath House, Waiwera Beach, 37 Waiwera Place, Waiwera (ID 00499)
					04	4.1	Yuan Cheng	Decline the plan change.	2/80 Prospect Terrace, Mount Eden
					05	5.1	CEL Trust (Paul Brown) Attn: Dylan Pope	Accept the plan change and delete the residence at 651 West Coast Road, Oratia from the historic heritage schedule.	Residence, 651 West Coast Road, Oratia (ID 00107)
					06	6.1	Deborah Manley	Remove Te Arotai, 17 Queen Street, Northcote Point from the historic heritage schedule.	Te Arotai, 17 Queen Street, Northcote Point (ID 01006)
					07	7.1	Auckland Botanic Gardens Attn: Rebecca Stanley	Accept the plan change and amend the plan maps for the Mill Site and confirm that the site is not known to be a place of interest or significance to Maori.	Mill site R11_1633, site of water-powered mill, including water race and dam, Botanic Gardens Regional Park, 102 Hill Road, The Gardens (ID 01270)
					08	8.1	David Barber	Accept the plan change and make amendments to protect the gardener's cottage/garage alongside the Orford Lodge property.	Orford Lodge, 8 and 10 Earls Court, Hill Park (ID 01456)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Oppose	09	9.1	Matthew Nicholas Dunning	Council should moderate its approach to what owners of the Dilworth Terrace Houses may be able to do to their properties in future, and this should be recorded on an appropriate file or register or the plan.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
					09	9.2	Matthew Nicholas Dunning	Accept the plan change with amendments.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Oppose	09	9.3	Matthew Nicholas Dunning	Formally note the discretion as to what owners of Dilworth may do to their properties will be generously exercised in future.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
					10	10.1	Ian McArthur	Amend the provision and remove Halling homestead from the historic heritage schedule.	Halling homestead (former), 68 Kitchener Road, Milford (ID 01077)
					11	11.1	Paul Bernard Mora and Mary Innes Mora	Accept the plan change and delete 14 Muritai Road, Milford from the historic heritage schedule.	Porthcurnow East, 14 Muritai Road, Milford (ID 01057)
					12	12.1	Anton Lush	Support the deletion of criteria C - Tangata Whenua.	Lush House, 10 Scherff Road, Remuera (ID 02495)
					12	12.2	Anton Lush	Oppose the addition of criteria E - Technology.	Lush House, 10 Scherff Road, Remuera (ID 02495)
					12	12.3	Anton Lush	Remove the heritage assessment in totality and criteria A, B, D, F, G and H do not apply.	Lush House, 10 Scherff Road, Remuera (ID 02495)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Support	13	13.1	Tuiloma Neroni Slade and Jeanne Schoenberger	Do not oppose the change from Category B to Category A.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Oppose	13	13.2	Tuiloma Neroni Slade and Jeanne Schoenberger	Amend the plan change for the Dilworth Terrace Houses to include further exclusions, in addition to those already listed in the proposed plan change, being: all interiors; existing French doors in rear entrance levels in houses 1,2 and 8; ability to add French doors to rear elevation entrances and to bedroom/s on lower level; landscaping of rear entrance level courtyards; steps from verandahs to patio areas on lower garden levels; and fences and gates as well as landscaping of the lower garden levels.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)

Plan Change 27 - Historic Heritage Schedule 14.1					Plan Change 27 - Historic Heritage Schedule 14.1				
Further Submissions					Summary of Decisions Requested				
FS	FS name	Contact Details	FS WTBH	Support or Oppose	Sub Number	Sub#/Point	Submitter Name	Summary of decision requested	Historic heritage place or address submission relates to
FS06	Heritage New Zealand Pouhere Taonga	sandrews@heritage.org.nz	Yes	Support	14	14.1	Donald John and Alison Margaret Ellison	Support the category change.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
FS06	Heritage New Zealand Pouhere Taonga	sandrews@heritage.org.nz	Yes	Oppose	14	14.2	Donald John and Alison Margaret Ellison	Exclude the following: all interiors; French doors in rear elevations of houses 1,2 and 8; rear courtyards; and front garden fencing and landscaping. Provide for the ability to add French doors to rear and front elevations at a future date.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
FS06	Heritage New Zealand Pouhere Taonga	sandrews@heritage.org.nz	Yes	Oppose	14	14.3	Donald John and Alison Margaret Ellison	Provide for the ability to add French doors to rear and front elevations at a future date.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
FS06	Heritage New Zealand Pouhere Taonga	sandrews@heritage.org.nz	Yes	Support	15	15.1	Bruce Andrew and Sharon Lanie Prichard	Support the category change.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
FS06	Heritage New Zealand Pouhere Taonga	sandrews@heritage.org.nz	Yes	Oppose	15	15.2	Bruce Andrew and Sharon Lanie Prichard	All interiors to be excluded.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
FS06	Heritage New Zealand Pouhere Taonga	sandrews@heritage.org.nz	Yes	Oppose	15	15.3	Bruce Andrew and Sharon Lanie Prichard	Wish to have the ability to install French doors at a later date on lower seaside verandah from second bedroom.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
FS06	Heritage New Zealand Pouhere Taonga	sandrews@heritage.org.nz	Yes	Oppose	15	15.4	Bruce Andrew and Sharon Lanie Prichard	Front gardens, fencing and landscaping be excluded.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
FS06	Heritage New Zealand Pouhere Taonga	sandrews@heritage.org.nz	Yes	Oppose	16	16.1	Ian Jarvie	Uplift/remove the heritage restriction placed on 10 Scherff Road (Lush House).	Lush House, 10 Scherff Road, Remuera (ID 02495)
					17	17.1	Penelope Jane Jarvie nee Lush	Support the deletion of criteria C - Tangata Whenua.	Lush House, 10 Scherff Road, Remuera (ID 02495)
					17	17.2	Penelope Jane Jarvie nee Lush	Oppose the addition of criteria E - Technology.	Lush House, 10 Scherff Road, Remuera (ID 02495)
					17	17.3	Penelope Jane Jarvie nee Lush	Seek the heritage assessment in its entirety is removed from 10 Scherff Road, ID#02495.	Lush House, 10 Scherff Road, Remuera (ID 02495)
					18	18.1	Auckland Transport Attn: Alastair Lovell	Adopt the plan change, subject to specific amendments sought in Attachment 1 of the submission that seek to reduce the extent of the Historic Heritage Overlay applying to identified scheduled items.	
					18	18.2	Auckland Transport Attn: Alastair Lovell	Seek any consequential amendments required to address the matters raised in the submission.	
FS06	Heritage New Zealand Pouhere Taonga	sandrews@heritage.org.nz	Yes	Oppose in part	18	18.3	Auckland Transport Attn: Alastair Lovell	Reduce the extent of place by removing the Historic Heritage Overlay from the formed cul-de-sac head at Peterson Road.	Te Kōpua Kai a Hiku/Panmure Basin, including Mokoia pā site, terrace/midden, and middens R11_98, R11_1255, R11_1377, R11_1384, R11_1385, R11_2158 R11_2263, R11_2264, R11_2265, R11_2266, Panmure (ID 01587)
					18	18.4	Auckland Transport Attn: Alastair Lovell	Reduce the extent of place by removing the Historic Heritage Overlay from the road reserve, except for where the scheduled building is located on the road reserve.	Workers' cottage (former)/Leigh Library, 15 Cumberland Street, Leigh (ID 00532)
					18	18.5	Auckland Transport Attn: Alastair Lovell	Reduce the extent of place by removing the Historic Heritage Overlay from part of the road reserve, so that it aligns with the fence/property boundary.	Minniesdale Chapel and graveyard, 67 Shegadeen Road, Wharehine (ID 00542)
					18	18.6	Auckland Transport Attn: Alastair Lovell	Reduce the extent of place by removing the Historic Heritage Overlay from the road reserve, except for where the building overhangs the road reserve.	Suffolk Hotel (former)/Cavalier Tavern, 68 College Hill, Freemans Bay (ID 01627)
					18	18.7	Auckland Transport Attn: Alastair Lovell	Reduce the extent of place by reducing the Historic Heritage Overlay closer to the building.	Railway signal box, Otahuhu Railway Station, 1 Walmsley Road, Otahuhu (ID 02578)
					18	18.8	Auckland Transport Attn: Alastair Lovell	Reduce the extent of place by removing the Historic Heritage Overlay from the road reserve.	Green Bay Mission (former)/Blockhouse Bay Baptist Church, 504-506 Blockhouse Bay Road, Blockhouse Bay (ID 01612)

Plan Change 27 - Historic Heritage Schedule 14.1					Plan Change 27 - Historic Heritage Schedule 14.1				
Further Submissions					Summary of Decisions Requested				
FS	FS name	Contact Details	FS WTBH	Support or Oppose	Sub Number	Sub#/Point	Submitter Name	Summary of decision requested	Historic heritage place or address submission relates to
					19	19.1	Julie Rogers	Support the deletion of 15 Rangiwai Road from Schedule 14.1, and for it to be replaced with an amended and more accurate appropriate extent of place that focuses on the primary feature i.e. the residence itself.	Residence, 15/15B Rangiwai Road, Titirangi (ID 00163)
					20	20.1	Michael Duggan	Support the deletion of 15 Rangiwai Road from Schedule 14.1, and support it to be replaced with an amended and more accurate appropriate extent of place that focuses on the primary feature i.e. the residence itself.	Residence, 15/15B Rangiwai Road, Titirangi (ID 00163)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Support	21	21.1	Terrence Anderson and Lynette Eden	Support the category change from B to A.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Oppose	21	21.2	Terrence Anderson and Lynette Eden	Exclusions be amended and increased to include: all interiors; and all gardens rear and front including fences, courtyards and driveways.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Oppose	21	21.3	Terrence Anderson and Lynette Eden	Provide for the ability to install French doors in courtyards of homes 3, 4, 5, 6 and 7 to match existing French doors in houses 1, 3 and 8.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Oppose	21	21.4	Terrence Anderson and Lynette Eden	Provide for the ability to install French doors matching upper deck doors on lower decks to allow access from bedrooms.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
FS03	Papatoetoe Historical Society Incorporated	<a href="mailto:jennya.clark@xtra.co.nz">jennya.clark@xtra.co.nz</a>	No	Support	22	22.1	Manukau Pacific Islands Presbyterian Church, Samoan Group Attn: Mary Autagavaia	Support the exclusion of the buildings built post-1963 from the property.	St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) (ID 01466)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Support	22	22.1	Manukau Pacific Islands Presbyterian Church, Samoan Group Attn: Mary Autagavaia	Support the exclusion of the buildings built post-1963 from the property.	St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) (ID 01466)
FS03	Papatoetoe Historical Society Incorporated	<a href="mailto:jennya.clark@xtra.co.nz">jennya.clark@xtra.co.nz</a>	No	Support	22	22.2	Manukau Pacific Islands Presbyterian Church, Samoan Group Attn: Mary Autagavaia	Support the placing of the St Saviour's Chapel under category A.	St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) (ID 01466)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Support	22	22.2	Manukau Pacific Islands Presbyterian Church, Samoan Group Attn: Mary Autagavaia	Support the placing of the St Saviour's Chapel under category A.	St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) (ID 01466)
FS03	Papatoetoe Historical Society Incorporated	<a href="mailto:jennya.clark@xtra.co.nz">jennya.clark@xtra.co.nz</a>	No	Support	22	22.3	Manukau Pacific Islands Presbyterian Church, Samoan Group Attn: Mary Autagavaia	Do not support the scheduling of the rest of the buildings.	St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) (ID 01466)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Support	22	22.3	Manukau Pacific Islands Presbyterian Church, Samoan Group Attn: Mary Autagavaia	Do not support the scheduling of the rest of the buildings.	St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) (ID 01466)
FS03	Papatoetoe Historical Society Incorporated	<a href="mailto:jennya.clark@xtra.co.nz">jennya.clark@xtra.co.nz</a>	No	Support	22	22.4	Manukau Pacific Islands Presbyterian Church, Samoan Group Attn: Mary Autagavaia	Propose the extent of place be reduced.	St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) (ID 01466)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Oppose	22	22.4	Manukau Pacific Islands Presbyterian Church, Samoan Group Attn: Mary Autagavaia	Propose the extent of place be reduced.	St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) (ID 01466)
FS03	Papatoetoe Historical Society Incorporated	<a href="mailto:jennya.clark@xtra.co.nz">jennya.clark@xtra.co.nz</a>	No	Support	22	22.5	Manukau Pacific Islands Presbyterian Church, Samoan Group Attn: Mary Autagavaia	Propose to demolish the kitchen and laundry buildings.	St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) (ID 01466)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Oppose	22	22.5	Manukau Pacific Islands Presbyterian Church, Samoan Group Attn: Mary Autagavaia	Propose to demolish the kitchen and laundry buildings.	St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) (ID 01466)
FS05	Civic Trust Auckland	<a href="mailto:cta@civitrustauckland.org.nz">cta@civitrustauckland.org.nz</a>	Not Stated	Support	23	23.1	Fire and Emergency New Zealand Attn: Rachel Morgen and Kristina Gurshin	Retain amendments to Schedule 14.1 that clarify that the Fire Station is the primary feature and that the interiors of the building are not scheduled, with the exception of the fire bays only.	Central Fire Station, 50-60 Pitt Street, Auckland Central (ID 01997)

Plan Change 27 - Historic Heritage Schedule 14.1					Plan Change 27 - Historic Heritage Schedule 14.1				
Further Submissions					Summary of Decisions Requested				
FS	FS name	Contact Details	FS WTBH	Support or Oppose	Sub Number	Sub#/Point	Submitter Name	Summary of decision requested	Historic heritage place or address submission relates to
					23	23.2	Fire and Emergency New Zealand Attn: Rachel Morgen and Kristina Gurshin	Accept the proposed exclusion that applies to the Central Fire Station, which allows for alterations/modification to the interior of the building(s), but excludes any modifications to the fire station bays.	Central Fire Station, 50-60 Pitt Street, Auckland Central (ID 01997)
					23	23.3	Fire and Emergency New Zealand Attn: Rachel Morgen and Kristina Gurshin	Reject the change to the legal description for the Central Fire Station and correctly revert to the legal description within Schedule 14.1 and the Auckland Council GeoMaps GIS tool to Lot 1 DP 102572, as defined in the Record of Title.	Central Fire Station, 50-60 Pitt Street, Auckland Central (ID 01997)
					23	23.4	Fire and Emergency New Zealand Attn: Rachel Morgen and Kristina Gurshin	Confirm that Auckland Council will update the legal description to Section 98 DO 470831, once the new legal description is confirmed, in accordance with Schedule 1 Clause 20A of the Resource Management Act 1991.	Central Fire Station, 50-60 Pitt Street, Auckland Central (ID 01997)
					24		Number not in use		
					25	25.1	Biblical Education Services Trust Attn: Matt Feary	Seek a further reduction to the extent of place is made to exclude the existing buildings that surround the heritage feature which are clearly not of heritage value.	Caughey House "Rahiri" (former)/Auckland Karitane Hospital (former), 1-3 McLean Street, Mt Albert (01728)
					25	25.2	Biblical Education Services Trust Attn: Matt Feary	Seek that the exclusions include the trees and shrubs located on the site, as none are related to the heritage building or its history.	Caughey House "Rahiri" (former)/Auckland Karitane Hospital (former), 1-3 McLean Street, Mt Albert (01728)
					25	25.3	Biblical Education Services Trust Attn: Matt Feary	Seek that reference to 'Hebron Christian College' is deleted from the Verified Location for ID 01728.	Caughey House "Rahiri" (former)/Auckland Karitane Hospital (former), 1-3 McLean Street, Mt Albert (01728)
					26	26.1	Samson Corporation Ltd and Sterling Nominees Ltd Attn: J A Brown	Supports the purpose of the plan change but seeks some modifications.	Shops, 256-262 Ponsonby Road, Ponsonby (ID 01810)
					26	26.2	Samson Corporation Ltd and Sterling Nominees Ltd Attn: J A Brown	Reduce the mapped extent of place to only include the identified primary feature, being the circa 1910 shop buildings.	Shops, 256-262 Ponsonby Road, Ponsonby (ID 01810)
					26	26.3	Samson Corporation Ltd and Sterling Nominees Ltd Attn: J A Brown	Remove the text "buildings and structures that are not the primary feature" in the Exclusions column.	Shops, 256-262 Ponsonby Road, Ponsonby (ID 01810)
					26	26.4	Samson Corporation Ltd and Sterling Nominees Ltd Attn: J A Brown	Any further amendments necessary to give effect to the intent of this submission.	Shops, 256-262 Ponsonby Road, Ponsonby (ID 01810)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Support	27	27.1	Fiona Wynne and Terry Lynne Wouldes	Support the category change.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Oppose	27	27.2	Fiona Wynne and Terry Lynne Wouldes	All interior spaces to be excluded.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Oppose	27	27.3	Fiona Wynne and Terry Lynne Wouldes	Existing French doors that have been added to houses to be excluded.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Oppose	27	27.4	Fiona Wynne and Terry Lynne Wouldes	Ability to add French doors to rear and front elevations at future date.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Oppose	27	27.5	Fiona Wynne and Terry Lynne Wouldes	Fencing and landscaping to courtyards and lower gardens to be excluded.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
					28	28.1	Housing New Zealand Corporation Attn: Dr. Claire Kirman and Alex Devine	That the provisions of the plan change as notified, in relation to the five sites noted in this submission (Glen Eden Methodist Church at 302 West Coast Road, Glen Eden (ID 00032); Residence at 45F Swanson Road, Henderson (ID 00141); Shenstone Cottage at 65 Mountain Road, Mangere Bridge (ID 01432); Residence at 79 Coronation Road, Mangere Bridge (ID 01437); and Farmhouse (former)/Clendon Park Community House at 60R Finlayson Avenue, Manurewa (ID 01460)) are confirmed and approved.	Glen Eden Methodist Church, 302 West Coast Road, Glen Eden (ID 00032) Residence, 45F Swanson Road, Henderson (ID 00141) Shenstone Cottage, 65 Mountain Road, Mangere Bridge (ID 01432) Residence, 79 Coronation Road, Mangere Bridge (ID 01437) Farmhouse (former)/Clendon Park Community House, 60R Finlayson Avenue, Manurewa (ID 01460)
					28	28.2	Housing New Zealand Corporation Attn: Dr. Claire Kirman and Alex Devine	Further or other relief, or consequential or other amendments, as are considered appropriate and necessary to address the concerns set out in the submission.	
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Support	29	29.1	Bruce Griffith Burton and Sarah Jane Burton	Support the category change from B to A subject to points raised in the submission.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)



Plan Change 27 - Historic Heritage Schedule 14.1					Plan Change 27 - Historic Heritage Schedule 14.1				
Further Submissions					Summary of Decisions Requested				
FS	FS name	Contact Details	FS WTBH	Support or Oppose	Sub Number	Sub#/Point	Submitter Name	Summary of decision requested	Historic heritage place or address submission relates to
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Oppose	29	29.2	Bruce Griffith Burton and Sarah Jane Burton	The following exclusions should be identified: garages; gate posts on driveway entrance to Dilworth Terrace; modern skylights; French doors in rear elevation entrances of Dilworth Terrace on the ground floor; paving; landscaping and fencing.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Oppose	29	29.3	Bruce Griffith Burton and Sarah Jane Burton	Would like to see the ability to add French doors on the lower seaside verandah.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
					30	30.1	Heritage New Zealand Pouhere Taonga Attn: Susan Andrews	The plan change be approved in its entirety as notified, with the exception of the proposed exclusions relating to the Dilworth Terrace Houses, which should be declined.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)
FS01	Ngati Whatua Orakei Attn: Andrew Brown	<a href="mailto:andrewb@nwo.iwi.nz">andrewb@nwo.iwi.nz</a>	Yes	Oppose the submission	31	31.1	Richard Paul van Bremen and Susan Louise Gibson	Decline the plan change.	Te Marae o Hinekakea village site, including grave R10_163, 54 Iona Avenue, Paremoremo (ID 00729)
FS02	Nga Maunga Whakahii o Kaipara Attn: Pani Gleeson	<a href="mailto:tetaritaiao@kaiparamoana.co.nz">tetaritaiao@kaiparamoana.co.nz</a>	Yes	Oppose the submission	31	31.1	Richard Paul van Bremen and Susan Louise Gibson	Decline the plan change.	Te Marae o Hinekakea village site, including grave R10_163, 54 Iona Avenue, Paremoremo (ID 00729)
FS04	Te Kawerau Iwi Tribal Authority and Settlement Trust	<a href="mailto:scott.lomas@tekawerau.iwi.nz">scott.lomas@tekawerau.iwi.nz</a>	Yes	Oppose	31	31.1	Richard Paul van Bremen and Susan Louise Gibson	Decline the plan change.	Te Marae o Hinekakea village site, including grave R10_163, 54 Iona Avenue, Paremoremo (ID 00729)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Oppose	31	31.1	Richard Paul van Bremen and Susan Louise Gibson	Decline the plan change.	Te Marae o Hinekakea village site, including grave R10_163, 54 Iona Avenue, Paremoremo (ID 00729)
FS07	Raewyn June Graham	<a href="mailto:raegraham28@gmail.com">raegraham28@gmail.com</a>	Yes	Oppose	31	31.1	Richard Paul van Bremen and Susan Louise Gibson	Decline the plan change.	Te Marae o Hinekakea village site, including grave R10_163, 54 Iona Avenue, Paremoremo (ID 00729)
					32	32.1	Oratia Church Trust Attn: Ben Meadows	Decline the plan change.	Oratia Church/schoolhouse (former), 1-5 Parker Road, Oratia (ID 00119)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Support	33	33.1	Civic Trust Auckland Attn: Audrey van Ryn	Opposes the amendment proposed to the Exclusions column for ID 01997 Central Fire Station, 50-60 Pitt Street, Auckland.	Central Fire Station, 50-60 Pitt Street, Auckland Central (ID 01997)
					33	33.2	Civic Trust Auckland Attn: Audrey van Ryn	Opposes the deletion of ID 01461, a residence at 1 Beihlers Road, Weymouth in Manurewa, from the historic heritage schedule.	Residence, 1 Beihlers Road, Weymouth (ID 01461)
					33	33.3	Civic Trust Auckland Attn: Audrey van Ryn	The Council makes the two revisions proposed as per the Civic Trust's submissions at 2.1 and 3.1.	
					34	34.1	General Trust Board of the Anglican Diocese of Auckland on behalf of St Stephens Anglican Church Whangaparaoa  Attn: Clare Covington	The Historic Heritage Extent of Place Overlay is reduced to a smaller area around the existing chapel as identified in section 3.3 of this submission.	St Stephen's Anglican Church, 3 and 5 Stanmore Bay Road, Manly (ID 00616)
					34	34.2	General Trust Board of the Anglican Diocese of Auckland on behalf of St Stephens Anglican Church Whangaparaoa  Attn: Clare Covington	Alternatively, the exclusions within the schedule are amended to include the proposed memorial wall and safety barrier.	St Stephen's Anglican Church, 3 and 5 Stanmore Bay Road, Manly (ID 00616)
					34	34.3	General Trust Board of the Anglican Diocese of Auckland on behalf of St Stephens Anglican Church Whangaparaoa  Attn: Clare Covington	The amendments to the schedule wording are supported.	St Stephen's Anglican Church, 3 and 5 Stanmore Bay Road, Manly (ID 00616)
					35	35.1	St Aidan's Church Remuera Attn: James Parkinson	Support the proposed plan change subject to amendments requested in relation to the Exclusions identified for St Aidan's Church, Remuera.	St Aidan's Church, 3-9 Ascot Avenue, Remuera (ID 01603)
					35	35.2	St Aidan's Church Remuera Attn: James Parkinson	Support the Category B protection and the three identified primary features, being the 1905 Church, the lych gate (note the spelling correction required), and the war memorial.	St Aidan's Church, 3-9 Ascot Avenue, Remuera (ID 01603)

Plan Change 27 - Historic Heritage Schedule 14.1					Plan Change 27 - Historic Heritage Schedule 14.1				
Further Submissions					Summary of Decisions Requested				
FS	FS name	Contact Details	FS WTBH	Support or Oppose	Sub Number	Sub#/Point	Submitter Name	Summary of decision requested	Historic heritage place or address submission relates to
					35	35.3	St Aidan's Church Remuera Attn: James Parkinson	The proposed amendment to the Plan maps ensures each of the identified primary features is incorporated within the extent of place.	St Aidan's Church, 3-9 Ascot Avenue, Remuera (ID 01603)
					35	35.4	St Aidan's Church Remuera Attn: James Parkinson	The exclusions should encompass: the post-1956 additions to the 1905 Church and modifications to the interior of the 1905 Church; the 1967 Church hall including the Social Lounge, Parish Administration Offices, and Hall; the 2002 Gathering Area; and on-grade car parks.	St Aidan's Church, 3-9 Ascot Avenue, Remuera (ID 01603)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Support	36	36.1	Martin Dickson	Support the plan change in part.	Minniesdale Chapel and graveyard, 67 Shegadeen Road, Wharehine (ID 00542)
FS06	Heritage New Zealand Pouhere Taonga	<a href="mailto:sandrews@heritage.org.nz">sandrews@heritage.org.nz</a>	Yes	Support	36	36.2	Martin Dickson	Seek that the Council immediately act to survey and protect the interior of the church and protect it in a subsequent plan change.	Minniesdale Chapel and graveyard, 67 Shegadeen Road, Wharehine (ID 00542)
					37	37.1	Raewyn Catlow	Object to the proposed plan change to remove protection of these baths.	Waiwera Bath House, Waiwera Beach, 37 Waiwera Place, Waiwera (ID 00499)
					38	38.1	Anurag Rasela	Accept the plan change with amendments.	Residence, 85 and 85A Kolmar Road, Papatoetoe (ID 01476)

# **ATTACHMENT G**

## **LEGAL ADVICE ON PLAN CHANGE 7 AND 10**

Our ref: 1023747

14 May 2018

Corina Faesenkloet  
Principal Solicitor  
Legal Services  
Auckland Council  
AUCKLAND  
**By email**

Dear Corina

**ARE CERTAIN SUBMISSIONS FOR PROPOSED PLAN CHANGES 7 & 10 'ON'  
THE PLAN CHANGES?**

- 1 We refer to your email dated 3 May 2018. You have asked for our advice about the scope of certain submissions filed in respect of proposed Plan Changes 7 (**PC7**) and 10 (**PC10**) to the Auckland Unitary Plan (Operative in part) (**AUP**). As we understand it:
  - 1.1 PC7 seeks to add 49 specified significant historic heritage places to Schedule 14 and the planning maps of the AUP.
  - 1.2 Seven submissions on PC7 seek to add another 25 historic heritage places to Schedule 14. These places were not included in PC7 as notified.
  - 1.3 PC10 seeks to amend 146 historic heritage places in Schedule 14 and the planning maps to correct various errors and to update information in the Schedule and the maps.
  - 1.4 Two submissions were received for places where PC10 sought to amend the subject extent of place. However, the submissions in question (from landowners) seek that the places should be deleted from Schedule 14. One additional submission seeks to correct an error for a place not included in PC10 as notified.
  - 1.5 The issue of scope and whether the relevant submissions are 'on' PC7 or PC10 is to be addressed in the hearing reports.

DLA Piper New Zealand is a partnership governed by New Zealand law, which is part of DLA Piper, a global law firm operating through various separate and distinct legal entities.

A list of offices and regulatory information can be found at [www.dlapiper.com](http://www.dlapiper.com).

- 2 You have asked whether the submissions discussion above identified by Auckland Council (**Council**) officers as potentially out of scope are 'on' or within the scope of PC7 and PC10, respectively.

### Overview

- 3 We have considered the applicable case law.

- 4 Based on the established principles, we consider:

- 4.1 The seven submissions which seek to add another 25 historic heritage places to Schedule 14 when those places were not included in PC7 as notified are not 'on' the plan change.
- 4.2 The submission which seeks to correct an error for a scheduled place not included in PC10 as notified is not 'on' the plan change.
- 4.3 Although the arguments as to scope are relatively finely balanced, the two submissions which seek to delete places from Schedule 14 through PC10 are 'on' the plan change.

- 5 We now set out the reasons for these conclusions.

### Legal tests for scope

- 6 The legal principles relevant to determining whether a submission is 'on' a plan change are now well-settled.<sup>1</sup> The High Court confirmed in *Palmerston North City Council v Motor Machinists Limited*<sup>2</sup> that a two-limbed test must be satisfied:

- 6.1 The submission must address the proposed plan change itself, that is it must address the extent of the alteration to the status quo which the change entails; and
- 6.2 The Council must consider whether there is a real risk that any person who may be directly affected by the decision sought in the submission has been denied an effective opportunity to respond to what the submission seeks.

- 7 In considering the first limb, the High Court held that whether the submission falls within the ambit of the plan change may be analysed by asking whether it raises matters that should be addressed in the section 32 report, or whether the management regime in the plan for a particular resource is altered by the plan change. Submissions seeking relief beyond that ambit are unlikely to be 'on' the plan change. However, some extensions to a plan change are not excluded: incidental or consequential extensions are permissible if they require no substantial section 32 analysis.

---

<sup>1</sup> These were most recently considered by the Environment Court in *Te Tumi Kaituna 14 Trust v Tauranga City Council* [2018] NZEnvC 21.

<sup>2</sup> *Palmerston North City Council v Motor Machinists Limited* [2013] NZHC1290 at [80]-[82].

- 8 In considering the second limb, the High Court identified the risk that the Council must guard against is that the reasonable interests of others might be overridden by a submissional 'side-wind.' The concern identified was that a plan change could be so morphed by additional requests in submissions that people who were not affected by the plan change as notified became affected through a submission, which had not been directly notified to them.
- 9 The Environment Court found in *Bluehaven Management Limited v Western Bay of Plenty District Council*<sup>3</sup> that a submission which went beyond an alteration to the status quo as entailed in a plan change might still be in scope provided that:
- 9.1 The plan change proposed some change to the management regime for the relevant activity; and
- 9.2 The evaluation report prepared for the plan change addresses, or should have addressed, the matter raised in the submission.
- 10 The Environment Court in *East Harbour Environmental Association Inc v Hutt City Council*<sup>4</sup> also found it relevant to consider whether a submission proposed a new or substantially new management regime for a resource, which could widen the potential scope for submission.

### PC7 scope

- 11 As noted above, PC7 seeks to add 49 specified significant historic heritage places to Schedule 14 and the planning maps of the AUP.
- 12 The purpose of PC7 is relatively confined. As the section 32 report makes clear, the plan change does not seek to alter any of the objectives, policies and rules or other methods for managing and protecting historic heritage places. In addition, it is not a general review of Schedule 14. The plan change is limited to the addition of a specified number of identified places to Schedule 14, where these places have been identified and evaluated through previous processes.
- 13 The section 32 report states:

The plan change seeks to recognise the values of identified historic heritage places by adding them to the AUP's Historic Heritage Overlay, as identified in Schedule 14.1 and the GIS viewer/planning maps. The addition of historic heritage areas to Schedule 14.1 ensures the provisions of the AUP apply, including the Historic Heritage Overlay provisions. This will assist in the management and protection of the historic heritage places.

...

**A number of places that have potential significant historic heritage values were identified.** These places were identified as part of:

---

<sup>3</sup> *Bluehaven Management Limited v Western Bay of Plenty District Council* [2016] NZEnvC 191 at [58]-[60].

<sup>4</sup> *East Harbour Environmental Association Inc v Hutt City Council* [2016] NZEnvC 224 at [15].

- heritage evaluations funded by the Albert-Eden and Māngere-Ōtāhuhu Local Boards,
- Council-led heritage surveys and evaluations,
- Proposed Auckland Unitary Plan (PAUP) Pre-1944 surveys, and
- evaluations of heritage places nominated by the public.

All the places proposed to be included in PPC7 have been identified primarily for their built heritage values.

...

PPC7 introduces changes to Schedule 14.1, Schedule 14.2 and to the GIS viewer/planning maps. **The proposed changes are to add 49 historic heritage places (including three historic heritage areas) to Schedule 14.1, and to add this information to the GIS viewer.** The proposed addition of historic heritage areas also requires information to be added to Schedule 14.2; this information comprises a statement of significance for each historic heritage area and a map showing the extent of each historic heritage area.

...

All places proposed to be included in PPC7 **have been evaluated against the AUP factors and thresholds and have been determined to be eligible for inclusion in Schedule 14.1** (see information on the development of PPC7 in Section 5). **The places have been determined to be of such historic heritage** significance that if they were destroyed or modified in an inappropriate way, historic heritage values of significance to Auckland's heritage will be lost. Therefore, the 'do nothing' approach is not considered to be an appropriate option for the management of these places.

[emphasis added]

- 14 The public notice for PC7 also stated:

Proposed plan change 7 seeks to recognise the values of **49 historic heritage places** (46 individual historic heritage places and three historic heritage areas) by adding them to Schedule 14 and the GIS viewer/planning maps, thereby making them subject to the provisions of the Historic Heritage Overlay.

[emphasis added]

### Submissions on PC7 and discussion

- 15 Seven submissions seek to add 25 additional historic heritage places to Schedule 14. These places were not identified in PC7 as notified. They are not included in the section 32 report or the historic heritage evaluations available on the Council's website.
- 16 In terms of the first limb of the *Motor Machinists* test, no part of PC7 suggests that any of the places now identified in submissions should be included in Schedule 14. Put another way, the management regime for those places is not proposed to be altered by PC7. We consider that the submissions seeking new additions to Schedule 14 do not address the extent of the alteration to the status quo which the PC7 entails. Instead, they propose significant extensions to the ambit of the plan change by seeking to add additional places.
- 17 It is also relevant to consider whether the submissions raise matters which should have been included in the section 32 analysis. Our view is that they do. We understand that the submissions seeking additional places be scheduled would require significant work in terms of heritage assessments (25 x 80 hours). Each place would need to be evaluated against relevant factors in the AUP to determine whether it is eligible for inclusion in Schedule 14.

The courts have previously determined that, where a submission raises matters which should have been in the section 32 analysis, it is unlikely to be within the ambit of a plan change.

- 18 Taking these matters into account, we do not consider the first limb of the *Motor Machinists* test is satisfied.
- 19 In terms of the second limb of the *Motor Machinists* test, we consider there is a significant risk that those who may be directly affected by the decision sought in the submissions would not have had notice of or opportunity to, respond to what the submissions seek. Given the confined ambit of PC7, any person reading the public notice and considering the plan change documents would not anticipate that additional places could be added to Schedule 14 through the PC7 process.
- 20 Accordingly, we do not consider the seven submissions in question are 'on' PC7.

#### **Approach to out of scope PC7 submissions in section 42A report?**

- 21 You have asked us to comment on how these seven submissions might be addressed in the officer's report for the PC7 hearing. You have also queried whether the Council's planners should undertake an assessment in the alternative, should the decision-maker not accept the officer's recommendation that the submissions are not 'on' the plan change.
- 22 We consider it would be appropriate for the officer's report to identify that each of the seven submissions seeking to add additional historic heritage places to Schedule 14 is outside the scope of PC7 for the reasons discussed above, and to recommend that the submission is therefore rejected.
- 23 The planner's report could also recommend that, if the decision-maker determines that one or more of the submissions are 'on' the plan change, the additional heritage places are not included in Schedule 14. As detailed heritage assessments (each requiring about 80 hours work) are required before scheduling, the recommendation could be made on the basis that the submitters have not provided sufficient information to determine whether the property should be scheduled.

#### **PC10 scope**

- 24 As noted above, PC10 seeks to correct errors and, where appropriate, update information about specified significant historic heritage places in Schedule 14 and the GIS viewer/planning maps.
- 25 Similarly to PC7, the purpose of PC10 is relatively confined. As the section 32 report makes clear, the plan change does not seek to alter any of the objectives, policies and rules or other methods for managing and protecting historic heritage places. In addition, it is not a general review of Schedule 14. The plan change is limited to the addition of a specified number of identified places to Schedule 14, where these places have been identified and evaluated through previous processes.
- 26 The section 32 report states:



The plan change seeks to amend a number of historic heritage places in the AUP's Historic Heritage Overlay, as identified in Schedule 14.1 and the GIS viewer/planning maps. **The amendments will correct errors, anomalies and, where appropriate, update information on these places.** In addition, the plan change seeks to amend Schedule 14.2, as it relates to Herne Bay Road Historic Heritage Area.

...

A number of places identified in the Historic Heritage Overlay are subject to errors and/or information that requires updating, for example changes to align with the Council's property information, including legal descriptions and street addresses. Some places also require amendments to ensure there is consistency with how similar places are identified, particularly within Schedule 14.1.

...

An index also lists the **145 historic heritage places within Schedule 14.1 subject to PPC10**. The index identifies if an amendment is proposed to the text of the schedule and/or to the GIS viewer/planning maps for each place. This index does not form part of the plan change documentation.

...

The objective of PPC10, or the purpose of the plan change, is to correct errors and, where required, update information **for 145 historic heritage places and one historic heritage area** identified within the Historic Heritage Overlay of the AUP.

...

Places subject to errors not included within PPC10 **Not all places with known errors are included within PPC10**. Furthermore, it is expected that errors will continue to be identified. **These places will be the subject of a future plan change.**

[emphasis added]

## Submissions on PC10 and discussion

### *Submission seeking correction of error for place not included in PC10*

- 27 As noted above, one submission on PC10 seeks that an error be corrected for a place not included within PC10 as notified (Civic Trust Auckland (submission #20 in relation to 23 Alten Road).
- 28 For the reasons discussed above in relation to the submissions on PC7, we consider that the submission seeking to correct an error for a place not included in PC10 is not 'on' the plan change. PC10 is limited to the 145 historic heritage places specifically included and does not propose to alter the management regime for any additional places which may be subject to error. It expressly states that additional errors will be the subject of future plan changes.
- 29 The submission also raises matters, which should have been included in the section 32 analysis. The section 32 report states that once a place was identified as containing an error, the place was then subject to further review specific to each place. This involvement consideration of matters such as the identification of a primary feature, and correction/updating of any other information required.

- 30 In terms of the second limb of the *Motor Machinists* test, we again consider there is a risk that those who may be directly affected by the decision would not have had notice of or opportunity to, respond to what the submission seeks. Any person reading the PC10 documents would not anticipate that places not listed in the plan change could be addressed through the PC10 process (particularly given the statement that additional errors would be the subject of future plan changes.)

*Submissions seeking deletion of places from Schedule 14*

- 31 The remaining PC10 submissions discussed in your email seek the deletion of places from Schedule 14. We understand from Megan Patrick that these are the submissions by Mr Lester relating to 85B Woodglen Road (submission #2) and Ms Waalkens relating to 15 Findlay Street (submission #5).
- 32 PC10 proposes to amend the respective extents of place of the scheduled properties in Woodglen Road and Findlay Street. However, a 'primary feature' is also identified and introduced for each place through PC10. We understand this occurred as part of the 'refining management' approach for scheduled places, which is described in the section 32 report as follows:

As part of this review, a principle of "refining management" was introduced. This was defined as ensuring the management of a historic heritage place is specific to the values and significance of that place.

To refine management, once a place was identified as containing an error, the place was then subject to further review. This is specific to each place, but has involved:

- i. If the place was category A\*, a review to clarify if a place is category A or category B;
- ii. Identification of a primary feature;
- iii. Correction/updating of any other column, including name, legal description, exclusions, and heritage values, as required; and/or
- iv. Revising or, where required, identifying the mapped extent of place.

- 33 In terms of the first limb of the *Motor Machinists* test, PC10 does propose altering the management regime for the scheduled places at 85B Woodglen Road and 15 Findlay Street. PC10 amends the extent of place for each property and, importantly, introduces a new 'primary feature.' D17.1 Background in Chapter D 17 of the AUP provides that a 'primary feature' forms the fundamental basis for scheduling a historic heritage place and states that the extent of place *'comprises the area that is integral to the function, meaning and relationships of the place and illustrates the historic heritage values identified for the place. The provisions relating to a historic heritage place apply within the area mapped as the extent of place on the Plan maps, including the airspace.'*
- 34 Given that PC10 has addressed both the fundamental reason for scheduling the two places in question, and the extent of place for the identified historic heritage values, we consider it is possible to argue that a submission seeking the deletion of a place listed in PC10 is addressing the extent of the alteration to the status quo which PC10 entails. It could also be

seen as an incidental or consequential extension to the plan change, which flows from the amendments proposed. We consider the first limb of the *Motor Machinists* test is satisfied.

- 35 The section 32 report does not purport to assess issues arising from the deletion of any place. However, we also note there do not appear to be individual assessments for the corrections to each scheduled place on the Council's website, as there were for PC7. We assume these have been undertaken, though they have not been made publicly available at this stage.
- 36 In terms of the second limb of the *Motor Machinists* test, we understand that both submissions in question have been lodged by the landowners. We therefore consider there is much less risk that any other persons may be affected by the decision sought in the submissions and would not have had notice of or an opportunity to, respond to what the submissions seek. We consider the second limb of the *Motor Machinists* test is more likely to be satisfied than in relation to PC7.
- 37 Although the issue is reasonably finely balanced, we consider that the submissions seeking deletion of 85B Woodglen Road and 15 Findlay Street are 'on' PC10.
- 38 Please let us know if you wish to discuss this further.

Yours sincerely



**Anne Buchanan**  
Senior Associate  
Direct +64 9 300 3807  
[anne.buchanan@dlapiper.com](mailto:anne.buchanan@dlapiper.com)

**Diana Hartley**  
Partner  
Direct +64 9 300 3826  
[anne.buchanan@dlapiper.com](mailto:anne.buchanan@dlapiper.com)

**ATTACHMENT H**  
**SITE RECORD FORM**



# Site Record Form

**NZAA SITE NUMBER:** R11/98

**SITE TYPE:** Pa

**SITE NAME(s):** Mokoia Pa/Mauinaina Pa complex

**DATE RECORDED:**

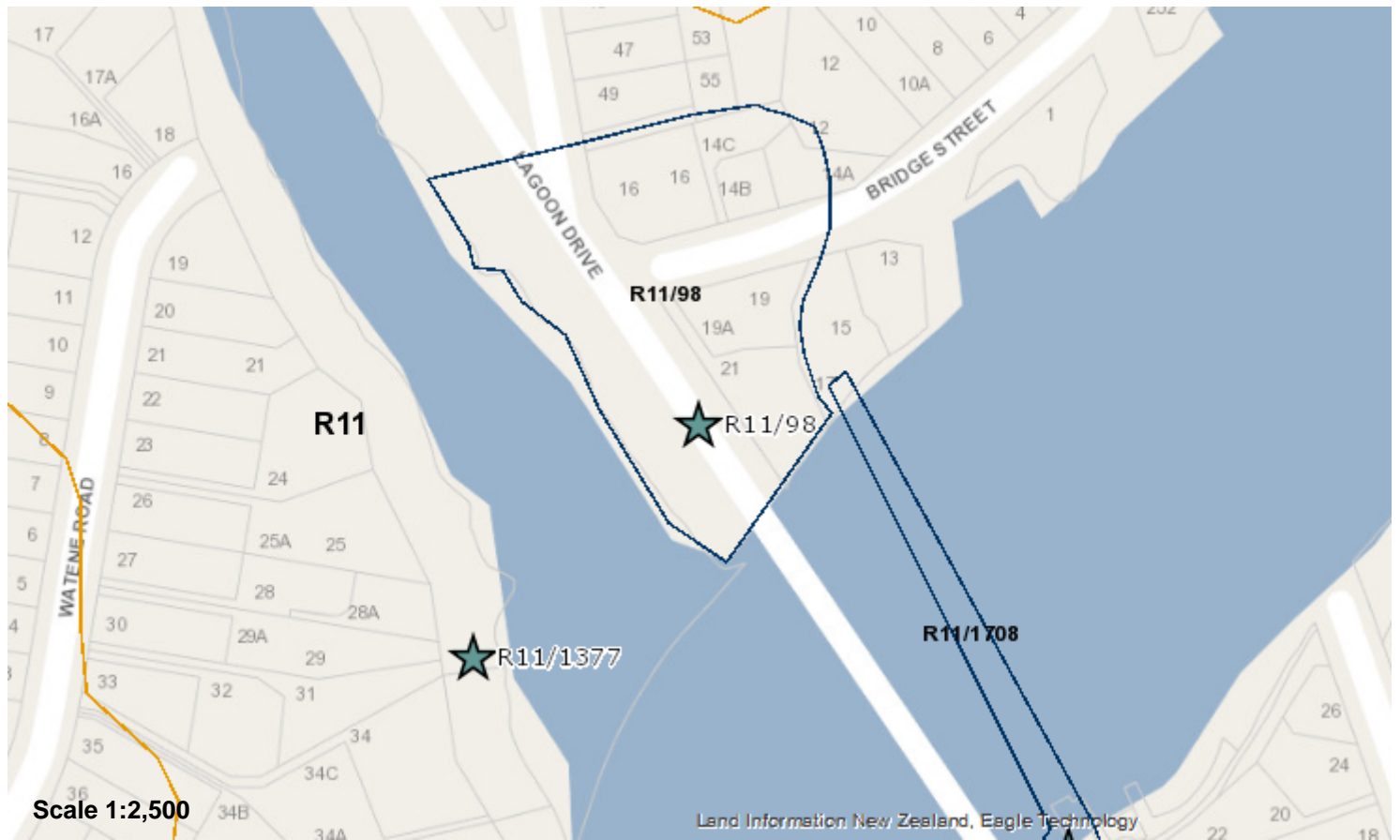
**SITE COORDINATES (NZTM) Easting:** 1765478

**Northing:** 5913789

**Source:** Handheld GPS

**IMPERIAL SITE NUMBER:** N42/91

**METRIC SITE NUMBER:** R11/98



**Finding aids to the location of the site**

This is probably an extensive complex incorporating two pa, possibly surrounded formerly by a combined perimeter fortification, in an area bounded by Queens Road, Domain Road, the Tamaki River and the Panmure Lagoon.

**Brief description**

Large pa site.

**Recorded features**

Bank (earth), Drain, House floor/ site, Midden, Pit, Ditch - defensive, Post hole

**Other sites associated with this site**

R11/138

**SITE RECORD HISTORY****NZAA SITE NUMBER:** R11/98**Site description**

Updated 18/06/2019 (Field visit), submitted by hansbader , visited 14/06/2019 by Bader, Hans-Dieter  
Grid reference (E1765478 / N5913789)

Damage to the outer bank and ditch on the Mokoia paa itself (the whole complex is larger, see the description in the Finder Aid) revealed more of the features of Mokoia.

The additional features are multiple occupation layers, indicated by shell midden and the back fill of the outer trench which consists of multiple occupation layers mixed with shell midden.

The on screen site extent is approximate only and is based on the known extent of archaeological features. Historical information suggests that the wider site complex may be more extensive (see attached plan by Felgate 2015) but requires further archaeological investigation.

Updated 17/03/2015 (Field visit), submitted by matthewfelgate , visited 13/02/2015 by Matt Felgate  
Grid reference (E1765478 / N5913789)

The extents are uncertain. The southern headland Pa investigated by NZHPT in the late 1970s and 1980s has two defensive ditches. The northern component, defended by Te Hinaki against Hongi Hika's Taua, was said by Percy Smith to have been located where St Matthias Church now stands. Holloway (1962) identified northern defences between Sunset View Rd and Domain Drive, Panmure, and archive plans by Ranulf Darcre suggest an eastern defensive alignment linking these with the southern Pa. R11/138 and R11/2372 may be components of this complex. Copious shell is visible in the cutting to the west of St Matthias Churchyard, and there is shell present in freshly disturbed earth in St Patricks churchyard. NZAA filekeepers have advised that a plan of possible extents should be uploaded to this site record and to R11/138 and R11/2372.

Updated: 25/07/2012 - NZTM E1765478 / N5913789 (CINZAS - Coordinates retained). Mokoia Pa. Cruise, in 1820, described Mokia as a "village... about a mile long and half a mile broad and the houses were larger and more ornamented with carving than those we had generally observed. The adjacent country was flat, with the exception of a high round hill, which formed the pah... the ground was good and under cultivation, interspersed with detached houses and hamlets... an immense number of people recieved us upon landing". Information sourced from (attached) HPT brochure. Updated by: Walter, Greg / Ricketts, Sarah.

**Condition of the site**

Updated 18/06/2019 (Field visit), submitted by hansbader , visited 14/06/2019 by Bader, Hans-Dieter

Some occupation layers are still intact under housing and modern landscaping. The outer bank and ditch seemed to have been re-purposed during pre contact or early contact periods and therefore the ditch fill is archaeological in nature.

Updated 17/03/2015 (Field visit), submitted by matthewfelgate , visited 13/02/2015 by Matt Felgate

Re-examination of the midden record on Queens Rd suggests this is paving shell associated with the former 1860s road to the first Panmure bridge.

**Statement of condition**

Updated: 17/03/2015, Visited: 12/02/2015 - Below surface - Surface evidence has been obliterated, however, there is likely to be subsurface material present. Note that this is different from a destroyed site.

**Current land use:**

Updated: 17/03/2015, Visited: 12/02/2015 - Urban residential, Reserve/ recreation, Coastal margins, Road reserve, Services

**Threats:**

Updated: 17/03/2015, Visited: 12/02/2015 - Residential activities, Road/ track formation or maintenance, Vegetation clearance, Property development, Services/ utilities

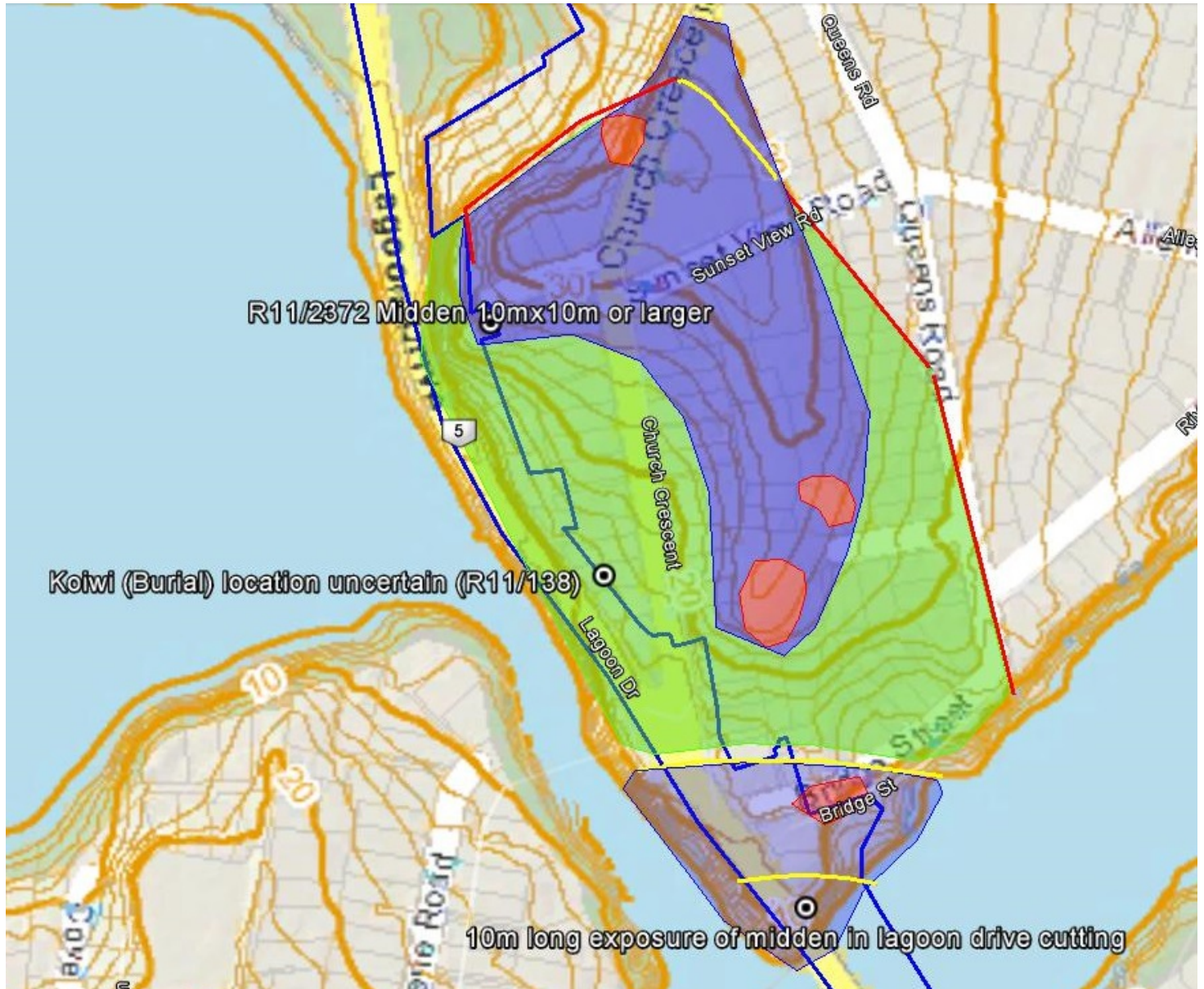
**SITE RECORD INVENTORY**

**NZAA SITE NUMBER: R11/98**

Supporting documentation held in ArchSite

# NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

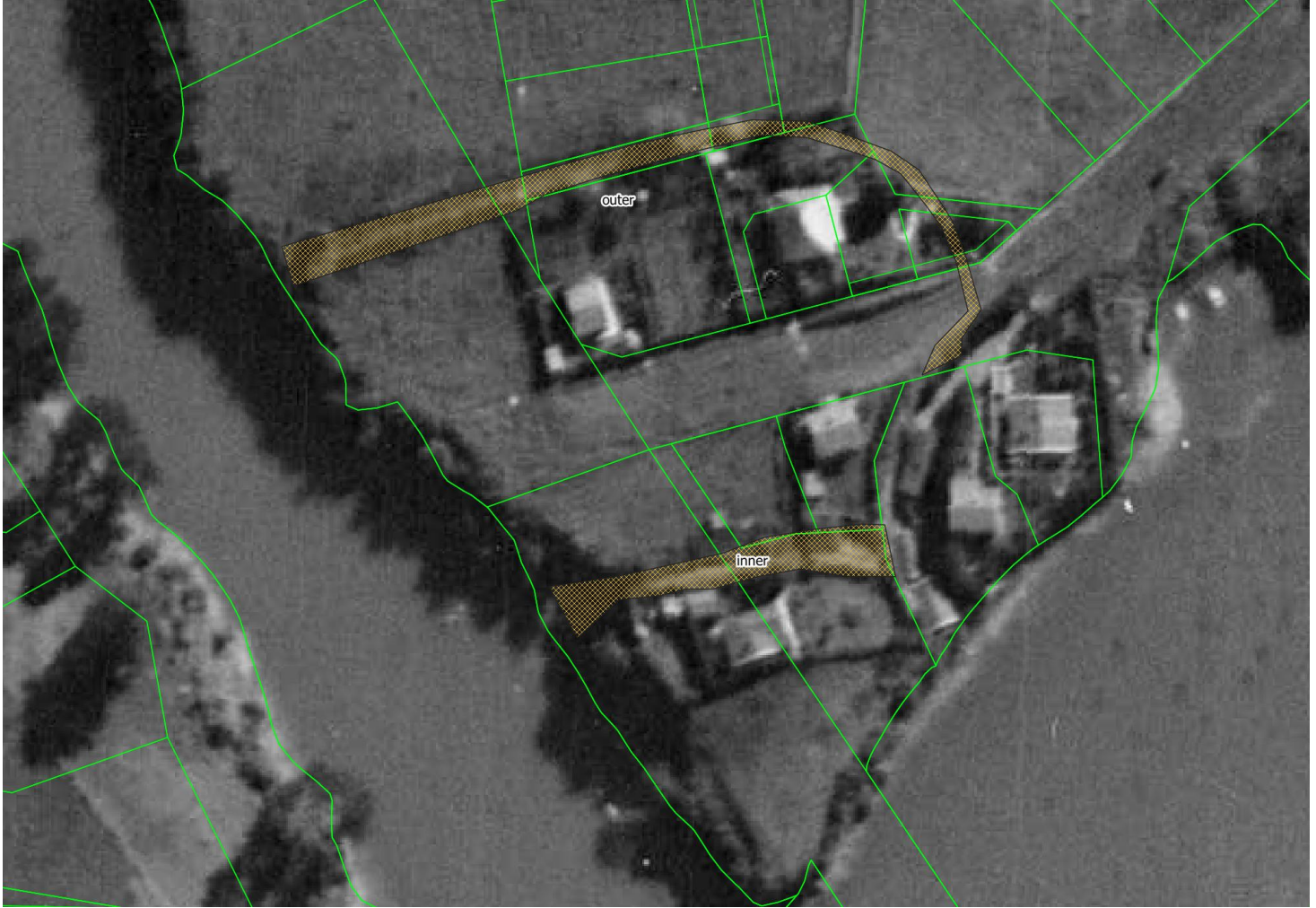
Possible alternative extents of the Mokoia/Mainaina pa complex: the blue areas are a probable minimum extent of fortified areas; green area is a possible wider extent; red areas are shells noted by Dr Sue Bulmer circa 1980; yellow lines are recorded fortifications; red lines are possible former fortifications (Matthew Felgate 17/03/2015).






Assumed ditches around inner headland pa of the pa complex over an aerial from 2017 (Bader 2019)





AD AI -- CD AA EL

<b>SITE REFERENCE FORM</b>  Map number <b>N42</b> Map name <b>Auckland</b> Grid reference <del>275 540</del> <b>374537</b>		SITE NUMBER <b>N42/91</b>
		SITE TYPE <b>Pa-headland</b>
1. Aids to relocation of site <b>E237400 N653760</b> <b>Western end Panmure Bridge</b>		
2. State of site; possibility of damage or destruction <b>Already destroyed</b>  <b>DESTROYED</b>		
3. Owner Address  Attitude	Tenant Address  Attitude	<b>Permit 80/4</b> <b>Issued to S Bulmer</b> <b>HP File 12/8/50</b>  <b>AUTHORITY ISSUED 1980/9</b> <b>HP FILE 12/9/62</b>
4. Name of site <b>Mokoia</b> Source of name <b>F.D.Fenton "Important Judgements" 1879</b>		
5. Date recorded Details of investigation; methods and equipment used  		
6. Aerial photograph numbers Site shows: <b>clearly/badly/not at all</b>		
7. Reported by <b>Bob Brown</b>  Date	Filekeeper  Date	

Map number Map name Grid reference	N.42 Auckland <del>375540</del> 374537	SITE NUMBER A.42/91
		SITE TYPE Pa - headland

Penton. Important Judgments

p.67 I can find nothing which I think the Court ought to rely upon until about the year 1815 when Ngatipaoa appear to be comfortably settled at Mokoia.

Elder. Letters and journals of Samuel Marsden. p.279.

Aug.13th 1820. It (Mokoia) is a very populous settlement, and contains the finest race of people I had seen in New Zealand, and very healthy. Their houses are superior to most I have met with. Their stores were full of potatoes, containing some thousands of baskets, and they had some very fine hogs. The soil is uncommonly rich and easily cultivated.

Early Journals of Henry Williams

13 October 1831. Landed at Mokoia, famous in N.Z.history, spot where about 12 years ago stood the pa of Hinaki. The people in the pa had at that time about 8 muskets, while every man of Ngapuhi was well provided with everything, fully equipped for the field. The land was now overgrown with fern and tupakiki bushes. No sign of an inhabitant could be observed in any direction. Part of a human skull lay on the ground close to us, ~~xxx~~ which was more than half an inch thick; there were 3 deep cuts on it from a hatchet, most probably inflicted at the time of the general massacre.

Mundy. Our antipodes. vol.2 p.103

At this commanding spot are to be seen indications of very extensive and evidently wholly artificial works, with a deep ditch, high curtains and gateways, and in advance of the main work, a regular demilune on the land side. On one flank of the ~~xxxxxxx~~ height thus fortified is a large circular basin of deep water, in which any number of defenders canoes may have ridden perfectly safe from an enemy.

Notes N.J.R. Brown.

Owned by NgatiPaoa tribe of Hauraki, and settled.

In November 1821 Honi Hika attacked Mokoia with a large body of men and many muskets. K.F.Holloway gives the figure of the Ngati Paoas 5 or 6 (muskets) to Ngapuhi's 300. Hongi built a siege tower outside and the Ngapuhi thereby succeeded in shooting the entrance defenders and gained an entrance. Those ~~xxxxxx~~ who escaped fled to the south and the land was left unoccupied.

The pa is now built on, and a road cut through it. Remnants of the ditch and large deposits of shell are still evident in the cutting.

This pa was also visited by Major Cruise in 1820.

Name Mokoia may have associations with the Tainui canoe - there is one legend extant which reflects this. *Journal Vol. Soc.*

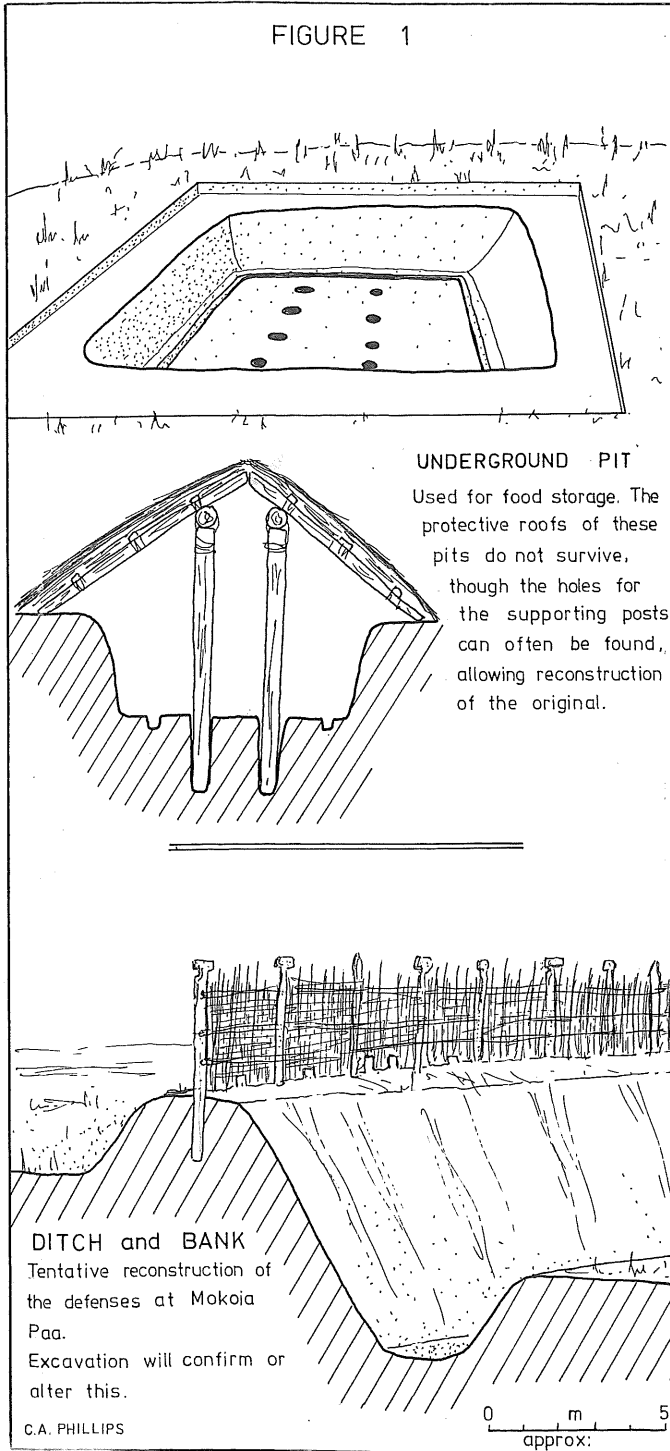
*March 1951*

*George Graham*

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION								NZAA METRIC SITE NUMBER R11/98							
<b>SITE RECORD FORM (NZMS260)</b>								DATE VISITED: June 2003 <span style="float: right;">N42/91</span>							
NZMS260 MAP NUMBER: R11								SITE TYPE: Pa							
NZMS260 MAP NAME: Auckland								SITE NAME: MAORI Mokoia							
NZMS260 MAP EDITION: 1994								OTHER							
Grid References: Easting	2	6	7	5	9	0	8	Northing	6	4	7	5	4	7	7
<p>GPS +/- 5m (Garmin e-trex), point taken on east side of Lagoon drive c. 25m north of the Panmure Bridge, site of only intact archaeology detected.</p> <p>A section of the site (19 Bridge St) was excavated in 1978 (Bulmer - attached to SRF).</p> <p>A 10m long x 50cm thick section of shell midden is exposed above the footpath on the east side of Lagoon Drive c. 25m north of the Panmure Bridge. The midden consists of mainly fragmented shell (predominantly cockle with pipi, oyster and whelk), charcoal and fired rock situated 10cm below the surface of a small remnant intact landscape left between the road and fence of 21 Bridge St. Shell is also visible spilling down the embankment of the Tamaki River in front of 21 Bridge St and as re-deposited shell on the east bank of the Panmure Basin channel on the opposite on the west side of Lagoon Drive. Further surface scatters were noted in the southeast corner of the cemetery of St Mathias church and road cutting opposite the Queens/Riverview Rd's. All evidence probably related to the occupation of Mokoia pa.</p> <p>Eastern Corridor Report completed (Clough et al).</p> <p>Reported by Don Prince.</p>															
<p>Filekeeper: Vanessa Tanner</p> <p style="text-align: center;"><b>23 AUG 2003</b></p>															



FIGURE 1



**UNDERGROUND PIT**

Used for food storage. The protective roofs of these pits do not survive, though the holes for the supporting posts can often be found, allowing reconstruction of the original.

**DITCH and BANK**

Tentative reconstruction of the defenses at Mokoia Paa. Excavation will confirm or alter this.

C.A. PHILLIPS

0 m 5  
approx.

wonders if the last remnant of this is the sharp dip in Riverview Road near Allenby Road, which would, if the end of the former defence, enclose at least 45 acres. Does this link up with the ditch and bank illustrated by Holloway (1962:Plate III)? Map 2 combines the Holloway and early land maps in a tentative reconstruction of a paa with an outer ditch and bank, and a citadel on the headland with double ditches and banks. There may be old residents of Panmure who know the answer to these speculations.

Whatever its form, Mokoia paa was the site of one of the most famous Maori battles of the early 19th century. In anticipation of attack by Hongi Hika, a citadel was built about 1810 at the headland of the basin (Kelly, Ms., Auckland Institute and Museum). Hongi Hika came in 1821 with a force of 300 - 1,000 guns (depending on the story), and conquered Mokoia paa after a long siege, slaying a large number of people. Mokoia was never again settled by Maori people.

Susan Bulmer  
Auckland 1980

BAGNALL, A.G. (ed.) *Richard A. Cruise, Journal of ten months residence in New Zealand*, (1820), Pegasus Press: Christchurch. 1957

DAVIDSON, J.M.: *History of Maungarei*, Pp 6-12 in *Maungarei*, Mt Wellington Borough Council, Auckland.

FOX, A.: *Pa of the Auckland Isthmus, an archaeological analysis*, *Records Auckland Institute and Museum*, 14:1-24. 1977

GRAHAM, G.: *The Fall of Mokoia and Mavinaina and the death of Kaea, 1821, as related by Anaru Makaru Makuihara of Ngati-Tai of Maraetai*, Auckland Institute and Museum, Ms 120.

HOLLOWAY, K.M.: *Maungarei: An outline history*, Mt Wellington Borough Council: Auckland.

KELLY, L.G.: *Maori place names of Auckland*, Auckland Institute and Museum, Ms 450.



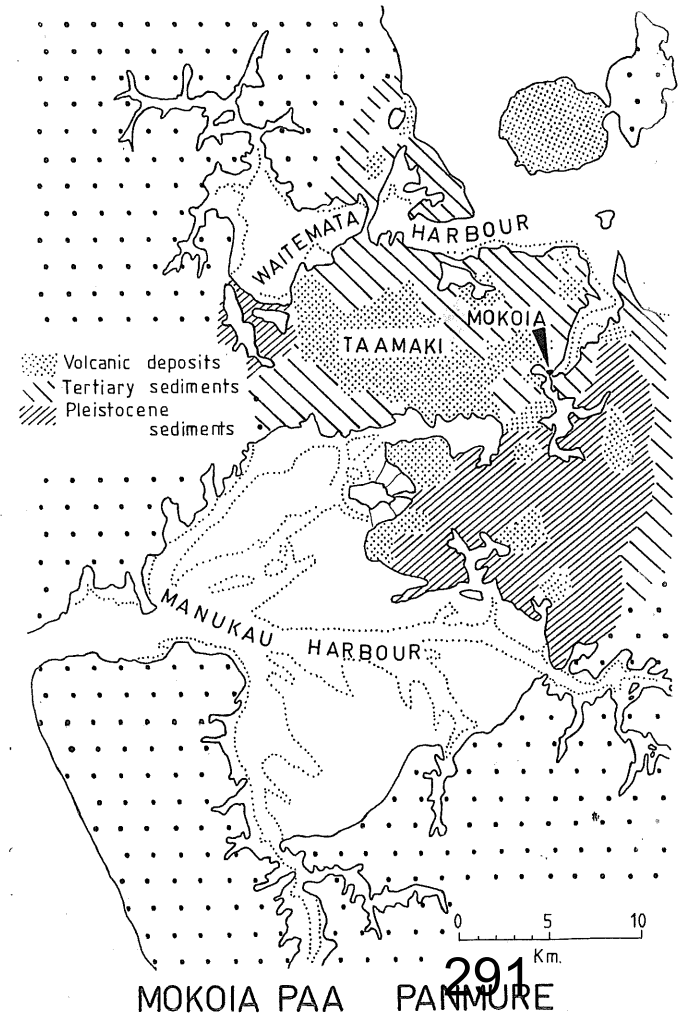
*Puritia nga taonga tuku iho i nga tupuna,  
Hei tiki huia ma nga uri whakatupu o Aotearoa.*

*Keep the treasures handed down by the ancestors,  
As an adornment for the descendants yet to be born  
in Aotearoa.*

PREHISTORY  
IN  
AUCKLAND No. 2

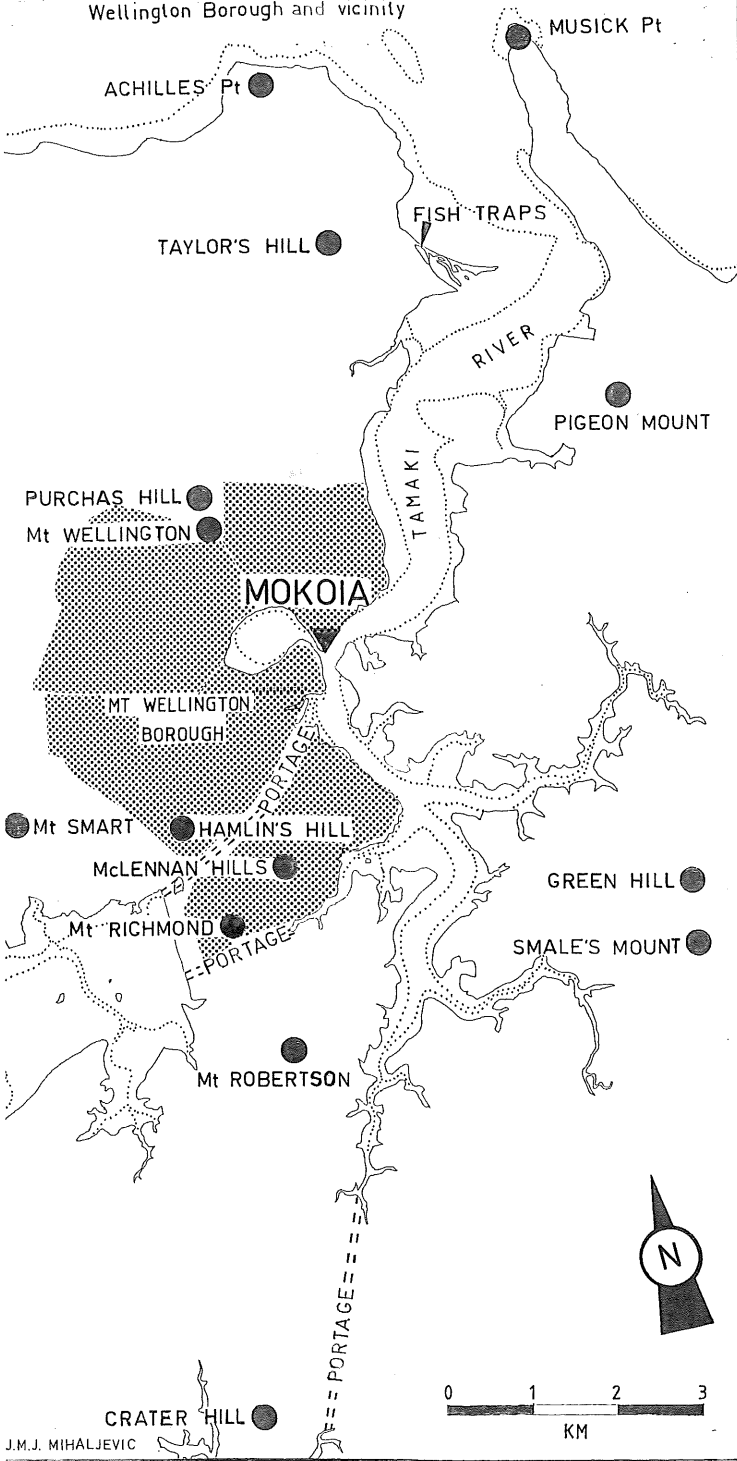
MOKOIA  
EXCAVATION

1980



MOKOIA PAA PANMURE

Map 1. Some of the most important archaeological sites in the Mt. Wellington Borough and vicinity



ARCHAEOLOGICAL SITES IN MT WELLINGTON BOROUGH AND VICINITY

The Tamaki area does not seem to have been always heavily settled, although it was in the early 19th century and later. Some sites were important in earlier times, but not occupied in the 19th century, such as Mt Wellington (Maungarei), which was first settled in the 15th century. Map 1 shows some of the more important archaeological sites, giving the 20th century English names. Each of these has one or more Maori names, depending on the number of tribes that lived there in the past. Many people have studied the Maori place names of this area; Mr D R Simmons of the Auckland Museum is just publishing a paper about this.

The only archaeological excavations so far in this area have been at Mt Wellington, Hamlin's Hill (the largest undefended village site so far found in the Auckland area), and Taylor's Hill. This means that not very much is known yet about the archaeology of the area.

THE TAMAKI RIVER, ROUTE FROM NORTH TO SOUTH

The Tamaki River, and the portages by which canoes were moved across land between the Tamaki area and the Manukau Harbour, were important to prehistoric and historic Maori people as well as to later European visitors and settlers. This was the route of war parties, the path of trade goods and supplies and of visitors and travellers. It linked the people of the north with the people of the Waikato and further south.

MOKOIA VILLAGE

The village on the Tamaki River next to Te Wai Mokoia (now known as Panmure Basin) was not only next to a convenient anchorage for 19th century vessels seeking water and other supplies, but one of the most prosperous and populous Maori villages of the time. In 1820 Cruise (Bagnall 1957:150-1) found that Mokoia "village was about a mile long and half a mile broad and the houses were larger and more ornamented with carving than those we had generally observed. The adjacent country was flat, with the exception of a high round hill, which formed the pah ... the ground was good and under cultivation, interspersed with detached houses and hamlets ... an immense number of people received us upon landing".

SALVAGE ARCHAEOLOGY AT MOKOIA PAA

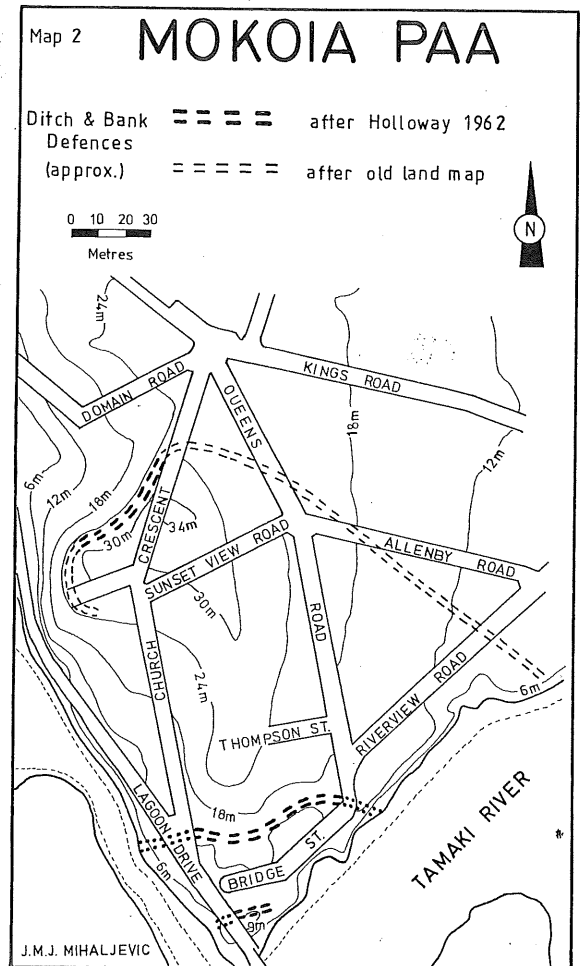
In August 1978, test excavations were held at 21 Bridge Street, the property of Cliff and Margaret Johnson. The owners wanted to build a drive up the western side of the property and possibly to build some flats on the vacant section. Since it had never been built on before, but only farmed, the Historic Places Trust sponsored an excavation to see if any evidence of the old village and fortifications were present. Pits, postholes (possibly from houses), ditches, and drains were found, showing the site was not only a fort, but part of the earlier village. In February 1980 a Student Community Service Project is carrying this further, looking at the ditch and bank to be disturbed by the Johnsons' driveway. Figure 1 shows different kinds of ditches and banks and pits.

MOKOIA PAA

The ditch and bank defences near the present Panmure Bridge are familiar to local residents interested in Maori history. However, the outer ditch and bank of the headland paa next to Te Wai Mokoia, north of Bridge Street, have in recent years been levelled, leaving only the inner ditch and bank south of Bridge Street.

From early historical accounts there may have been two paa, Maunaina and Mokoia; these may have been two separate structures, or two paa built at different periods.

An old land map now in the National Archives shows the first sale of the land by William Bartene or Puhata in 1845 to Ranulph Dacre. This shows an area of about 50 acres enclosed by "moat and breastwork" extended from the Tamaki to the north and then westward. The writer





**ATTACHMENT I**  
**METHODOLOGY AND GUIDANCE**

# Methodology and guidance for evaluating Auckland's historic heritage

August 2019  
Version 2



**Cover image credit:** Adele Krantz

**Cover image caption:** Matthews & Matthews Architects, Ltd. 2003. *The Pah Farm Conservation Plan*.

Located on a rise with panoramic views of the Manukau Harbour, Maungakiekie/One Tree Hill and Hillsborough, the Pah estate has always been valued for its landform, outlook and soil. The site is said to have been that of an extensive fortified pā, occupied by a hapū of the Waiohua tribe. The pā, known as Whataroa, was one of a number destroyed following a great battle at Titirangi around 1750.

The Pah farm provides important evidence of the progressive European development of the landscape from William Hart's pioneering farming beginnings in the 1840s to a significant agricultural park owned and managed by some of Auckland's most significant businessmen during the 1860s to 1880s, as well as later use for school, religious and community functions first by St Johns College, and then the Sisters of Mercy.

## Contents

1	Overview .....	4
2	Introduction to the AUP historic heritage framework .....	4
3	Historical summary .....	5
4	Physical description.....	6
5	Comparative analysis .....	8
6	Evaluation .....	10
7	Statement of significance .....	28
8	Significance thresholds .....	30
9	Extent of place .....	32
10	Exclusions .....	38
11	Primary feature(s).....	39
12	Contributing and non-contributing sites/features .....	39
13	Additional rules for archaeological sites or features .....	40
14	Place of Māori interest or significance.....	40
15	Definitions .....	42

## Appendices

Appendix 1: Criteria inclusion indicators

Appendix 2: Statements of significance

Appendix 3: Extent of place, primary features and exclusions

Appendix 4: Schedule 14 style guide

Appendix 5: Vocabulary to assist with establishing significance

## 1 Overview

This methodology guides the process of evaluating the significance of historic heritage places against the criteria in the Auckland Unitary Plan (**AUP**) to determine if a place meets the thresholds for scheduling which are specified in the Regional Policy Statement (**RPS**).<sup>1</sup> Its purpose is to ensure that there is consistency in the way places are evaluated and that evaluations contain a sufficient level of detail so that subjectivity is minimised, and evaluations are consistent, defensible and transparent.

Heritage specialists and Mana Whenua representatives are key users, however, there are a number of other interested parties to whom the methodology and guidance is relevant. This includes resource management professionals, decision-makers, community interest groups, land owners and other interested parties.

Anyone evaluating a historic heritage place for potential inclusion in the historic heritage schedule should have regard to this methodology and guidance. Evaluations that do not meet the standards set out in this document are unlikely to contain the level of detail required to support good decision-making.

## 2 Introduction to the AUP historic heritage framework

The statutory framework for the identification and evaluation of Auckland's significant historic heritage places can be found in section B5.2.2 of the AUP. Policies 1-5 identify criteria and thresholds that determine whether a place is eligible to be included in Schedule 14.1: Schedule of Historic Heritage (**the schedule**). Places recommended for inclusion in the schedule must have considerable or outstanding value in relation to one or more of the evaluation criteria and have considerable or outstanding overall significance to the locality or a greater geographic area.

The AUP takes a place-based approach to historic heritage. This holistic, multidisciplinary approach considers multiple values that contribute to the significance of a historic heritage place. The place-based approach acknowledges the diversity of Auckland's historic heritage and the range of forms it takes, including landscapes, features, sites and settings. A place-based approach allows for a full understanding and appreciation of the values and overall significance of each historic heritage place. A place-based approach is in accordance with recognised good heritage practice<sup>2</sup>, both within New Zealand and internationally.

---

<sup>1</sup> Eligibility does not automatically guarantee that a place will be scheduled. A planning analysis followed by decision-making from the elected council are subsequent steps prior to notification

<sup>2</sup> ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value, Revised 2010

## 2.1 Evaluation process

The process of evaluating historic heritage significance involves the following steps:

1. Undertake historical research on the place and comparable places, the historical and physical context, and physical form/type/style
2. Visit the site to assist with understanding the place
3. Prepare a comparative analysis
4. Evaluate the place against the significance criteria
5. Prepare a statement of significance
6. Recommend whether the place meets the overall threshold for scheduling as a Historic Heritage Place (Category A or B) or Historic Heritage Area (**HHA**)
7. If the place is considered to meet the threshold for scheduling, define the extent of place recommended for scheduling, the primary feature(s) and any exclusions, based on the heritage values of the place identified in the evaluation
8. Obtain a peer review of the evaluation and incorporate any subsequent amendments<sup>3</sup>

These steps are interrelated and iterative. Sometimes new information or analysis in later steps will take the evaluator back to an earlier step for revisions.

## 3 Historical summary

The historical summary is a brief history that builds understanding of the place and its development over time. This section will include information on relevant historical contexts, associations and themes. For example, if the place is a State House, it may be relevant to include information on the origins of State housing, social welfare, the First Labour Government, various government departments, the architects, other areas of State housing, the significance of the location, other iterations of the State housing programme, and/or international examples.

Places that reflect successive layers of history, such as those that have been used in a variety of different ways and/or with different physical expressions over a period of time, may have multiple contextual themes to address in this section.

---

<sup>3</sup> Where an evaluation forms part of a council process (such as a plan change), the peer review is expected to be undertaken by or on behalf of the Heritage Unit

This summary can be structured in a number of ways but is expected to include both chronological and thematic sections to contextualise the place. In the body of the evaluation, this section summarises information that is relevant to the significance of the place. A more detailed historical narrative can be included as an appendix and referred to in the summary, where relevant.

## 4 Physical description

The physical description describes the geographic context and physical fabric of the place. It includes the following sections:

- **Site visit:** Include the date of the site visit(s), who attended, and what was inspected.
- **Place location:** Aerial photographs showing the immediate and wider physical context of the place. Historical aerial photography should be included in an appendix. Identify the place and any other significant features on the aerial (i.e. use arrows, circle or similar).
- **Geographic/physical context:** Information about the location and qualities of the place. Describe the surrounding environment and geographic context, such as the pattern of development, use/character of surrounding areas, significant streets or features (e.g. tram stops, bridges, corner site), landmarks and/or relevant topographical and landform information. If it is relevant to understanding the place, include information on the natural environment, including the wider landscape. Visual or proximity links with other places or sites may also be relevant, such as the location of a natural spring relative to a settlement site. Annotated location maps can be helpful where it is necessary to relate the place to a wider landscape.
- **Site description:** Information about site size, topography, general layout of features, general spatial organisation on site, orientation, key site features such as boundary treatments or significant plantings.
- **Description (exterior or surface features):** Include information on structure, form, style, fabric, key features, modifications, etc. Depending on the complexity of the place, this section can include subsections. Use the information from the historical summary to identify features that need to be made distinct for particular reasons (e.g. the barn where an important development in milking technology was made should be distinct from other accessory buildings on a farm). The following should be included in the description:
  - Site features in general: such as location, general dimensions, fabric, whether of a particular pattern or style, function, age (if known). A place with several features to describe may benefit from a diagram or annotated site plan

- For buildings and structures: Include information on design or architectural style, number of stories, general form and orientation on the site, roof form and fabric, materials, structure, details on cladding, fenestration, entrances, and any special exterior features. If it reflects an architectural style, note which key defining features of that style are present. If the building had a particular function, note what elements of the building illustrate that function. It may be useful to describe each elevation separately, but pictures, diagrams or architectural drawings can be used to illustrate more complex buildings
  - For archaeological sites or places that include or may include archaeological sites or features<sup>4</sup>: Identify the site type/s (for example headland pā); describe the features present, including any that contribute to the context of the place. Where relevant, provide a reasoned interpretation based on analogy or recorded history of what subsurface features are likely to be present. For example, a historic-era domestic settlement site will typically include rubbish pits or deposits of discarded artefacts and food refuse, an infilled well and latrine, and evidence of buildings and structures including postholes or footings
  - Features associated with the setting: include fences, gates, outbuildings, steps, paths, driveways and other structures that contribute to the significance of the place
  - Notable trees and other important vegetation: include location, common name and scientific name (genus and species), approximate size (diameter at breast height [**dbh**], overall height) and age, whether there is a designed or vernacular landscape and whether it follows a particular style<sup>5</sup>
- **Description (interior or known sub-surface features):** Where there are known features of historic heritage interest these should be described. A description and photographs should be included in this section. Additional historical or contemporary photographs and/or drawings can be included in the appendix.
    - For buildings and structures: include information on layout, access arrangements, materials and distinctive features, including fixtures and fittings
    - For known<sup>6</sup> sub-surface features or archaeological deposits: describe the deposits or features present, including any that contribute to the context of

<sup>4</sup> Note that this may include standing buildings and structures.

<sup>5</sup> When preparing this section, an arborist may need to be consulted to provide input. The approximate age of plantings can sometimes be determined from archival photographs or historic aerial imagery.

<sup>6</sup> Either through historical records or prior investigation.



the place. Include information on stratigraphy (and soil composition where relevant), and the extent of any known disturbance

- **Summary of key modifications:** Describe any significant modifications to the place (including the date undertaken, where known). A timeline of modifications can be included in an appendix to support this summary. A colour-coded diagram can be useful if different parts of the place have had multiple changes or have been constructed at different times.
- **Summary of key features:** Key features are those that, if destroyed or removed, would adversely affect the overall significance of the place. This may include the interior, where it is of historic interest. Do not itemise every feature of the place. If the place is eligible, these key features will inform your recommendations for primary features.

## 5 Comparative analysis

The comparative analysis examines how a place compares with other similar or related places (both scheduled and unscheduled) in the local area, region or wider context to establish its relative significance against one or more points of comparison.

The comparative analysis will also help establish the geographic extent over which the heritage values associated with a place extend. Start with the local context and go broader if no comparable places are found.

For example, if the place is the work of a notable architect, the comparative analysis will establish if it is significant within the architect's body of work by considering their other comparable works. Likewise, if the place is rare, unusual or an exemplar of its type, those qualities need to be established through the comparative analysis.

Revisit the comparative analysis when a preliminary evaluation against the criteria is undertaken, as there is a direct relationship between the comparative analysis and the inclusion and exclusion indicators.

### 5.1 Determining the basis for comparison

The historical research and physical description will identify the relevant points of comparison for a place. These may include (but are not limited to):

- design or architectural style
- geographic area
- thematic context

- period of significance/age
- historical associations (with individuals, groups, places, events, etc)
- type
- use
- architect, builder, engineer or designer
- fabric and/or technology

Select the points of comparison relevant to the place. It is important to understand the basis for comparison to avoid comparisons that do not help determine significance. For example, where a house appears to be significant because of who lived there, the appropriate basis for comparison is other buildings in which that person lived, and what phase of their life each is associated with. It would not be useful, in this example, to make a comparison of similarly styled houses as this would not assist in identifying the significance of the place.

The case for significance is built throughout the evaluation, and the comparative analysis is a key part of this. Ensure the comparative analysis is focused and robust enough to support the arguments made under each relevant evaluation criterion.

## 5.2 Selecting places to compare

Once the points of comparison are selected, look for comparable places to which these points are also directly relevant. Comparable places can be identified through a range of sources which include (but are not limited to):

- Schedule 14.1: Schedule of Historic Heritage
- Contributors to an HHA (Schedule 14.2: Historic Heritage Areas - Maps and statements of significance)
- Character supporting and defining places (Schedule 15: Special Character Schedule, Statements and Maps)
- City Centre Character Buildings (Chapter H8.11.1)
- ArchSite, the New Zealand Archaeological Association (**NZAA**) national database of archaeological sites
- New Zealand Heritage List/Rārangi Kōrero (**NZHL/RK**)
- Engineering Heritage Register, maintained by Engineering New Zealand<sup>7</sup>
- Documentation and Conservation of buildings, sites and neighbourhoods of the Modern Movement. (**DOCOMOMO**) Top 20
- The New Zealand Tree Register
- A thematic study or definitive work
- Cultural Heritage Inventory (**CHI**)
- Schedules maintained by other local or regional authorities

<sup>7</sup> Formerly Institute of Professional Engineers New Zealand (**IPENZ**)

- International sources

For each point of comparison, select places to establish the relative significance of the subject place. Do not list every place uncovered during research, focus on those only directly relevant to each point of comparison.

### 5.3 Format

A comparative analysis is generally approached as a narrative discussion supported by a table. The narrative discussion is an analysis of conclusions drawn from research on the comparable places. The table provides an overview of each comparable place. In many cases it will be appropriate to include the table as an appendix, with only the analysis/conclusions contained within the body of the text.

A separate analysis will be prepared for each point of comparison selected. There are, however, often multiple aspects of comparison for each place, and sometimes it is appropriate for these to be considered together (e.g. “churches” is too broad to be a relevant comparison, therefore, a more focused approach is required, such as “Post-war churches in South Auckland”).

A comparative analysis is to include the following information:

- The point of comparison being examined, and why this is relevant/important to the subject place. Why was this point selected for analysis?
- The name and/or address/location of each comparable place
- A photograph of each place including the date it was taken and the source in the caption
- A discussion of how each place is comparable to the subject site. Why is it considered comparable? How is it the same? / How is it different?
- Any current recognition or protection (i.e. is the place listed by Heritage New Zealand Pouhere Taonga (**HNZPT**), or scheduled by a local authority?)
- Analysis/conclusions. What has the comparative analysis revealed? What has it established about the significance of the subject place? What is the outcome of this work?

## 6 Evaluation

### 6.1 Evaluation criteria

The AUP directs that places are eligible for inclusion in the schedule if they are found to have considerable or outstanding value in relation to **one or more** of the evaluation criteria, and if the place has considerable or outstanding overall significance to the locality or greater geographic area.<sup>8</sup> It is not common for historic heritage places to only have significance in relation to a single criterion. The body of evaluations undertaken to date has shown that overall significance generally derives from the contribution of multiple criteria.

The evaluation criteria are not weighted or hierarchical. There is no correct number or combination of values required to determine overall significance.

## 6.2 Indicators

The process of evaluating historic heritage value against the criteria is guided by inclusion and exclusion indicators. The inclusion indicators assist with determining when a place has value against a criterion and the exclusion indicators assist with determining when a place is not considered to have value against a criterion. Not all criteria (or all indicators) will be relevant to the evaluation of every place.

The indicators:

- are not exhaustive
- assist with applying the criteria - they are not criteria, and
- assist with determining the overall value level under each criterion (NA/none; little; moderate; considerable; outstanding).

**Examples illustrating the application of the indicators are included in Appendix 1.**

## 6.3 Integrity and rarity

Integrity and rarity are factors that can apply to all the criteria, which is why this guidance is presented separately. These are important considerations in determining if a place has significance under each criterion.

### 6.3.1 Guidance on integrity

- Intactness and authenticity are generally considered to be components of integrity

---

<sup>8</sup> AUP B5.2.2(3)

- Integrity does not necessarily relate to the way the place was when it was established but can derive from a wider period of significance. Later modifications to the place could be just as significant (sometimes more) than an original design or configuration
- Places may be modified over time but not all change is detrimental. Modifications should be assessed as to the effect they have on the overall significance of the place
- Integrity does not only relate to physical fabric; the way integrity is considered is dependent on the value being assessed (e.g. historical). There are different aspects of integrity to consider, including the materials used, the design and craftsmanship involved, the location, immediate setting and wider visual linkages, the continuing association with significant people or institutions or cultural practice. These aspects of integrity are addressed in the inclusion/exclusion indicators for each of the evaluation criteria
- There are different standards for integrity depending on the reasons the place is significant. For a place that represents the work of a notable architect, design integrity is very important. For a place that is significant for its association with an event, the more important aspect of integrity is that the place is much the same as it was when the event occurred
- Replacement of short lifespan fabric (marine timbers, roofing, etc.) does not necessarily preclude a place having value if it retains the relevant aspects of integrity
- Potential for a place to be returned to an earlier state should not be a consideration during evaluation. The place must be considered as it is, not as it could be
- The concept of “original” can be misleading as everything is “original” in some sense of the word. The issue is which chronological period a place or feature is original to, and whether that is significant

### 6.3.2 Guidance on rarity

- Do not state that a place is rare without explaining why that matters. Why is that aspect of rarity important?
- Rather than rely on rarity per se to convey significance, consider why the place is rare and whether that reason tells a significant story. What can present and future generations learn from the fact that this place exists?
- Rarity does not automatically impart significance. A place can be rare without being important or significant

- Apply the most relevant geographic context when discussing rarity (e.g. a two-storey villa is rare within the context of Blockhouse Bay, but not necessarily rare within the isthmus as a whole).

## 6.4 Criteria and indicators

### (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.*

#### INCLUSION indicators

- Demonstrates or is associated with an important event(s), theme(s), process, pattern or phase in the history of the nation, region or locality
- Is associated with a person, group of people, organisation or institution that has made a significant contribution to the history of the nation, region or locality
- Is strongly associated with an important idea
- Is strongly associated with an early or significant period of settlement within the nation, region or locality
- The place or a component of it is an example of a nationally/internationally, regionally or locally unusual, rare or unique heritage place
- Retains a use, function or integrity of association that contributes to the historical importance of the place.

#### EXCLUSION indicators

- Demonstrates or is associated with an event or events, theme, process, pattern or phase that is of unproven or uncertain historical importance
- Associations are incidental, minor, distant or cannot be substantiated
- Provides evidence of themes, phases or other aspects of history that are not of substantiated historical importance

- The place appears to be rare only because research has not been undertaken to determine otherwise
- The claim of rarity or uniqueness has too many descriptive qualifiers linked to it
- The place or its attributes are rare or unique, but its importance is unproven or uncertain
- The place has been adversely changed or altered to such an extent that its historical values are no longer legible.

**(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.*

INCLUSION indicators

- Is held in high public esteem
- Represents important aspects of collective memory, identity or remembrance, the meanings of which should not be forgotten
- Is an icon or marker that a community or culture (past or present) identifies with
- Has an enduring or long-standing association with a community or culture (past or present)
- Plays an important role in defining the communal or cultural identity and/or distinctiveness of a culture or community (past or present)
- Demonstrates a custom, way of life or process.

EXCLUSION indicators

- Social, cultural, spiritual, symbolic or community values are incidental, or cannot be demonstrated satisfactorily or otherwise substantiated
- Provides evidence of social, cultural, spiritual, symbolic or commemorative value or community association or esteem that are of dubious historical importance
- The place is valued by a community solely for amenity reasons
- The place is important to a community, but only in preference to a proposed alternative (e.g. a new development)
- The place is not valued or recognised by an identifiable group or interest group within, or that represents, a past or present community
- Associations are not held very strongly or cannot be demonstrated satisfactorily
- The place or its context has been altered or significant elements of the fabric have been changed or neglected to such an extent that its value is severely degraded, illegible or lost



- The custom, way of life or process is rare or in danger of being lost or has been lost but its importance is questionable.

## Guidance

Caution needs to be taken when ascribing social value. Efforts to engage potential communities of interest or the public may be necessary to make a case, particularly if the evaluation may be contentious.

Supporting factors to consider (these are not values, but may support values):

- Recognition in a schedule or list maintained by a heritage organisation, such as HNZPT, Engineering New Zealand, DOCOMOMO, etc
- Organisations dedicated to retention of the place (e.g. Friends of...)
- Subject or location of public events, celebrations or festivals (e.g. Anzac ceremony at a war memorial)
- Protests or appeals during attempts to alter or remove the place
- Extraordinary efforts to save a place
- Public nominations or submissions for scheduling
- Inclusion of the place in literature, history books or heritage trails.

Further matters to consider:

- Is the esteem actually for the physical place, or is it for the role the place has in the community? For example, if a historic church was replaced with a new church building, would the parish value it less?
- Does the public esteem relate to views held by a contemporary community, or a community in the past, or a community that no longer exists, or a community whose views have shifted over time?
- Social value can have multiple layers and can relate to different communities of interest. These values may overlap or compete
- Care needs to be taken if justifying a case for overall considerable or outstanding significance for a place based on this criterion alone
- Consider both place-based communities and communities of interest. Communities of interest may include groups of individuals who are not necessarily resident in the vicinity of a place, or even within the Auckland region but have a shared ethnic,

cultural or other background. For example, the community associated with a particular religious place or cemetery may be widely scattered

- A place may have significance to Māori who are not Mana Whenua and may not even be resident within the region. In this case significance should be considered under the Social criterion

**(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.*

\* Development of indicators has yet to be undertaken with Mana Whenua.

INCLUSION indicators

EXCLUSION indicators

#### **(d) Knowledge**

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

#### INCLUSION indicators

- Has provided or has the potential to provide substantial new information on past human activity or natural environments through archaeological or other scientific investigation or scholarly study
- Is an important benchmark or reference place that typifies its type and provides a point of reference to which other places can be compared
- Is an important research or teaching site
- Has the potential to play an important role in enhancing public understanding or appreciation of the history, ways of life, cultures or natural history of the nation, region or locality
- Has the potential to be used to educate the public through the use of on- or off-site interpretation
- The place or a component of it, is an example of an internationally/nationally, regionally or locally unusual, rare or unique heritage place
- Demonstrates a custom or way of life or process.

#### EXCLUSION indicators

- The information that can be derived from or about the place is readily available from other places or sources
- There is insufficient physical, documentary or other evidence to assess the research potential of the place
- The place or its context have been disturbed or altered in such a way that its potential to yield meaningful or useful information has been compromised
- The research potential of the place has been fully exhausted (for example where a site has been excavated and negligible intact physical remains are left in situ, or a building where the significant fabric has been substantially removed or replaced with new work)

- The knowledge that has or could potentially be gained from or about the place is/would be of little or limited value
- The place appears to be rare only because research has not been undertaken to determine otherwise
- The claim of rarity or uncommonness has too many descriptive qualifiers linked to it
- The place or its attributes are rare or unique, but its importance is questionable
- The custom, way of life or process is rare or in danger of being lost or has been lost but its importance is questionable.

### **Guidance**

This criterion and set of indicators apply primarily to archaeological sites or other places (including buildings and their settings) that have the potential to provide substantial physical information about the past. In some cases, places will have multiple periods of use or occupation, for example archaeological evidence of Māori or previous European occupation underlying existing buildings and structures.

Caution is required in relation to the application of this criterion. Physical evidence provides evidence from a place while documentary sources provide evidence about a place. Physical evidence is subject to less bias in its creation and can be regarded as the most reliable and therefore the primary evidence relating to the place. It provides evidence that is different from and may not be obtainable from other sources. It may confirm documentary evidence, but it might also tell a different story (for example, that a building was not built as planned). In relation to buildings and settings, physical evidence can provide information on construction details, subsequent modifications and the history of use of a place.

Further matters to consider:

- Standing buildings or structures may have potential to reveal information through archaeological or other investigation. A considerable amount of previously unknown information may be obtainable from early buildings or buildings with little recorded history. For example, Mansion House incorporated recycled building materials from the former Kawau smelting works in its construction. Even for document-rich places, physical investigation of buildings and structures can generally produce a variety of information not included in written or photographic sources. It is additionally worth bearing in mind that a combination of well-preserved physical evidence and variety of documentary information has the potential to allow more complex questions about the past to be explored and addressed

- With archaeological sites, caution is needed in reaching the conclusion that the information available from a particular site can be obtained from other places as not all similar site types have the same information potential or historical trajectory
- Claims as to rarity or uncommonness should not be made without evidence from a contextual study or expert knowledge of the subject/area
- With subsurface archaeological remains expert knowledge or studies of the results of previous investigations of similar sites or places can provide a context for assessing research potential. For example, waterlogged archaeological sites have typically provided an opportunity to apply techniques such as dendrochronology and palynology to reveal detailed information on chronology and the vegetation history of the local environment
- Public access is not a prerequisite. Off-site interpretation may be an appropriate way of interpreting places that are not accessible, and accessibility can change over time
- A place may be judged capable of yielding information or knowledge even if it will not or cannot be investigated in the foreseeable future
- Care is required when considering existing statutory or other formal recognition to avoid multiple counting of values, and to ensure that it is directly relevant to the criterion under consideration

## (e) Technology

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

### INCLUSION indicators

- Demonstrates or is associated with a technical accomplishment, innovation or achievement in its structure, construction, engineering, choice or use of materials, equipment or machinery or its other components
- Adapts technology in a creative or unorthodox manner or extends the limits of available technology
- Is a notable or good representative, example of a particular technical design or technology
- Is a notable example of a vernacular response to the constraints of the available material, technology or know-how
- The place or a component of it, is an example of an internationally/nationally, regionally or locally unusual, rare or unique type of technical design or technology.

### EXCLUSION indicators

- Has a minimal, indirect or distant association with a technical accomplishment, achievement or innovation
- The place appears to be rare only because research has not been undertaken to determine otherwise
- Is not a notable or good representative example of technical design or technology or technical accomplishment, innovation or achievement
- The claim of rarity or uniqueness has too many descriptive qualifiers linked to it
- The place or its attributes are rare or unique, but its importance is questionable
- The place is under threat of destruction, but its importance is questionable
- The integrity of the technical design has been severely degraded, illegible or lost
- The accomplishment, innovation or achievement is no longer apparent in the place.

## **(f) Physical attributes**

*The place is a notable or representative example of:*

*(i) a type, design or style;*

*(ii) a method of construction, craftsmanship or use of materials; or*

*(iii) the work of a notable architect, designer, engineer or builder.*

### INCLUSION indicators

- Is the work of a notable architect, designer, engineer or builder and is important in the context of their body of work (for example, elaborate design, significant shift in their career, an experimental phase, a personal project, or a particularly well-preserved or otherwise illustrative example of a design type for which they were noted)
- Is a notable, or good representative, example of vernacular heritage
- Is a notable, or good representative, example of a type, style, method of construction, craftsmanship or use of materials
- Is a notable, or good representative, example of architecture or design associated with a particular time period
- Demonstrates the introduction of, transition to, evolution of, or culmination of a particular architectural style
- The type, style or method of construction is indicative of or strongly associated with a specific locale or pattern of settlement within the region
- The place, or a component of it, has physical attributes that are internationally/nationally, regionally or locally unusual, rare or unique
- The collective grouping is a notable or good representative example of historic built form, such as a pattern of development, street layout or building height, massing and scale.

### EXCLUSION indicators

- Associations with a notable architect, designer, engineer or builder are incidental or unsubstantiated



- Is the work of a notable architect, designer, engineer or builder but is not important within the context of their body of work, including as a not especially well-preserved or otherwise illustrative example of a design type for which they were noted
- Representative qualities have been degraded or lost to the extent that the characteristics of the place no longer typify the type or style
- The place appears to be rare only because research has not been undertaken to determine otherwise
- The claim of rarity or uniqueness has too many descriptive qualifiers linked to it<sup>9</sup>
- The place or its attributes are rare or unique, but its importance is questionable
- The place is under threat of destruction, but its importance is questionable
- The place or its context has been altered or significant elements of the fabric have been changed to such an extent that the value is severely degraded, illegible or lost
- Is, or is substantially, a modern reconstruction, replica or rendering of historic architecture or architectural elements.

#### **Guidance**

This criterion is also applicable to constructed archaeological sites that demonstrate notable attributes or are notable or representative examples. For example, a pā site that incorporated the use of stonework in the design or exemplified a particular type of pā, could potentially meet this criterion.

---

<sup>9</sup> For example: the only pillbox on Motutapu Island with five embrasures and a left-hand entrance

**(g) Aesthetic**

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

INCLUSION indicators

- Includes, contributes to, or is a visual landmark
- Contributes positively to an important view, vista or panorama (from, within or towards a place)
- Is the subject of artworks and photographs
- Has notable aesthetic quality that has derived from the passage of time and the action of natural processes on the place (the patina of age)
- Exemplifies a particular past or present aesthetic taste
- Has strong or special visual appeal for its sensual qualities, such as beauty, picturesqueness, evocativeness, expressiveness and landmark presence.

EXCLUSION indicators

- The positive visual qualities have been more than temporarily degraded, for example by surrounding or infill development
- The place is not aesthetically or visually distinctive
- Historically significant views to or from the place have been lost or modified to the extent that the original aesthetic, visual or landmark values are severely degraded, illegible or lost
- The place or its context has been altered or significant elements of the fabric have been changed to such an extent that the value is severely degraded, illegible or lost
- There is insufficient evidence that a community or cultural group values or valued the aesthetic appeal of the place.

**Guidance**

A place does not need to be available for public viewing in order to have aesthetic values.

## **(h) Context**

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

### INCLUSION indicators

- Has collective value as a part or member of a group of inter-related, but not necessarily contiguous, heritage features or places or wider heritage landscape
- Is part of a group of heritage features or places (contiguous or discontinuous) that, taken together, have a coherence because of their age, history, style, scale, fabric or use
- Is notable because the original site, setting or context is predominantly intact
- The relationship between the components of the place (buildings, structures, fabric, or other elements) and the setting reinforce the quality of both
- The site, setting or context adds meaning and value to the particular place or item
- Has townscape value for the part it plays in defining a space or street
- Contributes to the character and sense of place of the region or locality
- The individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape
- Is, or is part of, a group of heritage features or places (whether contiguous or not) that spans an extended period of time or possesses characteristics that are composite or varied but which are linked by a unifying or otherwise important theme.

### EXCLUSION indicators

- The theme or relationship linking the grouping of places or the context to the place is of questionable importance
- The context of the place has been changed to such an extent that its value is severely degraded, illegible or lost
- The relationship of the place to its original site, setting or context or to a subsequent site of significance has been lost (for example by relocation of a building)

- The site, setting or context is predominantly intact, but its importance is questionable.

**Guidance**

The subject place must have significance in its own right. Places beyond the subject place can support context values but they cannot form the basis of the significance under this value. If important aspects of context, upon which the significance of the subject place relies, are identified beyond the place, these need to form part of the overall evaluation. It is important to note places and features not included in the extent of place are not managed as part of that place and may change over time.

Groupings of inter-related places can be considered for potential scheduling as HHAs.

Where historical context is attributed, consider whether this is best assessed under criterion (a) historical or (h) context. Different aspects of historical context may be addressed under both, but generally, it is not appropriate to attribute the same value under both criteria.

The context of a place may change over time but not all change is detrimental. Changes should be assessed as to the effect they have on the significance of the place.

## 7 Statement of significance

The statement of significance is a succinct and convincing statement of how and why a place is important. The statement is a summary of the evaluation, communicating the values and significance of the historic heritage place. The summary is based on the information available or able to be sourced at a particular time.

A clear and informative statement of significance is equally as necessary for places that do not meet the thresholds and will not be recommended for scheduling. These statements should focus on the values the place has, rather than the values or level of values that are lacking or unproven (e.g. state “The Smith residence has moderate social value because...” rather than “The Smith residence does not meet the threshold for scheduling...”).

Consider this statement as an information record. Will it make sense in the future outside the wider context of the evaluation? Will someone in ten years be able to read it and understand what values the place had/has and why it was or was not recommended for scheduling?

### 7.1 Format

A statement of significance should be written as a narrative in one or more paragraphs, depending on the complexity of the place.

The statement forms part of the evaluation but should be treated as if it were a stand-alone section, as in some cases, this may be the only section of an evaluation that the user reads.

To make a statement strong, the most significant values should be mentioned first. Moderate heritage values should only be included if they contribute strongly to the overall significance of the place.

There is no need to repeat the evaluation criteria or geographic significance; this can be woven into the narrative.

#### **Include**

- Brief descriptive information of the place at the beginning (place name, location, dates of construction/period of significance, use, overall significance)
- Why values are important/significant, not just that the place has these values (Use “because” phrasing - “this place is significant in history because...” it has

exceptional aesthetic value because...” simple sentences convey important ideas in a way that most readers will quickly grasp.)

- Key words/terminology from the evaluation criteria (Refer to appendix 5)
- Information from the comparative analysis, where it helps explain significance
- How the place fits into the context of other places/historical themes
- Reference to key features or attributes that make a positive contribution to the significance of the place

### **Avoid**

- Summarising or copying-and-pasting assessments prepared under each evaluation criterion
- Using argument – this is not the place for justification, these are conclusions; an explanation of significance
- Unnecessary superlative or hyperbolic language, especially where it is unsupported by the assessment. (i.e. This place is really important and special; this is a fantastic example, etc.)
- Overly technical language; jargon; long, complicated sentences
- Itemising features or aspects of the place
- Including irrelevant information
- Using passive voice
- Wording that dates the statement (e.g. Instead of saying “for 63 years...” say “since 1950...”)

## **7.2 Historic heritage areas**

Statements of significance for HHAs are included in Appendix 14.2 of the AUP, which means they play a statutory role in the implementation of the HHA rules in D17. Because of this role, HHA statements contain additional information and are generally longer and more detailed than statements prepared for individual places.

In addition to describing the historic heritage values of the area, HHA statements also include information on the geographic and physical context of the area, including describing the features and qualities that support the coherency and cohesiveness of the area, such as:

- Lot size

- Set back
- Subdivision pattern
- Infill development
- Garaging/carports
- Accessways
- Boundary treatments
- Vegetation, trees, gardens and other plantings
- Proximity to or relationships with geographic or topographic features
- Common fabric or materials
- Common design or structural features

**Example statements of significance are included in Appendix 2.**

## 8 Significance thresholds

Determining the level of significance of a historic heritage place requires an evaluation of the **overall** significance of the place. This involves applying professional judgement to the two thresholds that must be met for a place to be eligible for scheduling:

1. A value threshold: Considerable or outstanding significance in relation to one or more of the evaluation criteria<sup>10</sup>, and
2. A geographic threshold: Considerable or outstanding significance to a locality or greater geographic area.<sup>11</sup>

### 8.1 Determining the thresholds

#### 8.1.1 The value threshold

The value threshold is the level of significance that a place must have in order to be eligible for scheduling. The levels are:

- Considerable to a locality or beyond<sup>12</sup> for Category B, and;
- Outstanding well beyond their immediate environs<sup>13</sup> for Category A.<sup>14</sup>

<sup>10</sup> RPS B5.2.2(3)(a)

<sup>11</sup> RPS B5.2.2(3)(b)

<sup>12</sup> RPS B5.2.2(4)(c)

<sup>13</sup> RPS B5.2.2(4)(a)

<sup>14</sup> Category A\* is an interim category for places scheduled in the top tier of legacy plans. They have not yet been reviewed to determine their significance. New places cannot be scheduled in Category A\*

For consistency the following definitions are to be used:

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

**Outstanding** [value/significance]: of exceptional importance and interest; retention of the identified value(s)/significance is essential

Most historic heritages places are expected to be Category B. A historic heritage place that is of local significance can be Category A where overall values of the place are truly outstanding

Historic Heritage Areas are not assigned a specific category but are expected to be of at least considerable overall value. The emphasis is on the collective values of the area, rather than the significance of individual places

### 8.1.2 The geographic threshold

The geographic threshold is the area over which considerable or outstanding significance must extend. The areas are:

- 'to a locality or beyond' for Category B, and;
- 'well beyond their immediate environs' for Category A.

For consistency the following guidance is provided:

- A 'locality' is a district (including rural districts), township, suburb or grouping of suburbs. An unnamed area surrounding a place should not be considered a locality<sup>15</sup>.
- 'Well beyond the immediate environs' of a place means an area that extends beyond the immediate neighbourhood that the place is located in.
- The words 'regional' and 'district' should not necessarily be understood as current or legacy statutory boundaries.

A place can be significant to the locality, region, nation or internationally significant without being significant to living individuals or communities. For example, Browne's spar station is historically significant as the first European settlement in the Auckland region, even though few people would know of its history or location.

It is better to establish firmly the significance a place has at a local level than attempt a weaker argument for significance at the regional or national levels.

A place may sit within a geographic context without having significance at that level. For example, Plunket Rooms are considered within a national context of the social and

---

<sup>15</sup> Adapted from the *Oxford English Dictionary* definition of "locality".



historical development of early childhood wellbeing in New Zealand, however an individual Plunket Rooms building should not automatically be considered to have national significance.

Depending on the criteria being evaluated, a useful ‘reality check’ as to whether a place potentially has regional or wider significance can be to consider pertinent questions<sup>16</sup>:

- Is this place identified as being significant in an authoritative regional, New Zealand-wide or international publication on a relevant theme (e.g. dam building in New Zealand)?
- Would people in a relevant community of interest be familiar with the place across the region, nationally or even internationally?

## 9 Extent of place

The AUP directs that the location and physical extent of each historic heritage place is defined.<sup>17</sup> The area, known as the ‘extent of place’ (**EOP**) is in line with the place-based approach described above.

An EOP is the area that contains the historic heritage values of the place<sup>18</sup> and, where appropriate, any area that is relevant to an understanding of the function, meaning and relationships of these values.<sup>19</sup> The AUP provisions relating to a historic heritage place apply within the area mapped as the EOP on the AUP maps, including land, water and airspace.

### 9.1 Defining the extent of place

To determine an appropriate extent of place, consider the following:

- The geographic area that demonstrates/illustrates the values that have been identified for the place
- All the features that contribute to the value of the place (e.g. a church, hall, cemetery, presbytery, stone wall and trees)
- Historic evidence of the original extent of the place (e.g. original lot or property boundary; location and size of original buildings, structures, and features; relationships with surrounding area (e.g. roads, driveways, landscaping and

---

<sup>16</sup> Note that these indicators may not be relevant if the place has been recently identified or for other reasons not widely known

<sup>17</sup> AUP B5.2.2(2)

<sup>18</sup> AUP B5.2.2(2)(a)

<sup>19</sup> AUP B5.2.2(2)(b)

gardens), relationship with setting, particularly if place has been identified for its aesthetic or context value

- The area that adequately encompasses the features or important elements of the place, including any features that are likely to exist and/or continue sub-surface where archaeological values have been identified
- How the historic heritage place is currently viewed from within and immediately around the site, particularly if the place has been evaluated as having considerable aesthetic and/or context values. Consider whether views to and from the place have historic significance and have been articulated in the evaluation against the criteria
- Any parts of the place that have been lost or substantially modified through later development such that they no longer contribute to identified values may be appropriate to exclude from the extent of place, through either not including that portion of the site or identifying as an exclusion
- Whether there are views to, from or within the site that contribute to the values of the place. For example, it might be appropriate to protect the view that represents the field of fire from the embrasures of a gun emplacement

There are several ways to define an extent of place. Useful starting places include: the boundary of the current Record of Title<sup>20</sup> (RT), Deeds Register document or New Zealand Gazette notice; natural, topographical or historical boundaries.

Consideration should be given to using a non-RT boundary definition where:

- A lesser area would be sufficient to achieve appropriate protection of the historic heritage values of the place
- A greater area is required to accurately encompass all of the features that contribute to the significance of the place
- Identified heritage values do not apply to the whole RT site (for example a heritage school building in a more modern school complex that contains no identified heritage values)
- It is an HHA (refer to section 9.1.1)
- Identified historic heritage values extend across more than one RT (for example basalt walls from early subdivision, a historic complex that has later been subdivided into separate ownership, or a large archaeological site)
- The RT site is excessively large compared to the extent of features identified (for example a woolshed or a burial site on a small part of a large farm)

---

<sup>20</sup> Formerly Certificate of Title (CT)

- The historic heritage place is on public land which is not easily defined by the RT approach
- The historic heritage place is within, or partially within, the coastal marine area (**CMA**)
- The air space component of a historic heritage place is compromised (for example, if a large modern tower has been built directly over and above a historic building)
- The identified values extend to a portion of footpath and/or street area beyond the RT (refer below for further explanation)
- Accurately defining the EOP for shipwrecks is problematic as there will rarely be sufficient data based on surveys or observations to inform the process. One option is to use a circular EOP centred on the known wreck location. The size of the circle will depend on a number of factors including the circumstances of the wreck and the local environment

### 9.1.1 Historic Heritage Areas

When defining the boundary of an HHA, consider:

- Patterns of historical development, visual changes in historic character, natural features/landforms, historic features, land-use or modern barriers (such as a motorway)
- The heritage values of the area and how they manifest spatially
- Key heritage features/contributing places of the area
- What is included and what is excluded – is it clear?
- The immediate setting and whether the boundary contextualises the historic heritage values adequately
- The area as a whole. An HHA should not have gaps or holes, instead, non-contributing places within the area should be identified as such.
- Likewise, a boundary should run around, rather than through a space, street or land parcel. Avoid boundaries that run down the middle of a street

### 9.1.2 Interiors

Under the place-based approach, interiors of buildings and structures are considered to be an intrinsic part of the overall value of the place, recognising each place as an integral whole rather than a sum of separate parts. While this is the foundation principle, inclusion of an interior in the schedule may not always be possible because the interior has not

been viewed, no recent photographic information has been able to be sourced, or the interior is modified to such an extent that its contribution to the identified values of the place has been lost.

The interiors of buildings are not considered for HHAs.

To determine whether the interior should be included, consider:

- Any spaces, components, and fabric, services and equipment, finishes and fixtures (but excluding moveable objects such as furniture) which are original to the place and/or identifiable as contributing to the heritage value of the place
- The original or other significant use of the place and how this has influenced the interior (for example washable tiled surfaces in a butcher shop, machinery or structure to hold equipment in a former factory)
- Whether the original or other significant volume(s) of the building is still perceivable (for example in a church or warehouse)
- Whether the original or other significant internal layout of the building is still largely intact (for example the traditional layout of a Victorian villa, or changes in church layout that reflect important shifts in religious philosophy)
- Whether the interior is particularly integral to the underlying design philosophy of the place (for example the Group houses, or wharenui)
- In some circumstances, it may be appropriate to include portions of an interior. Piecemeal inclusion of individual features is generally discouraged (for example, 'the pressed metal ceilings' or 'the main staircase') but may be appropriate in some instances

### 9.1.3 Road and rail reserve, footpaths, driveways and the CMA

Consider whether to include areas of the public realm, rail reserve or CMA within the EOP where:

- The public realm, rail reserve or CMA<sup>21</sup> forms part of the setting of the place and/or is of relevance to, or contributes to, the identified values of the place
- A feature (or part of a feature) of a place is on, above or below the footpath, street, rail line or coastal edge itself (e.g. a bridge, pillbox, tree, lamp post, balcony, verandah or roof canopy)

---

<sup>21</sup> To determine if the proposed EOP extends into the CMA, use Geomaps to view the indicative coastline: Management layers -> Information -> Indicative coastline

- A feature is directly on, or close to the property boundary or coastal edge (for example a corner pub, or a villa with minimal setback)
- A feature has a historical association with the footpath/street, rail line or coastal edge (for example a commercial building with display windows or a mechanics centre)
- The driveway is an original or early entrance way of the place which may include features such as historic fences, gates, plantings and/or pavement

#### 9.1.4 Trees, gardens, plantings and other features of the setting

A scheduled historic heritage place may include features that are trees, gardens and/or plantings, as well as constructed and archaeological features. Constructed features may include fences, gates, walls, posts, paths, steps, etc. It is important to identify any trees or other vegetation that are a historic feature of a place in the schedule to ensure their protection, and to meet the requirements of the RMA.

For trees to be protected in urban environments, the RMA requires district plans to describe the tree in a schedule to the district plan, and identify the allotment where a tree or trees are located by street address and/or legal description.

The provisions of the Historic Heritage Overlay apply to all features within the extent of place of a historic heritage place. A new rule is being added to the overlay to make it clear that tree and vegetation removal and trimming of trees and plantings not specifically identified in Schedule 14.1 is a permitted activity (unless the historic heritage place is subject to additional archaeological controls).

Any tree or vegetation that is a historic feature of a scheduled historic heritage place must be clearly identified in the Place Name and/or Description column or Primary Feature column of the schedule.

#### **Include**

- The name of the tree species/vegetation
  - e.g. Pā site Q10\_411, including karaka trees (Place Name and/or Description column)
  - e.g. Mansion House; all pre-1889 plantings and garden features (Primary Feature column)
- Consider identifying the number of trees, if they are a group

- The period the trees and plantings are associated with, if known (e.g. All pre-1923 garden features and plantings)

## **Avoid**

- Vague or general descriptions (e.g. trees, bush, hedge)
- Using descriptors that will easily date (e.g. tree of 3m in height)
- Identifying a tree or vegetation as a primary feature, unless it is a primary feature (for guidance refer to section 11)

### **9.1.5 Views**

In some instances, it may be appropriate to use the EOP to define an important view to or from a historic heritage place, where that view is of primary importance to the values of the place as a whole. For example, an area representing the primary outlook of a pillbox might be included in the EOP because the view from a pillbox is essential to understanding its functionality.

The EOP, however, should not be used to define wider or more distant views, views that are purely aesthetic, or views that are ancillary to the values of the heritage place. This is because views included as part of the EOP will trigger the wider suite of heritage provisions included in D17 of the AUP.

Where other views have been identified, they should be evaluated separately under the criteria and thresholds for Schedule 11: Local Public View Schedule.

## **9.2 Format**

The recommended EOP should be presented as both an aerial photograph with the EOP boundary indicated, and as a written description.

The aerial photograph should:

- Fill at least half of an A4 sheet of paper
- Clearly show the recommended EOP boundary/ies
- Include parcel and lot boundaries and any neighbouring or overlapping extents of place
- Bear in mind geo-referencing inaccuracies (e.g. aerial photographs can show images at an oblique angle)
- Match the written description justifying the extent place

The written description should:

- Clearly describe the proposed extent of place
- Provide a clear justification for the extent of place. Why was this EOP recommended? How does it illustrate the historic heritage values? Why is this area integral to the function, meaning and relationships of the place?
- Match what is depicted in the aerial photograph

### 9.2.1 Diagrams and digital files

Where an EOP is not well-represented through a boundary line on a map, a diagram can be used to clarify the recommended extent of scheduling.

The proposed EOP may also be provided digitally as an \*.mpk file.

## 10 Exclusions

Exclusions are features that do not contribute to, or may detract from, the values for which the historic heritage place has been scheduled. Exclusions are subject to the provisions of the Historic Heritage Overlay, but activities that affect exclusions are usually subject to a lesser level of control than the controls that apply to the balance of the scheduled place. Any part or feature of a place recommended for exclusion must be clearly identified in the Exclusions column of the schedule.

HHAs may have identified exclusions (refer also to section 12).

### Include

- Enough detail to be clear
- Exact names and dates, where known (e.g. instead of “hall”, state “St Andrew’s Hall”; instead of “modern fabric”, state “post-1940 fabric”)
- Clear exceptions, where relevant (e.g. interior of building(s) except for common spaces including stairwells, lift lobbies and corridors)

### Avoid

- Itemising every individual element that is excluded (e.g. instead of “awning, hand rail, balustrade, flower boxes...” say “porch”)
- Using descriptors that will easily date (e.g. paint colour)

- Vague descriptions (e.g. non-historic fabric; later buildings, etc)

## 11 Primary feature(s)

Primary features are the key components or principal elements of the identified values of a place; they are the fundamental basis of why a place has been scheduled.

If a feature forms a notable part of the historic heritage place and contributes to the historical context and understanding of the place but is not the fundamental basis for scheduling the place, it should not be identified as 'primary'.

It is anticipated that in most cases the primary feature will be the principal element, for example, the main dwelling on a residential site. In some instances, there will be more than one primary feature. In some cases (for example many archaeological sites) it may not be appropriate to identify a specific element of a site as a primary feature. In this case the 'entire site' should be identified as the primary feature.

Primary features are included in the "Primary features" column of the schedule. All Category A and A\* places have primary features identified, but this work has not yet been completed for Category B. All new evaluations should identify the primary feature or features for every place recommended for scheduling.

HHAs do not have primary features.

### 11.1 Non-primary features

All features within an extent of place that are not primary features or exclusions are considered "non-primary features". In some instances, they can have value in their own right without being primary to the significance of the place. In other cases, they support the values of the primary feature, or are neutral, but do not need to be excluded.

Features that have value in their own right or support the values of the primary feature should be specifically addressed in the assessment against the evaluation criteria and discussed in the historical summary and physical description.

## 12 Contributing and non-contributing sites/features

Places within an HHA are identified as either contributing or non-contributing. No site within the boundary of an HHA is to be unclassified; they must be either contributing or non-contributing.



Places considered to contribute to the area are those that demonstrate the identified values of the area, and places considered to be non-contributing are those that do not demonstrate the identified values of the area.

Non-contributing places are included within the boundary of the HHA so that development on these sites can be considered through a resource consent process to ensure any new building or structure is sympathetic to the wider HHA.

HHAs may also have identified exclusions. Exclusions differ from non-contributing sites/features in their relative scale and management. Generally, exclusions are components of a place, such as the interior of a building or a modern garage with no identified heritage values. Non-contributing places, however, are generally whole sites within an HHA that contain buildings or structures that do not demonstrate the identified values of the area.

Activity statuses that relate to exclusions are generally more permissive than activity statuses that relate to non-contributing places.

**Examples of identifying an appropriate extent of place, exclusions, primary features and contributing/non-contributing sites/features are included in Appendix 3.**

## **13 Additional rules for archaeological sites or features**

Schedule 14.1 identifies those scheduled historic heritage places with archaeological values where additional archaeological rules in D17 apply.

Scheduled historic heritage places that are archaeological sites or contain archaeological sites or features that contribute to the significance of the place, are identified in the schedule in the column by the word 'Yes' in the 'Additional Rules for Archaeological Sites or Features' column. This column is "ticked" where the evaluation has assessed and determined that a place has archaeological significance. If a place has been identified in this column, the place is subject to additional rules listed in Table D17.4.2. and E12.4.2.

It is generally not appropriate to tick this box in relation to the archaeology of standing buildings because these rules primarily relate to land uses involving land disturbance. On the other hand, many early buildings will have associated or underlying archaeological features or sites. If in doubt, consult an archaeologist.

## **14 Place of Māori interest or significance**

Schedule 14.1 identifies existing scheduled historic heritage places that are or may be places of interest or significance to Māori because of the physical attributes or known

history of the place. Many of these places have not been evaluated against Criterion C (Mana Whenua significance). It is currently for information purposes only.

Development of policy on how this column is populated into the future has yet to be undertaken with Mana Whenua.

## 15 Definitions

Common use words are not defined and default to the *Oxford English Dictionary* definition.

**Archaeological site:** Any place including any building or structure (or part of a building or structure), that provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand.

Archaeological sites associated with pre-1900 human activity, including the sites of shipwrecks that occurred before 1900, and any site for which a declaration has been made under Section 43(1), are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014.<sup>22</sup>

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

**Contributing buildings, structures or features:** Buildings, structures or features within the extent of a scheduled HHA that have heritage value or make a contribution to the significance of the area.

**Fabric:** all physical material of a place, including subsurface material, structures, and interior and exterior surfaces including the patina of age; and including fixtures and fittings, and gardens and plantings.<sup>23</sup>

**Feature:** a physical entity within a scheduled historic heritage place that is discernible as an individual element within the place. A feature can be an archaeological feature, such as pits, terraces or a midden; a building, object (not including a moveable chattel) or structure.

**Historic heritage:** those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: archaeological, architectural, cultural, historic, scientific, technological; and includes: historic sites, structures, places, and areas; archaeological sites; sites of significance to Māori, including wāhi tapu; surroundings associated with the natural and physical resources.<sup>24</sup>

**Historic Heritage Area:** groupings of interrelated, but not necessarily contiguous, places or features that collectively meet the Category A or B criteria. Historic Heritage Areas may include both contributing and non-contributing sites or features, places individually

---

<sup>22</sup> Adapted from HNZPTA 2014 Section 6(a) (i) and (ii) and Section 6(b). Only one post-1900 site has been declared to be an archaeological site in the Auckland region.

<sup>23</sup> ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value, Revised 2010

<sup>24</sup> Resource Management Act 1991

scheduled as Category A or B places, and notable trees. Before the map for each Historic Heritage Area in Schedule 14.2. Historic Heritage Areas - Maps and statements of significance there is a statement of significance which summarises the heritage values of each Historic Heritage Area and the relative importance of the values.<sup>25</sup>

**Historic heritage place:** any land having cultural heritage value in New Zealand, including areas; cultural landscapes; buildings, structures, and monuments; groups of buildings; gardens and plantings; archaeological sites and features; traditional sites; sacred places; townscapes and streetscapes; and settlements. Place may also include land covered by water, and any body of water. Place includes the setting of any such place'.<sup>26</sup>

**Integrity:** wholeness or intactness of a place, including its meaning and sense of place, and all the tangible and intangible attributes and elements necessary to express its cultural heritage value.<sup>27</sup>

**Little** [value/significance]: of limited importance and interest.

**Mana whenua:** Māori with ancestral rights to resources in Auckland and responsibilities as kaitiaki over their tribal lands, waterways and other taonga. Mana Whenua are represented by iwi authorities.<sup>28</sup>

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

**Non-contributing** properties, places or features are either not relevant to, or may detract from, the values for which an area has been scheduled, or have the potential to adversely affect the heritage values of the place through future use and development.

**None/NA** [value/significance]: of no importance and interest.

**Outstanding** [value/significance]: of exceptional importance and interest; retention of the identified value(s)/significance is essential.

**Primary feature** (of a scheduled historic heritage place): The feature(s) within a scheduled historic heritage place that form(s) the fundamental basis of why it has been scheduled.

**Representative:** importance in demonstrating the principal characteristics of a set of historic heritage places.

---

<sup>25</sup> D17.1

<sup>26</sup> Adapted from: ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value, Revised 2010

<sup>27</sup> ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value, Revised 2010

<sup>28</sup> AUP J1

**Setting:** elements of the surrounding or spatial context within which a historic heritage place is experienced, including sea, sky, land, structures, features, backdrop, skyline and views to and from the place. Setting can include landscapes, townscapes, and streetscapes and relationships with other historic heritage places which contribute to the value of the place.

Find out more: phone 09 301 0101  
or visit [aucklandcouncil.govt.nz/](http://aucklandcouncil.govt.nz/)



# **ATTACHMENT J**

**TE AROTAI – ID 01006**

## **TE AROTAI - ID 01006**

17 Queen Street, Northcote Point



Figure 1: 17 Queen Street, Northcote Point (Auckland Council 2012)

## **INTRODUCTION**

### **Purpose**

This review assesses the historic heritage values of Te Arotai to determine whether it continues to meet the thresholds for scheduling in the Auckland Unitary Plan Schedule 14.1 Historic Heritage Schedule. This review was initiated at the request of the landowner through a submission to Plan Change 27 to the Auckland Unitary Plan.

As part of its Strategic Vision, the Heritage Unit identified reviewing the schedule as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust

### **Background**

Information on the history of the place and a physical description are included in the original evaluation contained in the Heritage Unit's property files.

A site visit was conducted on 10 December 2018.

### **Constraints**

This is a review based on the information contained in property files held by Council's Heritage Unit. The information in the files is not exhaustive and additional research may yield new information about the place.

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



## SCHEDULING INFORMATION

Schedule ID	ID 01006
Place Name/and/or Description	Te Arotai
Verified Location	17 Queen Street, Northcote Point
Verified Legal Description	Allot 24 Town of WOODSIDE
Category	B
Primary feature	
Known Heritage Values	A, F, G, H
Extent of Place (Refer to Figure 2)	Refer to Figure 2
Exclusions	Interior of building(s)
Additional Controls for Archaeological Sites or Features	
Place of Maori Interest or Significance	



Figure 2: Extent of place for ID 00050. The EOP is currently represented by a dot, but is proposed to cover the entire RT boundary through PC 27. (Auckland Council Geomaps)

## HISTORICAL SUMMARY

### Planning background

Te Arotai was originally scheduled in the North Shore City Council District Plan as a Category B place.

The place was included in the Auckland Unitary Plan (Operative in Part) as a category B place.

## History

Author: Marguerite Hill, Heritage Researcher, 20 August 2019

*Disclaimer: This is a desk-top review. The information available is not exhaustive and additional research may yield new information about the place.*

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

### *Northcote history*

Prior to 1841, Northcote Point was known as Te Onewa, after the fortification ditch at the point. The pā protected local kainga and the local people utilised the abundant shellfish and shark, as well as roots, berries and cultivated kumara. Auckland Council's *North Shore Thematic Review Report* notes that the local iwi included Te Kawerau, who returned to nearby Kauri Point around about 1835, and Ngai Tai who returned to Te Onewa around the same time. At the same time, Ngāti Whātua were also re-asserting their control of the Auckland isthmus. The area was part of the Mahurangi Purchase, which was a series of sales between 1840 and 1854. In 1841, Pākehā surveyed Te Onewa and renamed it Point Rough (after harbourmaster Captain David Rough). By the 1870s, Northcote was the second largest population area on the North Shore, behind Devonport. The area continued to develop during the nineteenth and twentieth centuries, with the opening of the new Auckland Harbour Bridge in 1959 bringing the biggest change to the suburb. The North Shore's population boomed, and the area shifted from food-production to suburbia. The bridge changed transport flows and the way people travelled, with ferry use declining and car use increasing.<sup>1</sup>

There was a kauri gum industry in Birkenhead, Northcote and Devonport from the 1860s. The industry declined from the 1910s due to lessening demand for kauri gum, although the export market improved after the First World War.<sup>2</sup>

Queen Street was the main road leading north in Northcote and was called Great North Road on some early maps.<sup>3</sup>

### *17 Queen Street – Te Arotai*

It is probable that the house was a wedding present to Arthur Joseph Maxwell and his bride Ellen Rose Waddel, who were married in 1923, from Arthur's parents Lucas and Amante Maxwell.<sup>4</sup> Lucas and Amante had used the same architect for their own home, Dudding House (former), which is included in the Unitary Plan Historic Heritage Schedule (ID 01031), and one of Lucas' business properties (the Dunningham building). They appear to have gifted their son Frederick Lucas Maxwell and his bride Agnes McKnight

---

<sup>1</sup> Auckland Council (2011) *North Shore Heritage Volume II: North Shore Area studies & Scheduled Items List*. Auckland: Auckland Council, pp. 250, 255, 260; Auckland Council (2011) *North Shore Heritage Thematic review Report*. Auckland: Auckland Council, p. 31

<sup>2</sup> Auckland Council (2011), *North Shore Heritage Volume II* p. 322

<sup>3</sup> Auckland Council (2011), *North Shore Heritage Volume II* p. 258

<sup>4</sup> Arthur and Ellen were married in 1923, Births Deaths and Marriages, record number 1923/2757.

Hatrick a house upon their marriage as well (15 Queen Street, Northcote Point, also scheduled in the Unitary Plan (ID 01005)).<sup>5</sup>

The land was originally part of a Crown Grant to John Campbell (not to be confused with John Logan Campbell) in 1867. It passed through a couple of owners in the late nineteenth century before being conveyed to Maxwell in 1922. The first certificate of title shows the owner as Arthur Joseph Maxwell in 1933.<sup>6</sup>

A building permit for the house was issued on 14 November 1922. The architect was William Henry Glover and the builder Harold Wrightson. As noted, the property next door was also owned by Lucas Maxwell's son and daughter-in-law, and designed by the same architect.<sup>7</sup>

17 Queen Street was a family home until Ellen's death in 1985. After that, the property was tenanted as Arthur and Ellen's son Alan lived overseas. There was a fire in 2004, which caused some interior and minor exterior damage. It was sold to its current owner in 2005.<sup>8</sup>

The house was known as Te Arotai, which means toward the tide, or to watch over the tide.<sup>9</sup> While pōhutukawa have grown in front of the property, the site would once have had views straight to Little Shoal Bay. These pōhutukawa are listed as notable trees in Schedule 10 of the AUP.<sup>10</sup>

### *Maxwell family*

The first owner of 17 Queen Street was Arthur Joseph Maxwell (1891-1958).<sup>11</sup> Arthur worked at the family business, LS Maxwell & Co Ltd, which was formed in 1921 (Maxwell senior had been in business prior to this). It was initially a kauri gum export company but also diversified into building materials, including doors, and a product called Maxwell board (seemingly akin to Gibraltar board).<sup>12</sup>

Arthur's father, Lucas Sherley Maxwell (1865-1951), founded the family business. As well as being a kauri gum merchant and agent for their proprietary Maxwell board, he also provided loans for houses and had a dairy farm on the North Shore. The company owned a ship called *Jubilee* which sunk between Auckland and Niue in 1920.<sup>13</sup> Maxwell senior was on the board of the Auckland Harbour Bridge Co Ltd in 1932, which

---

<sup>5</sup> Deeds index 13A 400 and certificate of title NA564/153

<sup>6</sup> Crown Grant 8G 9 as per Deeds index 13A 400 and certificate of title NA564/153

<sup>7</sup> North Shore Council (2010?) Site pack for 17 Queen Street, Birkenhead/Northcote

<sup>8</sup> Certificate of title NA564/153; North Shore Council correspondence (2005) 17 Queen Street, Northcote Cat B scheduled building (no.157) &quot;Te Arotai&quot;.rtf and 17 Queen St.eml

<sup>9</sup> Northcote Pt: Time and tide (2005, February 25) *New Zealand Herald*. Retrieved from [https://www.nzherald.co.nz/property/news/article.cfm?c\\_id=8&objectid=10112617](https://www.nzherald.co.nz/property/news/article.cfm?c_id=8&objectid=10112617) 5 August 2019

<sup>10</sup> Notable tree schedule numbers 1090 and 1304

<sup>11</sup> Arthur Joseph Maxwell retrieved from <https://www.geni.com/people/Arthur-Maxwell/600000041326593871> 2 August 2019

<sup>12</sup> Research summary for 2 Hobson Street, Dunningham Building; [Nursing fees recovered \(1920, September 9\) Auckland Star](https://paperspast.natlib.govt.nz/newspapers/AS19200909.2.24) Retrieved from <https://paperspast.natlib.govt.nz/newspapers/AS19200909.2.24> 2 August 2019

<sup>13</sup> [Nursing fees recovered \(1920, September 9\) Auckland Star](https://paperspast.natlib.govt.nz/newspapers/AS19200909.2.24) Retrieved from <https://paperspast.natlib.govt.nz/newspapers/AS19200909.2.24> 2 August 2019; [Advertisements \(1924 September 8\) The Press](https://paperspast.natlib.govt.nz/newspapers/CHP19240908.2.46.5). Retrieved from <https://paperspast.natlib.govt.nz/newspapers/CHP19240908.2.46.5> 2 August 2019; Fate of Jubilee (1920, November 4). *Auckland Star*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/AS19201104.2.57> 2 August 2019; North Shore Council (2010?); Mortgages (1928, April 21) *New Zealand Herald*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/NZH19280421.2.4.4> 2 August 2019

mooted a harbour crossing many years before the bridge was finally completed in 1959.<sup>14</sup> He acted as an assessor for the Compensation Court in 1926.<sup>15</sup> He was heavily involved in the Northcote community, acting as president of the Birkenhead and Northcote Lawn Tennis Club.<sup>16</sup> He also gifted the club land in 1933.<sup>17</sup> He was vice-patron of Waitemata Horticultural Society and president of Auckland Bowling Centre.<sup>18</sup> His wife Amante nee Bolton (1865-1939) was also involved in the Northcote community and was a keen lady cyclist in her younger days.<sup>19</sup>

Arthur's brother Frederick Lucas Maxwell and his wife Agnes McKnight Maxwell lived next door at 15 Queen Street. Lucas and Amante's third son Theodore was killed during the First World War.<sup>20</sup> They also had a daughter, Olivia (1905-1993).<sup>21</sup>

The last Maxwell to own the property was Alan Maxwell, Arthur and Ellen's son, who was born in 1926. Alan left New Zealand in 1949 to pursue a career as a physicist in England and the United States.<sup>22</sup>

### *Architect and builder*

The property was constructed between 1922-23.<sup>23</sup>

The architect was WH (William Henry) Glover. Glover was a Northcote architect who designed residential, commercial and church buildings in the early twentieth century. He designed buildings in Auckland City and on the North Shore. He partnered with John Farrell in 1924 to create J Farrell, Son & Glover. A number of Glover's works are scheduled in the Unitary Plan: Council Chambers (former) ID 01030; St John's Church ID 00910; All Saints' Church ID 00901; 15 Queen Street ID 01005; Dudding House ID 01031; and with J Farrell, Son & Glover M. H. Walsh Shops & Dwellings (former) ID 01008.<sup>24</sup>

Lucas Maxwell must have had an appreciation for Glover's work, as he employed him to design four properties for himself and his family – 15 Queen Street, 17 Queen Street, his Hobson Street commercial building and his own home, Dudding House, 208 Queen Street, Northcote Point.

---

<sup>14</sup> Harbour bridge (1932, October 21) *Auckland Star* Retrieved from <https://paperspast.natlib.govt.nz/newspapers/AS19321021.2.20> 2 August 2019

<sup>15</sup> Claim for compensation (1926, July 20). *Auckland Star*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/AS19260720.2.95> 2 August 2019

<sup>16</sup> Lawn tennis (1927, October 13). *New Zealand Herald*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/NZH19271013.2.168.11> 2 August 2019

<sup>17</sup> Lawn tennis (1933, October 4). *New Zealand Herald* Retrieved from <https://paperspast.natlib.govt.nz/newspapers/NZH19331004.2.52> 2 August 2019

<sup>18</sup> Horticultural year (1939, June 21) *New Zealand Herald*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/NZH19390621.2.135> 2 August 2019; Bowling (1926, September 24) *Auckland Star*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/AS19260924.2.139> 2 August 2019

<sup>19</sup> Welfare league (1933, April 4) *New Zealand Herald*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/NZH19330404.2.5.4> 2 August 2019; David Verran, (2010) *The North Shore: an illustrated history*. Auckland: Random House, p. 199

<sup>20</sup> Roll of honour (1918, April 10) *New Zealand Herald*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/NZH19180410.2.2.1> 2 August 2019

<sup>21</sup> Olivia Diana Maxwell. Retrieved from <https://ancestors.familysearch.org/en/LRF1-8B7/olive-diana-maxwell-1905-1993> 2 August 2019

<sup>22</sup> Lucas Sherley Maxwell. Retrieved from <https://www.geni.com/people/Lucas-Maxwell/6000000041326372927> 2 August 2019

<sup>23</sup> North Shore Council (2010?)

<sup>24</sup> Auckland Council Heritage Unit (2017) *Historic Heritage Evaluation, Gypren Hannah Building (former)*, p. 4; North Shore Council (2010?)

Little is known about Harold Leslie Wrightson, the builder of the property. Archives New Zealand holds his probate from 1972 and documents related to insolvency (1926/7) and bankruptcy (1926-31).<sup>25</sup>

### *Physical attributes*

The North Shore Council site pack documents describes the property as a California bungalow with 'a higher degree of crafting than most examples of the style' as it was designed by an architect, rather than a builder. The house is set back from the road with a stone boundary wall, but as a corner site it is visible from both Queen Street and Alma Street.<sup>26</sup> The property has bungalow features including a bay window, corner bow window, shingled gables and exposed rafters at the eaves.<sup>27</sup>

The original open verandah was enclosed shortly after the house was completed (the building permit for the verandah was lodged on 26 September 1923). The North Shore Heritage Inventory suggests that this was likely because 'the owners quickly became dissatisfied with the functionality of the verandah'. It also notes that 'alterations of this type were very common in subsequent years, often to accommodate a growing family' and that 'this alteration occurred so early in the life of this building, however, that the verandah may have been regarded as a design issue, possibly related to an ambiguity caused by a very modest entrance porch appearing as a secondary entrance to that associated with the verandah, with its robust pillars and paired posts, creating an architectural emphasis more akin to the entrance verandah on previous styles'.<sup>28</sup>

An article in the *New Zealand Herald* from when the property was sold in 2005 notes that there were cupboards which could be opened from both the interior and exterior of the building for bread and butchery deliveries, which was typical of the time and shows the importance of door to door deliveries by shopkeepers before the event of supermarkets and the uptake of private cars.<sup>29</sup> It also describes rimu architraves, cross beams and skirting boards and leadlight windows.<sup>30</sup> Kauri match lining for the walls was specified in the tender document.<sup>31</sup>

The stone boundary wall was common to all three of the Maxwell residences and remains at 17 Queen Street and 208 Queen Street (at 208 Queen Street it is an identified feature in the schedule).

### *Additions and alterations*

The original open verandah (as shown on the 1922 drawings) was enclosed soon after the house was completed. The building permit is dated 26 September 1923. The builder was FW Newman.<sup>32</sup>

---

<sup>25</sup> Archives NZ references BAEA 21460 A709 242 / e 1926/258; BBAE 1570 A645 2419 /P849/1972; BBAE 5628 A616 74 /258/1926

<sup>26</sup> North Shore Council (2010)

<sup>27</sup> North Shore Council (2006) LD-2122215 letter from Dave Pearson.pdf

<sup>28</sup> North Shore Council (2010)

<sup>29</sup> Northcote Pt: Time and tide

<sup>30</sup> Northcote Pt: Time and tide

<sup>31</sup> North Shore Council (2010)

<sup>32</sup> North Shore Council (2010); Northcote Borough Council (1923) No Number Legacy Building Permit Glassing in Porch.tif

There was a fire in 2004 which damaged the interior of the house at least one window on the southern elevation of the property.<sup>33</sup>

In 2005, the addition of a family room and double garage were proposed but they do not appear to have been actioned.<sup>34</sup>

## SIGNIFICANCE CRITERIA

### Historical

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

Te Arotai has considerable historical values for its strong associations with the Maxwell family, a locally significant and influential family based in Northcote. The Maxwells were involved in various successful business ventures, including kauri gum and building supplies, and were also socially influential, holding leadership positions in several social and sporting organisations, such as the Auckland Harbour Bridge Co Ltd and the Birkenhead and Northcote Lawn Tennis Club.

Lucas Maxwell, founder of the family business, commissioned Te Arotai for his son and business partner, Arthur, as a wedding present in 1922. Arthur, and later his son Alan, maintained ownership of Te Arotai for 83 years. The strong family association with Te Arotai is further enhanced by the presence of two other scheduled Maxwell residences in Northcote (15 [which belonged to Arthur's brother Frederick] and 208 [which belonged to Arthur's parents Lucas and Amante] Queen Street) and the Maxwell warehouse at 2 Hobson Street in Auckland Central (which is managed in the Unitary Plan as a character building).

Te Arotai is also associated with the pre-Harbour Bridge pattern of development that defined the early North Shore suburbs of Devonport, Birkenhead and Northcote. These suburbs were generally small and densely concentrated around ferry links to Auckland City and tram lines to neighbouring suburbs.

Te Arotai has **considerable local** historical values.

### Social

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

Te Arotai has some social value as a place held in public esteem because it was included in the North Shore City Council District Plan historic heritage schedule in 2002 and rolled over into the Auckland Unitary Plan historic heritage schedule in 2015. These schedules manage change to places with heritage significance to maintain their public benefit.

Te Arotai has **little local** social values.

---

<sup>33</sup> North Shore Council correspondence (2005) 17 Queen Street, Northcote Cat B scheduled building (no.157) &quot;Te Arotai&quot;.rtf and 17 Queen St.eml

<sup>34</sup> North Shore Council (2005) LD-2122215 land use consent application plans A3.pdf

Author: R. Freeman

### **Mana whenua**

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

The Mana Whenua values have not been assessed.

### **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.*

Te Arotai has no known knowledge values. The information that could be derived from Te Arotai is readily available from other places or sources, and therefore the knowledge that could be potentially gained would be of little or limited value.

Te Arotai has **no** known knowledge significance.

### **Technological**

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

Te Arotai has no known technological values. The techniques used to construct the house and subsequent alterations are readily understood through other places and sources.

Te Arotai has **no** known technological significance.

### **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.*

Te Arotai has considerable physical attributes values as a good, representative example of a Californian bungalow. The house was designed by noted Northcote-based architect WH Glover, who also designed the two other Maxwell houses and the Maxwell warehouse (Dunningham House) in Hobson Street. Among other works, Glover was also responsible for the Northcote Borough Council Chambers & Office and St John's Church, both in Northcote.

Te Arotai is constructed to a particularly high standard of craftsmanship, complete with finishes of the highest quality, including kauri match-lining, rimu architraves and leadlight windows. The property is bounded by a basalt stone wall, which recollects the basalt wall surrounding Lucas Maxwell's property at 208 Queen Street (15 Queen Street also originally had a basalt boundary wall).

The house retains a high degree of integrity and intactness, despite some fire damage to the rear in 2004.

Te Arotai has **considerable local** physical attributes values.

### **Aesthetic**

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

Te Arotai has considerable aesthetic values as a visually prominent large house on a corner section. The immediate and wider setting of the house enhance the quality of the place, including protected mature trees and basalt landscape features. The house exemplifies the bungalow style and has strong visual appeal for its picturesque qualities.

Te Arotai has **considerable local** aesthetic values.

### Context

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

Te Arotai has considerable context values for its contribution to the Queen Street streetscape. Most of the surrounding development includes contemporaneous residences in various popular inter-war styles, such as California bungalow, English Domestic Revival and Arts and Crafts. The streetscape is further enhanced by mature vegetation, landscape features and its intact historic subdivision pattern. The views to the Waitemata Harbour, originally enjoyed by the house, have been screened by pōhutukawa, however, it is understood that early local families, including the Maxwells, were responsible for planting these trees along the coastal edge.

Te Arotai has **considerable local** context value.

## STATEMENT OF SIGNIFICANCE

Te Arotai is a large California bungalow located on a corner site in Northcote Point. The house was designed by noted Northcote-based architect WH Glover for the Maxwell family in 1922. The Maxwells were a locally significant family, both for their extensive business ventures and social influence. Te Arotai was built as a wedding present for Arthur Maxwell whose family owned the house for 83 years; the neighbouring house at 15 Queen Street was built as a wedding present for his brother Frederick. Arthur and Frederick's parents, Lucas and Amante, also had a home on Queen Street. All three houses are still standing and all three are scheduled. They were all designed by WH Glover, as was a warehouse for the family business, located in Auckland Central. The house is designed and built to an exceptionally high standard of craftsmanship, complete with high quality finishes. The house complements the Queen Street streetscape, which is defined by inter-war period housing, and enhanced by the setting, including mature vegetation and stone walls.

## TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
A- Historical	Considerable	Local
B- Social	Little	Local
C- Mana Whenua	NA	NA
D- Knowledge	None	NA
E- Technological	None	NA
F- Physical Attributes	Considerable	Local
G- Aesthetic	Considerable	Local
H- Context	Considerable	Local



## RECOMMENDATION

Unitary Plan policy D17.3(3) states<sup>35</sup>:

*Include a place with historic heritage value in Schedule 14.1 Schedule of Historic Heritage if:*

- (a) the place has considerable or outstanding value in relation to one or more of the evaluation criteria in Policy B5.2.2(1); and*
- (b) the place has considerable or outstanding overall significance to a locality or greater geographic area*

Te Arotai meets the thresholds for scheduling as a Historic Heritage Place as it has considerable value in relation to one or more of the evaluation criteria and has considerable overall significance to its locality. It is recommended that the place is retained in Schedule 14.1 as a category B place.

### **Evaluator**

Rebecca Freeman, Senior Specialist Historic Heritage  
21 August 2019

### **Peer Reviewer**

Megan Walker, Specialist Built Heritage

### **Managerial Sign-Off**

Noel Reardon, 17 October 2019

---

<sup>35</sup> Unitary Plan Chapter B5, Policy B5.2.2(3)  
Author: R. Freeman

# **ATTACHMENT K**

**HALLING HOMESTEAD – ID 01077**

## **HALLING HOMESTEAD (FORMER) - ID 01077**

68 Kitchener Road, Milford



Figure 1: 68 Kitchener Road, Milford (Auckland Council 2013)

## **INTRODUCTION**

### **Purpose**

This review assesses the historic heritage values of the Halling Homestead to determine whether it continues to meet the thresholds for scheduling in the Auckland Unitary Plan Schedule 14.1. This review was initiated through a landowner submission to Plan Change 27 to the Auckland Unitary Plan.

As part of its Strategic Vision, the Heritage Unit identified reviewing the schedule as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust

### **Background**

Information on the history of the place and a physical description are included in the original evaluation contained in the Heritage Unit's property files.

A site visit was conducted on 30 July 2019.

### **Constraints**

Author: R. Freeman

Date: 19 August 2019 1

This is a review based on the information contained in property files held by Council’s Heritage Unit. The information in the files is not exhaustive and additional research may yield new information about the place.

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

## SCHEDULING INFORMATION

<b>Schedule ID</b>	ID 01077
<b>Place Name/and/or Description</b>	Halling Homestead (former)
<b>Verified Location</b>	68 Kitchener Road, Milford
<b>Verified Legal Description</b>	Pt Lot 4 DP 657
<b>Category</b>	B
<b>Primary feature</b>	
<b>Known Heritage Values</b>	A, F, G
<b>Extent of Place (Refer to Figure 2)</b>	Refer to Figure 2
<b>Exclusions</b>	Interior of building(s)
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	



Figure 2: Extent of place for ID 01077. The EOP is currently represented by a dot, and is proposed to extend across the RT boundary through Plan Change 27 (Auckland Council Geomaps)

## HISTORICAL SUMMARY

### Planning background

The Halling Homestead was originally scheduled in the North Shore City Council District Plan as a Category B place.

The place was included in the Auckland Unitary Plan (Operative in Part) as a category B place.

## History

*Author: Beth Maynard, Heritage Information Advisor, August 2019.*

*Disclaimer: This is a desk-top review. The information available is not exhaustive and additional research may yield new information about the place. This review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.*

### *Milford and Takapuna*

Takapuna was surveyed by Allan O'Neill and John Logan Campbell in 1843, and cut up into blocks suitable for farming.<sup>1</sup> These were sold at auction in 1844-45, with lots in the fertile belt surrounding Lake Pupuke selling for £12 to £20 an acre.<sup>2</sup> These areas were farmed whilst scrubland to the east of the lake was cleared through the 19<sup>th</sup> century.

Towards the end of the 19<sup>th</sup> century, wealthy families from Auckland began to build holiday homes, and later, permanent residences, around Lake Pupuke and the Takapuna foreshore. Bolstered by weekend traffic from the city, and the development of Devonport (by 1900, a well-established commuter suburb), lavish hotels and infrastructure for holidaymakers sprang up around the Lake. Most of these large Victorian buildings have since been demolished.<sup>3</sup>

A pumping station was established on Lake Pupuke in 1894, to provide water to the lower North Shore, and suburbanization continued steadily through the early 1900s, with modest bungalows contrasting with the more expensive, architecturally designed properties clustering around the lake. A tram connecting Bayswater, Milford, and Takapuna, which encircled Lake Pupuke, ran between 1910 and 1927, the Takapuna Borough Council was established in 1915, and the establishment of Takapuna Grammar School in 1927 further bolstered growth.<sup>4</sup> Businessmen commuted to Auckland by ferry services run from Bayswater and Takapuna Beach.<sup>5</sup>

Milford and Takapuna remained popular holiday destinations until the opening of the Harbour Bridge in 1959, which opened up the North Shore to rapid suburbanization. Suburban infill in a variety of styles began to surround the grand older houses of Victorian Takapuna, many of which were torn down, and a building boom in the 1980s changed the character of the Takapuna waterfront dramatically.<sup>6</sup>

### *The Halling Homestead*

The land on which the Halling homestead sits was originally part of a large block stretching between much of the northern part of Lake Pupuke up to Kitchener Road. This land was originally farmed by William J.

---

<sup>1</sup> Auckland Council (2011), p.209

<sup>2</sup> Auckland Council (2011), p.209

<sup>3</sup>North Shore City Council (2010) *North Shore City Heritage Inventory: Halling House*.

<sup>4</sup> Auckland Council (2011), p.232

<sup>5</sup> Auckland Council (2011), p.200

<sup>6</sup> Auckland Council (2011), p.216

Hurst, who purchased it in the 1840s; Hurst gave his name to Hurstmere road.<sup>7</sup> With land around Lake Pupuke attracting fashionable holidaymakers, the land was subdivided into smaller sites and advertised for sale in 1888 as the “Hurstmere Estate”.<sup>8</sup> This was subdivided again several times over the late 19<sup>th</sup> century. In November 1888 a smaller block was sold to Sir Henry Brett who subdivided again and sold a smaller block to his son, Arthur Rowland Brett.<sup>9</sup> Henry Brett was a prominent newspaper proprietor who served as Mayor of Auckland in 1876-77 and worked for the *Daily Southern Cross*, *New Zealand Herald* and the *Auckland Star* over the course of his career, before establishing the Brett Printing and Publishing Company.<sup>10</sup> He moved from Parnell to Takapuna in 1886, building a lavish homestead known as Te Kiteroa on the southern shore of Lake Pupuke (demolished in 1973).<sup>11</sup>

The current boundaries of the property were established in August 1928, when the land was again subdivided and sold to the homestead’s first owner and namesake, Horace Alfred Halling.<sup>12</sup> Halling, an engraver and jeweller, was likely born in England in 1891, and served in the First World War as a young man.<sup>13</sup> He married 23 year old Helen Eva Upton in Birmingham in 1925 and the couple emigrated to New Zealand in the same year.<sup>14</sup> They were living near Takapuna when Helen had a son in July 1927.<sup>15</sup> At least two more children followed; a son in 1932, and a daughter in 1935.<sup>16</sup>

Halling hired local builder Alfred Allen to build (and potentially also design) the family home.<sup>17</sup> G. G. Halling, Horace and Helen’s son, remembers that Allen lived along the road from the Hallings, saying that: “In those days you had a plumber and a builder in each street and naturally went to them to build a house or to have trade work done.”<sup>18</sup> Alf Allen, along with his son Leslie, built Northcote College’s open air C-block in the 1930s; this is also a scheduled heritage property (UPID 00914).<sup>19</sup>

The property remained in the hands of the Halling family for around 70 years; it was transferred formally to Helen Halling on Horace’s death in 1988 and passed to Martin Anthony Halling in 1990.<sup>20</sup> The property was sold to the McArthur family in 1997, who made several additions to the house in the 2000s.<sup>21</sup>

### *Physical attributes*

---

<sup>7</sup> Auckland Council (2011), p.209

<sup>8</sup> The Sale of Hurstmere (1887, 3<sup>rd</sup> March), *Waikato Times*, p.2. Retrieved online from <https://paperspast.natlib.govt.nz/newspapers/WT18870303.2.18>

<sup>9</sup> Deeds Index 19A 922

<sup>10</sup> Michael Brett (1993), Brett, Henry, *Dictionary of New Zealand Biography*. Retrieved online from <https://teara.govt.nz/en/biographies/2b39/brett-henry>

<sup>11</sup> Michael Brett (1993)

<sup>12</sup> TN 14977

<sup>13</sup> Births, Deaths, and Marriages UK. Retrieved online from [https://www.freebmd.org.uk/cgi/information.pl?r=85269041:9652&d=bmd\\_1564415191](https://www.freebmd.org.uk/cgi/information.pl?r=85269041:9652&d=bmd_1564415191)

<sup>14</sup> North Shore City Council (2010) *North Shore City Heritage Inventory: Halling House*.

<sup>15</sup> Births (1927, 25<sup>th</sup> July). *New Zealand Herald*, p.1. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/NZH19270725.2.2.1>

<sup>16</sup> Births (1932, 2<sup>nd</sup> November) *New Zealand Herald*, p.1. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/NZH19321102.2.2.1>, and Births (1935, 3<sup>rd</sup> June) *New Zealand Herald*, p.1. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/NZH19350603.2.2.1>

<sup>17</sup> North Shore City Council (2010). *Heritage Inventory*

<sup>18</sup> North Shore City Council (2010). *Heritage Inventory*

<sup>19</sup> North Shore City Council (2010). *Heritage Inventory*

<sup>20</sup> Certificate of title NA480/45

<sup>21</sup> Certificate of title NA480/45

Halling house is built in the inter-war English domestic revival style, with half-timbering, leadlight windows, and detailing on the shutters. The house features a recessed entry porch, high pitched gable roof covered in terracotta tile, and textured stucco plastering on the ground floor. A gothic front gate featuring a Gothic “H” monogram remained in the Halling family’s possession as of 2009.<sup>22</sup>

English domestic revival style homes are relatively rare in the Takapuna area where the property is situated, and Halling House is a well-preserved representative example of its type.<sup>23</sup>

#### *Additions and alterations*

A half-timbered, roughcast glass conservatory was added to the house in 1940, on the eastern ground level side of the house. This was removed in 2009 with additions made to the house.<sup>24</sup>

Two major recent additions have been made to the house; a garage added to the property in 2005, and a rear ground floor extension added in 2009, both by owner Ian McArthur.

A freestanding garage was added to the north of the homestead in 2005, where it is visible from the street. The garage has been designed to be visually similar and thus sympathetic to the original house; it features a steep gabled roof with terracotta tiling to match the homestead, decorative gable framing, and stucco plastering.<sup>25</sup>

A rear extension was added to the house in 2009.<sup>26</sup> This consists of a master bedroom, laundry, wardrobe, and bathroom, as well as extensions to the original dining room and kitchen.<sup>27</sup> The extension was also designed to sympathetically match the original building, with a gabled terracotta roof, stucco cladding, and leadlight windows.<sup>28</sup>

#### *Archaeological site*

Unscheduled archaeological site R10/917, a midden, is located on the southwest of the property.<sup>29</sup>

Site visits undertaken by the North Shore City Council in 1997 found the midden covered an approximately 1x2 square metre area in the house’s back yard, and consisting of shells (mostly cockle), bones, charcoal, and hāngi stones. It is possible that the midden extends under the house itself and into neighbouring properties.<sup>30</sup>

A 2004 site visit found that the midden had been covered over by infill and paving stones by owner Ian McArthur. This visit concluded that, provided no excavation had taken place, the midden is likely protected intact under the courtyard, and that any later rear extension would not affect the archaeological site so

---

<sup>22</sup> North Shore City Council (2010). *Heritage Inventory*

<sup>23</sup> North Shore City Council (2010). *Heritage Inventory*

<sup>24</sup> North Shore City Council (2010). *Heritage Inventory*

<sup>25</sup> Resource consent No. BA 09354 02.

<sup>26</sup> North Shore City Council (2007) Resource consent no. BA1231368

<sup>27</sup> Resource consent no. BA1231368

<sup>28</sup> Resource consent no. BA1231368

<sup>29</sup> North Shore City Council. (2005). Resource Consent No. BA 09354 02.

<sup>30</sup> North Shore City Council (2004). Correspondence re: resource consent no. LD 2122878

long as the paving stones were kept intact.<sup>31</sup> Additions made to the back of the house in 2009 did not impact the midden.<sup>32</sup>

## SIGNIFICANCE CRITERIA

### Historical

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

The Halling Homestead is most strongly associated with its first owner, Horace Alfred Halling. Halling appears to have been a relatively wealthy jeweller and engraver who relocated to Takapuna in 1925, however there is no evidence to show that he (or his family) were particularly prominent or influential during their 70-year association with the house and area. Apart from unsuccessfully running for Takapuna Borough Council in 1938, there is no record of Halling's business, social or political contributions to the history of the area or to the advancement of his industry.

The homestead has some historical values for its association with a significant period of development in Takapuna. Beginning around the 1880s, it was fashionable for wealthy Auckland businessmen to build grand homes around Lake Pupuke to display their wealth in what was considered an exclusive location. To a certain extent, the Halling Homestead is part of this theme, albeit a secondary iteration. The Halling Homestead is built on land subdivided from one of the original grand lake houses, and while the homestead is a relatively substantial house, unlike the earlier lake houses, it conformed to a different pattern of development (suburban section) and had no direct access to the lake. It is also of note that the house is not oriented toward the lake (despite the fact that it would originally have had views of Pupuke), but rather addresses Kitchener Road. The grand lake houses of Pupuke almost always addressed the lake with large verandahs and/or windows opening to the view. The Halling Homestead, therefore, represents more of a transitional step between "lake house" development pattern and the post-war suburbanisation that followed the opening of the Harbour Bridge.

The Halling Homestead has **little local** historical significance.

### 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 Halling Homestead has some social value as a place held in public esteem because it was included in the North Shore City Council District Plan's historic heritage schedule in 2002 and rolled over into the Auckland Unitary Plan historic heritage schedule in 2015. These schedules manage change to places with heritage significance to maintain their public benefit.

The Halling Homestead has **little local** social values.

---

<sup>31</sup> North Shore City Council (2004). Correspondence re: resource consent no. LD 2122878

<sup>32</sup> North Shore City Council (2009). Resource Consent No. LD 2122878



## **Mana whenua**

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

The Mana Whenua values have not been assessed.

## **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 Halling Homestead has little knowledge value. Beneath the courtyard of the house is an unscheduled midden that may extend beneath the house and beyond the site. The midden is identified by the New Zealand Archaeological Association (NZAA) as a pre-1769 “concentrated patch of midden containing cockle, charcoal flecks, bone fragments and fire cracked rock” It is identified by NZAA number R10\_917.

The values of the midden are not associated with the Halling Homestead and the midden is not part of the scheduling of the place.

The Halling Homestead has **little local** knowledge significance.

## **Technological**

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

The Halling Homestead has no known technological values. The techniques used to construct the house and subsequent alterations are readily understood though other places and sources.

The Halling Homestead has **no** technological significance.

## **Physical attributes**

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

The Halling Homestead has considerable physical attributes values as a good, representative example of the English Domestic Revival style in Takapuna. Although the house was not designed by an architect, it was designed by capable and locally prominent builder, Alfred Allen. The house has been sympathetically modified but strongly retains its original design intent.

The English Domestic revival style originated in the Arts and Crafts movement that emerged during the 1860s in England. The philosophy underpinning this style was the moral worth of honest toil. Country farmhouses of the poor, with their traditional handcrafted construction and unity between the house and garden, were the primary inspiration. Initially reserved for wealthy clients, the vernacular revival style was adapted to large-scale housing tracts through the Garden Suburb Movement. In New Zealand, few architects built in the pure Arts and Crafts style, but rather, took inspiration from the Garden Suburb Movement and the American bungalow. The English Domestic Revival style remained popular throughout the inter-war period.

Within Schedule 14.1 the English Domestic style is well-represented. The schedule includes 88 residences in the English Domestic Revival style (and iterations thereof) across Auckland, and 21 within the former North Shore City.

The Halling Homestead has **considerable local** physical attributes values.

### **Aesthetic**

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

The Halling Homestead has moderate aesthetic values for its strong visual appeal. The homestead is an attractive house situated in a mature garden, exemplifying the connection between house and garden that is at the heart of the English Domestic Revival style. The site slopes gradually up from the street, and the house is situated near the high point, giving it an elevated outlook over Ocean View Road. The house is readily visible within the street; however, the size and scale of both the house and lot are consistent with more modern surrounding development, meaning the homestead does not particularly stand out.

The Halling Homestead has **moderate local** aesthetic values.

### **Context**

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

The Halling Homestead has no known context values. Although the house is still located within the full extent of its original site, the area around the site has changed substantially, which has impacted the wider setting of the house. Despite being over 100m from the lake, the Halling Homestead originally had views of Lake Pupuke. However increasingly intensive suburban development of the area surrounding the house has now blocked that visual connection.

Within its immediate vicinity, there are few houses remaining of a similar age or style and there is no readily identifiable historical context in which to place the homestead to connect it to similar places around the locality or region.

The Halling Homestead has **no** context values.

## **STATEMENT OF SIGNIFICANCE**

The Halling Homestead is a relatively substantial English Domestic Revival style homestead constructed in 1929 for jeweller Horace Halling in Takapuna near Lake Pupuke. The house has strong associations with the Halling family, however the contributions and influence of this family in the locality or beyond is not of substantial historical importance. The house is a good, representative example of the English Domestic Revival style, which was a popular style in New Zealand during the inter-war years. The house has been altered, but the modifications have respected the original design intent of the house and site. The house is attractive and set within a mature garden, which enhances both its style and immediate context.

The Halling Homestead is indirectly related to the late 19th-early 20th century development of grand houses around Lake Pupuke by wealthy businessmen. The homestead represents more of a transitional step between these earlier grand homes, and the suburbanisation that would follow the opening of the Harbour bridge. There are few houses of a similar age or style remaining in Takapuna.

## TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
A- Historical	Little	Local
B- Social	Little	Local
C- Mana Whenua	NA	NA
D- Knowledge	Little	Local
E- Technological	None	NA
F- Physical Attributes	Considerable	Local
G- Aesthetic	Moderate	Local
H- Context	None	NA

## RECOMMENDATION

Unitary Plan policy D17.3(3) states<sup>33</sup>:

*Include a place with historic heritage value in Schedule 14.1 Schedule of Historic Heritage if:*

- (a) the place has considerable or outstanding value in relation to one or more of the evaluation criteria in Policy B5.2.2(1); and*
- (b) the place has considerable or outstanding overall significance to a locality or greater geographic area.*

Halling Homestead has considerable value in relation to the physical attributes evaluation criteria.

However, as it only has moderate aesthetic value and little or no value under the other evaluation criteria, it does not have considerable overall significance to its locality.

It is recommended that the place is deleted from Schedule 14.1.

### Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage  
16 August 2019

### Peer Reviewer

Megan Walk, Specialist Built Heritage

### Managerial Sign-Off

Noel Reardon, 17 October 2019

<sup>33</sup> Unitary Plan Chapter B5, Policy B5.2.2(3)

Author: R. Freeman

**ATTACHMENT L**  
**RESIDENCE – ID 01476**

## **RESIDENCE - ID 01476**

85 and 85A Kolmar Road, Papatoetoe



Figure 1: 85 and 85A Kolmar Road, Papatoetoe (Auckland Council 2012)

## **INTRODUCTION**

### **Purpose**

This review assesses the historic heritage values of the residence at 85 and 85A Kolmar Road, Papatoetoe to determine whether it continues to meet the thresholds for scheduling in the Auckland Unitary Plan Schedule 14.1. This review was initiated at the request of the landowner through a submission to Plan Change 27 to the Auckland Unitary Plan.

As part of its Strategic Vision, the Heritage Unit identified reviewing the schedule as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust

### **Background**

Information on the history of the place and a physical description are included in the original evaluation contained in the Heritage Unit's property files.

A site visit was conducted on 16 September 2019.

### **Constraints**

This is a review based on the information contained in property files held by Council’s Heritage Unit. The information in the files is not exhaustive and additional research may yield new information about the place.

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

## SCHEDULING INFORMATION

<b>Schedule ID</b>	ID 0476
<b>Place Name/and/or Description</b>	Residence
<b>Verified Location</b>	85 and 85A Kolmar Road, Papatoetoe
<b>Verified Legal Description</b>	LOT 1 DP 480623; LOT 2 DP 480623
<b>Category</b>	B
<b>Primary feature</b>	
<b>Known Heritage Values</b>	F, G
<b>Extent of Place (Refer to Figure 2)</b>	Refer to Figure 2
<b>Exclusions</b>	Interior of building(s)
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	

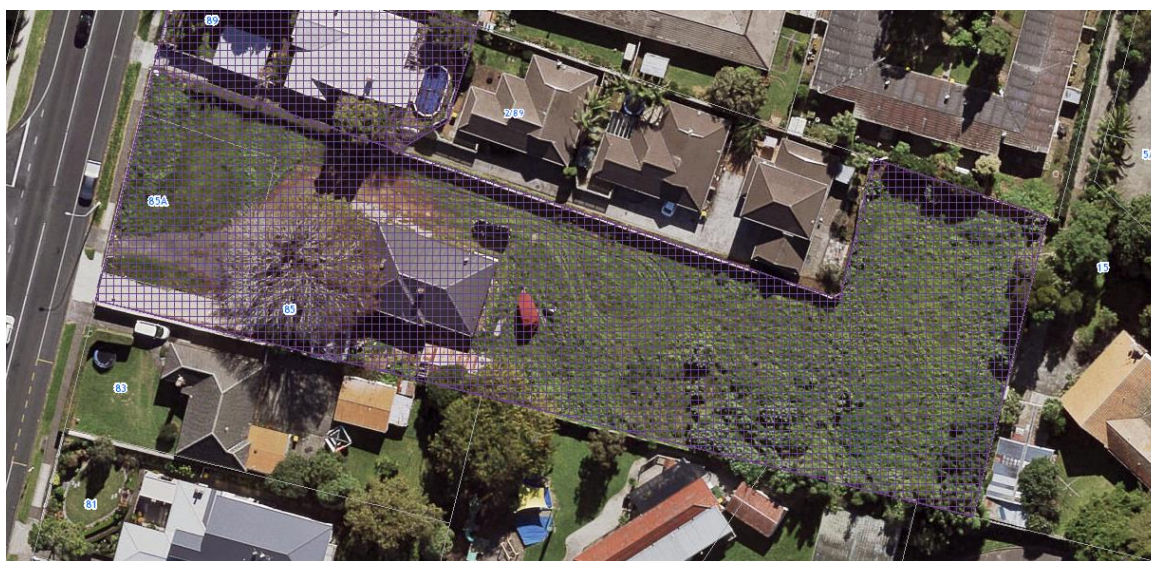


Figure 2: Extent of place for ID 01476; note that the adjacent property at 89 Kolmar Road is scheduled separately (Auckland Council Geomaps)

## HISTORICAL SUMMARY

### Planning background

The residence at 85 and 85A Kolmar Road was originally scheduled in the Manukau City Council District Plan as a Group II place. (Note that Manukau City Council identified this place as 87 Kolmar Road.)

The place was included in the Auckland Unitary Plan (Operative in Part) as a category B place.

### History

*Dave Pearson Architects, Ltd. (2015). 87 Kolmar Road Papatoetoe, Auckland: A heritage assessment. DRAFT*

## History of the Site and Building

In 1842 Papatoetoe was a “wilderness of low-lying swamp and undulating ground covered in flax, fern and scrub.”<sup>1</sup> The area remained largely unpopulated until 1851, with the opening of the first bridge across the Tamaki River. That same year, James and John Wallace, became the first farmers to settle in the central Papatoetoe area purchasing 251 acres of land. It remained predominantly a farming area until 1875, when the Papatoetoe railway station opened prompting a gradual increase in the population of the area.<sup>2</sup>

The origins of Kolmar Road date back to 1904, when the Friedlander brothers named the road after Kolmar in Alsace where their family had originated (then part of Germany).<sup>3</sup> The Friedlander brothers Hugo, Max and Rudolph initially emigrated to Australia before arriving in New Zealand in the late 1860s.<sup>4</sup>

Hugo Friedlander was known for his business acumen, in particular his ability at speculating on the world’s grain markets, and many would come to rely on him during the depression of the 1880s.<sup>5</sup> Hugo Friedlander was partner in a number of early businesses including Kolmar Brickworks and the New Zealand Brick, Tile and Pottery company with Albert Crum in the suburb of New Lynn.<sup>6</sup> Hugo Friedlander would eventually become the second Mayor of Ashburton.

In 1906, 87 Kolmar Road was part of a nearly 337 acre farm owned by Hugo Friedlander.<sup>7</sup> The land was further subdivided, changing hands numerous times throughout the early 1900s. Lot 29 of the farm, measuring 14.25 acres, was purchased in 1910 by Papatoetoe farmer Henry Augustus Swaffield.<sup>8</sup> In 1911, the lot was further subdivided, with 4 acres of land transferred to Philip James Western, a Papatoetoe draper<sup>9</sup> which was later transferred to farmer Duncan Finlayson in 1911.

In 1919 the property was further subdivided with 1.25 hectares transferred to Maud Elizabeth Bryson.<sup>10</sup> A survey plan dating 1919<sup>11</sup> indicates a building footprint located to the centre of the site, close to the current location of the house at 87 Kolmar Road. The plot was then transferred to Edwin Kemp, a builder in 1920.<sup>12</sup> In 1920 Mrs Kemp advertised in the Auckland Star for a woman for domestic duties.<sup>13</sup>

Edwin Kemp further subdivided the property and in 1920 carpenter John Franklin McKenzie (1888 - 1986) purchased a 3/4 acre section (present day 87 Kolmar Road). Mr McKenzie was to remain as the owner until his death.<sup>14</sup>

It is not clear as to when the present day structure at 87 Kolmar Road was first constructed. According to the 1919 site survey an existing structure was present on the site, therefore the original part or parts of the house may therefore date from 1911 to 1919.<sup>15</sup> In 1920 Mr McKenzie purchased the current site therefore it is likely McKenzie’s work to 87 Kolmar Road commenced ca.1920s. It is known that Mr McKenzie built the house for the McKenzie family, with the family living on the site while the house was being built.<sup>16</sup> It is

---

<sup>1</sup> Ringer, Bruce. “Papatoetoe: 150 years of civic life.” Auckland City Libraries

<sup>2</sup> Ringer, Bruce. “Papatoetoe: 150 years of civic life.” Auckland City Libraries.

<sup>3</sup> “Papatoetoe Heritage Trail No. 3,” Papatoetoe Historical Society, 2009.

<sup>4</sup> Te Ara, The Encyclopaedia of New Zealand.

<sup>5</sup> Te Ara, The Encyclopaedia of New Zealand.

<sup>6</sup> Truttman, Lisa. Timespanner.

<sup>7</sup> Appendix 1: NA 1121/188, LINZ records.

<sup>8</sup> Appendix 1: NA 171/96, LINZ records.

<sup>9</sup> Appendix 1: NA 184/88, LINZ records.

<sup>10</sup> NA 292/133, LINZ records.

<sup>11</sup> DP 12779, 1919, LINZ records.

<sup>12</sup> NA 292/133, LINZ records.

<sup>13</sup> “Domestics wanted,” Auckland Star, 15 April 1920, p.1 (3)

<sup>14</sup> NA 52 D/589, LINZ records.

<sup>15</sup> Lisa Truttman.

<sup>16</sup> Jenny Clark, Papatoetoe Historical Society Archives.

possible McKenzie utilised existing elements such as the timber joinery and windows when first constructing the house.

### Architect's Profile

John Franklin McKenzie (1888 - 1986) owned a well-respected construction company, McKenzie Bros Builders located at 103 Federal Street, Auckland.<sup>17</sup> He was the builder of the nearby St John's Presbyterian Church located on Great South Road, Hunter's Corner.<sup>18</sup>

## SIGNIFICANCE CRITERIA

### Historical

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

The residence at 85 and 85A Kolmar Road has moderate historical significance for demonstrating a relatively early phase in the development of Papatoetoe. Housing was in high demand around the turn of the 20<sup>th</sup> century, leading to the sale and subdivision of early farms just beyond the outskirts of Auckland. In Papatoetoe, land speculation and development was led by prominent investors, such as Hugo Friedlander, who were able to purchase, subdivide and resell land with speed and efficiency for maximum profit. It was during this phase of development that Papatoetoe transformed from a rural outpost to a suburb in its own right.

The residence at 85 and 85A Kolmar Road also has moderate historical significance for its association with Hugo Friedlander. Friedlander was a prominent and influential businessman and grain merchant who arrived in New Zealand via Australia from Kolmar, Prussia in the late 1860s. Friedlander's interests are primarily based in Canterbury, where he served as mayor of Ashburton in addition to investing in land, manufacturing and newspapers, however, later in life, he began to invest in land speculation in Auckland, eventually moving to the area permanently in 1918. His landholdings included large parts of Papatoetoe and Manurewa, where a road is named after him (Friedlanders Road).

The residence at 85 and 85A Kolmar Road has **moderate local** historical significance.

### 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 residence at 85 and 85A Kolmar Road has little social value as a place held in public esteem. The house was first included in the Manukau City Council District Plan and rolled over into the Auckland Unitary Plan in 2015. These schedules manage change to places with heritage significance to maintain their public benefit.

The Residence at 85 and 85A Kolmar Road has **little local** social values.

---

<sup>17</sup> Jenny Clark, Papatoetoe Historical Society Archives.

<sup>18</sup> "Papatoetoe Heritage Trail No. 4," Papatoetoe Historical Society Archives.



## **Mana whenua**

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

The Mana Whenua values have not been assessed.

## **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 residence at 85 and 85A Kolmar Road has little knowledge value for its potential to enhance public understanding of early 20<sup>th</sup> century land speculation and development patterns in Papatoetoe. 85 and 85A Kolmar Road appears to be one the few remaining houses in the area that date from this period of development and could therefore play a role in educating the public through off-site interpretation.

The residence at 85 and 85A Kolmar Road has **little local** knowledge value.

## **Technological**

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

The residence at 85 and 85A Kolmar Road has little technological significance. While it demonstrates unusual construction techniques and material choices, these are more a consequence of working with the materials that were available, rather than a deliberate intent to innovate. The house is a transitional style, combining elements of the villa and bungalow style. Unusually, it has a concrete block foundation wall which extends out to the front to form the verandah. The verandah roof is supported by four large glazed brick pillars with a glazed brick motif. Originally, there were two additional pillars to the north of the verandah, supporting a wooden pergola.

The residence at 85 and 85A Kolmar Road has **little local** technological significance.

## **Physical attributes**

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

The residence at 85 and 85A Kolmar Road has moderate physical attributes values as an example of a transitional style house. The residence, however, is an unusual example of the transitional style in that it appears to be largely unintentional. The house was designed by builder John MacKenzie for himself, however it is a vernacular building that appears to largely comprise leftover and reclaimed building materials assembled from his other projects. It is likely for this reason that the house is a mix of the villa and bungalow style, rather than a particular preference for or intention to build in the style. In addition, 1920 is late for a transitional-style house, further reinforcing that this house is likely a skilled assemblage of older components.

The house was designed and constructed around 1920 by well-known Papatoetoe-based builder John McKenzie for his own family. McKenzie owned and operate McKenzie Brothers Builders, who were also responsible for building the scheduled St John's Presbyterian Church, Papatoetoe (ID 1471) in 1923, the Mater Misericordiae Hospital Nurse's Home in 1938, and alterations for the scheduled Bridgens & Company

boot and shoe factory in 1935. The McKenzie family lived in this house from the time of its completion (around 1920) until 1990.

The residence at 85 and 85A Kolmar Road has **moderate local** physical attributes significance.

### **Aesthetic**

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

The residence at 85 and 85A Kolmar Road has moderate aesthetic significance for its aesthetic quality that derives from the passage of time and the action of natural processes. The house has aged well, and retains its fabric integrity. The brick pillars supporting the verandah roof contribute to a sense of solidity and permanency, grounding the house well within the site. The vegetation surrounding the house has matured to complement the style and setting, specifically the chestnut tree, which is scheduled as a notable tree in the Unitary Plan.

The residence at 85 and 85A Kolmar Road has **moderate local** aesthetic value.

### **Context**

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

The residence at 85 and 85A Kolmar Road has moderate context value because it is located on the full extent of its original site. The site is  $\frac{3}{4}$  of an acre and was purchased by McKenzie from his neighbours when they subdivided. The front section of 85 Kolmar Road has been subdivided off for a separate building site (85A). Although the landowner indicated that the subdivision was being reversed (to return the site to one title), the front section, currently known as 85A has resource consent for a boarding house development. This development will disrupt the relationship of the house to the street and will also prevent visibility of the house from the street.

Residential development elsewhere on Kolmar Road and surrounding streets is dominated by mid-century housing types, including multi-unit dwellings. 85 and 85A Kolmar Road is one of the few remaining houses in the area that dates from the period of speculative land development that took place during the early 20<sup>th</sup> century. Some of the few other remaining examples of transitional housing in the area include 7 Wentworth Avenue, 47 Kolmar Road and 21 Margan Avenue.

The residence at 85 and 85A Kolmar Road has **moderate local context** values.

## **STATEMENT OF SIGNIFICANCE**

85 and 85A Kolmar Road is a transitional-style house designed and constructed around 1920 by Papatoetoe-based builder John McKenzie for his own family. The house demonstrates a relatively early phase in the development of Papatoetoe, during which it transitioned from a rural outpost to a suburb in its own right through rapid land speculation from prominent investors such as the Friedlander brothers.

The house is an unusual example of the transitional style because it appears to have been constructed from leftover and reclaimed building materials; as such the style is more accidental than intentional. The house was designed and constructed by builder John McKenzie for his own family, who lived in the house for around 70 years. McKenzie owned and operate McKenzie Brothers Builders, which were responsible for a

number of commissions around Auckland, including St John’s Presbyterian Church near Hunter’s Corner, which is scheduled in the Unitary Plan Historic Heritage Schedule.

The setting of the house is enhanced by significant mature vegetation, especially the scheduled chestnut tree. The house is located on the full extent of its original section, though its context will be compromised by any development occurring in front of the house, which will disrupt its connection to the street.

## TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
A- Historical	Moderate	Local
B- Social	Little	Local
C- Mana Whenua	NA	NA
D- Knowledge	None	NA
E- Technological	Little	Local
F- Physical Attributes	Moderate	Local
G- Aesthetic	Moderate	Local
H- Context	Moderate	Local

## RECOMMENDATION

Unitary Plan policy D17.3(3) states<sup>19</sup>:

*Include a place with historic heritage value in Schedule 14.1 Schedule of Historic Heritage if:*

- (a) the place has considerable or outstanding value in relation to one or more of the evaluation criteria in Policy B5.2.2(1); and*
- (b) the place has considerable or outstanding overall significance to a locality or greater geographic area.*

The residence at 85 and 85A Kolmar Road does not meet the thresholds for inclusion in Schedule 14.1 Schedule of Historic Heritage as it does not have considerable value in relation to any of the evaluation criteria.

It is recommended that the place is deleted from Schedule 14.1.

### Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage  
18 September 2019

### Peer Reviewer

Megan Walker, Built Heritage Specialist

### Managerial Sign-Off

Noel Reardon, 17 October 2019

<sup>19</sup> Unitary Plan Chapter B5, Policy B5.2.2(3)  
Author: R. Freeman

# **ATTACHMENT M**

## **HISTORIC HERITAGE EVALUATION OF DILWORTH TERRACE HOUSES**

DILWORTH TERRACE HOUSES  
1-8 DILWORTH TERRACE  
AUCKLAND  
HISTORIC HERITAGE EVALUATION  
PREPARED FOR AUCKLAND COUNCIL



Plan.Heritage Ltd.

48 Lake Road

Narrow Neck

Auckland 0624

[info@planheritage.co.nz](mailto:info@planheritage.co.nz)

[www.planheritage.co.nz](http://www.planheritage.co.nz)

DILWORTH TERRACE HOUSES,  
1-8 DILWORTH TERRACE, AUCKLAND  
HISTORIC HERITAGE EVALUATION  
PREPARED FOR AUCKLAND COUNCIL

FINAL 16/02/2018

CONTROLLED DOCUMENT

Version	Date	Prepared by:	Reviewed:	Approved:
Final	16/02/2017	Adina Brown John Brown		

Revision record	Date	Prepared by:	Summary of Changes	Approved:
Draft 3	12/12/2017	Adina Brown John Brown	Comments from Richard Bollard (Salmond Reed)	Tanya Sorrell (Auckland Council)
Draft 2	18/09/2017	Adina Brown John Brown	Circulated to Celia Davidson (Auckland Council)	Approved for peer review

Reference this document:

Brown. A & J. Brown, December 2017. Dilworth Terrace Houses, 1-8 Dilworth Terrace, Auckland Historic Heritage Evaluation. Plan.Heritage report prepared for Auckland Council.

Cover image: View of Dilworth Terrace Houses from St George's Bay  
Auckland Libraries Sir George Grey Special Collections 1904 1-W1161.

Plan.Heritage Ltd.

48 Lake Road

Narrow Neck

Auckland 0624

info@planheritage.co.nz

www.planheritage.co.nz

021 02973641

© Plan.Heritage Ltd. 2017. Reproduction of this document in whole or in part without permission is not authorised.

## Contents

<b>1. INTRODUCTION .....</b>	<b>4</b>
1.1 Background .....	4
1.2 Purpose.....	5
1.4 Methodology.....	5
1.3 Constraints .....	6
1.4 Acknowledgements .....	7
<b>2. IDENTIFICATION OF THE PLACE.....</b>	<b>8</b>
2.1 Location .....	8
2.2 Planning Controls .....	9
<b>3. UNDERSTANDING THE PLACE .....</b>	<b>10</b>
3.1 Historical Summary .....	10
3.2 Chronological Summary .....	15
<b>4. PHYSICAL DESCRIPTION .....</b>	<b>18</b>
4.1 Context .....	18
4.2 Setting .....	21
4.3 Site Layout and Gardens.....	27
4.4 Structure .....	29
4.4 Exterior .....	29
4.5 Interior .....	34
4.6 Condition and Use.....	35
4.7 Summary of Key Features.....	35
<b>5. Comparative Analysis.....</b>	<b>36</b>
Places associated with James Dilworth and the Dilworth Trust Board.....	36
Places associated with the architects .....	37
Victorian and Edwardian terraced houses in Auckland and New Zealand .....	37
<b>6. Statement of Significance .....</b>	<b>39</b>
6.1 Assessment Criteria .....	39
6.2 Heritage Significance Evaluation .....	40
6.3 Table of Historic Heritage Values .....	46
6.4 Summary Statement of Significance.....	47
6.5 Overall Significance .....	48
6.6 Extent of place.....	48
<b>7. RECOMENDATIONS .....</b>	<b>49</b>
<b>Bibliography.....</b>	<b>50</b>
<b>Appendix 1: Supplementary Historical Information.....</b>	<b>53</b>

<b>Appendix 2: Site Record Forms .....</b>	<b>58</b>
Auckland Council Cultural Heritage Inventory .....	58
Heritage New Zealand List Entry information: Dilworth Terrace Houses .....	63
New Zealand Archaeological Association Archsite Record Form .....	69
<b>Appendix 3: Photographic Record.....</b>	<b>71</b>
<b>Appendix 4: Comparative Analysis.....</b>	<b>80</b>



## 1. INTRODUCTION

### 1.1 Background

Plan.Heritage Ltd. has been commissioned by Auckland Council Plans and Places Department to undertake a historic heritage evaluation for the Dilworth Terrace Houses, at 1-8 Dilworth Terrace, Auckland (Figure 1; Figure 2).

Dilworth Terrace Houses was first proposed for protection through the District Scheme 'Special Register of Buildings' in 1976-77 as Category A. Following an objection to the proposal, it is unclear if they were scheduled as Category A or Category B, but Council records confirm that since 1993 they have been Category B<sup>1</sup>. Dilworth Terrace Houses was first classified by the Historic Places Trust as a 'Category C' building in 1982. It was reclassified as a 'B' building in 1989, and transitioned to a Category 1 historic place under the provisions of the Historic Places Act 1993<sup>2</sup>.

A protective viewshaft was established towards the Dilworth Terrace houses from Tamaki Drive and Quay Street over the course of planning tribunal hearings in 1992 and 1994. Following notification of the Auckland Unitary Plan Operative in Part (AUPOP) in 2016, the 'Dilworth Terrace Houses View Protection Plane' was relocated to an origin on The Strand (AUPOP Section D20).

In 2012 a report by Auckland Council recommended that further research and assessment of the heritage values of Dilworth Terrace Houses was necessary (Brown 2012: 27). The Proposed Auckland Unitary Plan ('PAUP' 2013) was under production at that time. This was seen as an opportunity to review the historic heritage schedules by the legacy Councils to ensure consistency across the region and to reassess places against the new historic heritage evaluation criteria. Furthermore, there was a discrepancy between the New Zealand Historic Places Trust (now Heritage New Zealand) Category 1 status<sup>3</sup> and the legacy District Plan score, which was Category B<sup>4</sup>.

The Auckland Council rollover sheet did not recommend if the Dilworth Terrace Houses should be A or B in the PAUP, instead it states that it "May warrant Cat A needs review" (Carolyn Hill 13/07/2012). Heritage New Zealand made a submission to Auckland Council in the PAUP hearing for Topic 032 (Heritage Schedules), to raise the scheduling of Dilworth Terrace Houses from Category B to Category A<sup>5</sup>. This was also supported by the Parnell Heritage Trust<sup>6</sup>. Submissions were assessed as to whether they would be pursued and Dilworth Terrace Houses was not pursued<sup>7</sup>. No reason is given as to why this decision was made or any further analysis

---

<sup>1</sup> Rebecca Freeman, Auckland Council Heritage Unit, email 29/08/2017

<sup>2</sup> A Foster, Heritage New Zealand, email dated 12/12/2017

<sup>3</sup> Meaning the building has been assessed by Heritage New Zealand to be of *special or outstanding historical or cultural significance or value*.

<sup>4</sup> Auckland City Operative District Plan 1999: Isthmus Section Appendix 1; id B09-03 Category B

<sup>5</sup> Heritage New Zealand Submission 20 December 2013: page 2 (Submission #371; point 240)

<sup>6</sup> Parnell Heritage Trust Inc Further Submission 22 July 2014: page 8 (Submission FS #2910)

<sup>7</sup> Tanya Sorrell, Auckland Council Heritage Unit, confirmation of submission points 032 xls

of the submission point (ibid), however the Auckland Council Heritage Unit has indicated that this was because evidence was not provided to support the submission<sup>8</sup>.

The Auckland Council brief for this report is to undertake a detailed historic heritage evaluation of Dilworth Terrace Houses using the Auckland Unitary Plan Operative in Part (AUPOP, 24 November 2017) criteria and methodology for assessing historic heritage significance. This is considered necessary in order to provide information for an appeal against the Dilworth Terrace Houses Viewshaft<sup>9</sup> and uncertainty raised during caucusing<sup>10</sup> regarding the significance of the historic heritage place itself.

## 1.2 Purpose

The purpose of this document is to consider the place known as Dilworth Terrace Houses, located at 1-8 Dilworth Terrace, Auckland, against the criteria for evaluation of historic heritage in the AUPOP. The legal description of the site is Lot 1 DP 97009. This document has been prepared by Plan.Heritage Ltd on the specific instructions of our client, Celia Davison, Manager Central South, Plans and Places Department, 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.

## 1.4 Methodology

This Historic Heritage Evaluation draws from a desk-top review of existing information, new research and visual inspection of the subject site. The following sources of information were examined, which relate to the understanding of the site:

- Auckland Council Cultural Heritage Inventory (CHI);
- Auckland Council Site Pack, including the legacy District Place score sheets and Auckland Council Unitary Plan 'rollover' values inventory;
- Heritage New Zealand files, including the listing evaluation (no. 567);
- Dilworth Terrace Houses Protected View Plane: Baseline Analysis of Heritage Significance (Brown 2012);
- Relevant Auckland Council Unitary Plan submissions and evidence relating to Topic 032 (Heritage Schedules) and Topic 050 (City Centre);
- Auckland Council Property Files;
- Auckland Council GIS Viewer;

---

<sup>8</sup> Rebecca Freeman, Auckland Council Heritage Unit, email 29/08/2017.

<sup>9</sup> Environment Court appeal against the decision of Auckland Council to accept the recommendation of the Independent Hearings Panel to relocate the origin points of the Dilworth Terraces View Protection Plane to The Strand, Parnell. ENV-2016-AKL-000220 Strand Holdings Limited v Auckland Council; ENV-2016-304-000126 PAUP - 050/054 - City Centre - Viewshaft Dilworth Terraces.

<sup>10</sup> Mediation 09/05/2017 and Expert Conferencing 26/09/2017

- Legacy Central Area District Plan and Auckland Unitary Plan historic heritage schedules (Schedule 14.1);
- Planning Tribunal Final Determination on Dilworth Terrace Houses Protected View Plane (decision No A30/92);
- Land Information New Zealand (LINZ);
- New Zealand Archaeological Association Archsite database;
- Auckland Council Archives;
- Wisers Directory; and,
- Published newspaper articles, photographs, literature and reports relevant to the subject site (see Bibliography)

The structure and content of this Historic Heritage Evaluation has been guided by the:

- *Methodology for Evaluating Historic Heritage Significance* (Auckland Council 2014);
- *Template for Evaluating Historic Heritage Significance* (Auckland Council 2013).

The assessment of heritage significance uses the criteria for the evaluation of historic heritage set out in the Auckland Unitary Plan Operative in Part 24 November 2017.

### 1.3 Constraints

This Historic Heritage Evaluation is based on the information available at the time of writing. Historical and contextual research was undertaken to an extent that enables the history of the place and its contribution to the locality to be understood and an evaluation of the place against historic heritage criteria to be undertaken. It is important to note that additional research may yield new information.

In undertaking this evaluation, four of the eight terraces were visited internally, and the exterior was also visited. The four buildings visited internally were Nos 1, 2, 5 and 8. This provided the opportunity to observe all of the 'type' examples of the different units employed on the overall design of the terrace.

The evaluation does not include a detailed assessment of archaeological values (other than as this relates to the building itself being pre-1900 in date) or the importance of the place to mana whenua.

Whilst the general visual condition of the principal building is documented in this evaluation, it should not be taken as a comprehensive condition report or structural evaluation. Any comments on the structural integrity, earthquake risk or condition of the building are based on visual observations only.

## 1.4 Acknowledgements

This Historic Heritage Evaluation has been prepared with the assistance of a number of people. In particular, we would like to acknowledge the assistance of Lisa Truttman in the production of the historical background summary, and Richard Bollard from Salmond Reed Architects for undertaking the independent peer review. We also wish to thank Heritage New Zealand and Auckland Council Heritage Unit for the information that they have provided us with from their files on the subject site.

## 2. IDENTIFICATION OF THE PLACE

### 2.1 Location

The subject site is located at 1-8 Dilworth Terrace, Parnell, Auckland. The legal description is Lot 1 DP 97009 and the area of land is 5486 sqm more or less (figure 1 and 2).

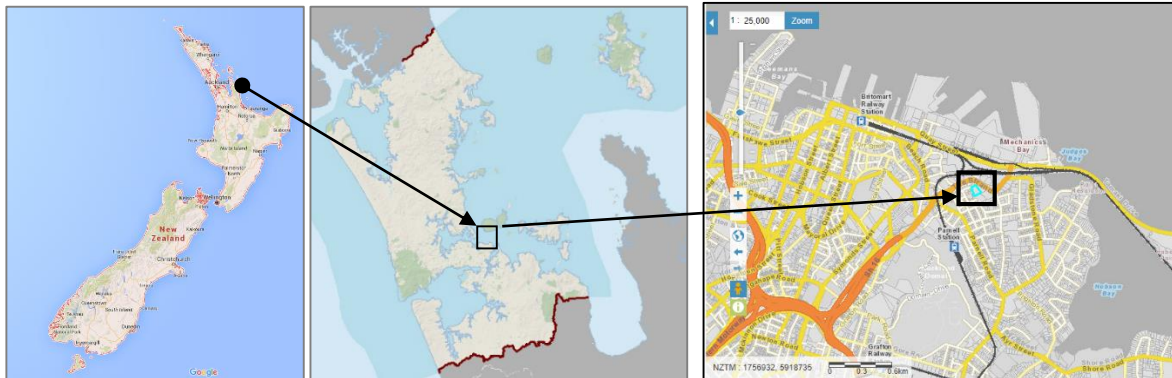


Figure 1. Regional location and terrain maps showing the location of 1-8 Dilworth Terrace in the wider geographic context (Auckland Council Geomaps GIS viewer 2017)



Figure 2. Local aerial image showing the location of the Dilworth Terrace Houses (arrowed) and the property boundary outlined in blue. Those units visited internally at the time of the evaluation are highlighted yellow (Auckland Council Geomaps GIS viewer 2017)

## 2.2 Planning Controls

The legal details and existing planning controls are summarised in **Table 1**. Currently the place is scheduled in the Auckland Unitary Plan Operative in Part (updated 24 November 2017) as a Category B significant historic heritage place (AUP OP; ID 1634). It is included on the national New Zealand Heritage List/Rārangī Kōrero as Category 1 (ID 567). The place is recorded in the Auckland Council Cultural Heritage Inventory (CHI; ID 2537) and New Zealand Archaeological Association Archsite database (NZAA; R11/3138) (**Appendix 2**).

**Table 1. Legal details and existing planning controls**

<b>Site address</b>	1-8 Dilworth Terrace Houses
<b>Legal description</b>	Lot 1 DP 97009
<b>Certificate of Title identifier</b>	Various in strata freehold titles
<b>NZTM reference</b>	Easting: 1758658.31                      Northing: 5920290.53
<b>Ownership</b>	Private residences
<b>Legacy District plan and zoning</b>	Auckland Council District Plan – Operative Isthmus Section 1999 – Residential 1 Zone
<b>Auckland Unitary Plan Zoning</b>	Residential Single House Zone
<b>Existing scheduled items</b>	Scheduled Historic Heritage Place in the Auckland Unitary Plan Operative in Part (Schedule 14.1). Category B Place (AUP OP 1634). Significant values identified as reasons for scheduling are: historical (a), physical attributes (f), and aesthetic (g).
<b>Additional controls</b>	Natural Heritage: Notable Trees Overlay - 687, Norfolk Island Pine Built Heritage and Character: Historic Heritage Overlay Extent of Place [rcp/dp] - 1634, Dilworth Terrace Houses Built Heritage and Character: Auckland War Memorial Museum Viewshaft Overlay Built Heritage and Character: Dilworth Terrace Houses Viewshaft Overlay - Infrastructure: City Centre Port Noise Overlay [rcp/dp] - 54db Controls: Macroinvertebrate Community Index - Urban Subject to Appeal*ENV 2016 AKL 000220, Dilworth Terrace Houses Viewshaft Overlay
<b>New Zealand Heritage List</b>	Category 1 (HNZ ref No. 567). Recognised for historical, architectural and townscape significance
<b>Pre-1900 site (HNZPTA 2014)</b>	Parts of the building are pre-1900 in date (built 1899) and it is therefore an archaeological site under the HNZPTA 2014 definition.
<b>CHI reference</b>	ID 2537
<b>NZAA site record number</b>	R11/3138

### 3. UNDERSTANDING THE PLACE

#### 3.1 Historical Summary

The following historical summary was prepared by Lisa Truttman (historian) on 17/09/2017. Please refer to **Appendix 2** for the supplementary historical information collated by the Authors from various sources, including Mr Donald Ellison (Architect and Dilworth Terrace Houses resident).

Colonial treasurer and collector of customs George Cooper purchased Allotment 62 of Section 1, Suburbs of Auckland near the end of Point Dunlop (later St Barnabas Point), by Crown Grant on 7 November 1842, for the sum of £408 and one penny for nearly four acres.<sup>11</sup> The property was alongside what would become Selwyn Terrace, later renamed Augustus Terrace in the 20<sup>th</sup> century. The land was subdivided into three parts from 1848 to 1852,<sup>12</sup> one to baker Hugh Coolahan in 1848.<sup>13</sup> James Dilworth's interest in the property began with the first of two mortgages he provided for Coolahan in 1865 and 1866, and culminated in a conveyance transfer made by the NZ Insurance Company to him in 1870.<sup>14</sup>

James Dilworth (1815-1894) was born in Dungannon, County Tyrone, Ireland, and immigrated to Australia around 1832. He arrived in New Zealand in 1839 and became involved with the banking industry. He was the first honorary secretary of the Auckland Savings Bank and remained a trustee of that bank right up to his death in 1894. He was also a member of the Church of England Diocesan Trust Board, a member of the Auckland Provincial Council, financially supported the Auckland Jubilee Kindergarten and the YMCA, and bequeathed an educational endowment which formed the basis for the setting up and operation of the Dilworth Boys' School, originally known as the Dilworth Ulster Institute.<sup>15</sup>

The original trustees for his estate were: his widow Mrs Isabella Dilworth (died 1910), Robert Hall, Rev William Beatty, warden at St John's College and from 1895 vicar at St Mark's, Remuera (1856-1928), Rev George MacMurray, vicar of St Mary's Cathedral, Parnell (1855-1941), William Gardner (farmer in Epsom) and Sir George Maurice O'Rorke, MP (1830-1916).<sup>16</sup> From 1898, the trustees proceeded to advertise leases of the Dilworth estate of properties in Epsom, Remuera and One Tree Hill for tender,<sup>17</sup> and in January 1899 received judgement from the Privy Council that the Dilworth Institute was a charitable institution and therefore had tax-exempt status.<sup>18</sup> This paved the way for the Trust to commence the development of some of the Dilworth Estate properties for rental income.

---

<sup>11</sup> 1G.37, BAJZ 23663 A1660 R22764307, Archives New Zealand (sighted via Heritage New Zealand file)

<sup>12</sup> Deeds Index 1A.500, BAJZ 23662 A1660 R22764169, Archives New Zealand

<sup>13</sup> Deeds Index 2A.1435, BAJZ 23662 A1660 R22764212, Archives New Zealand

<sup>14</sup> 2A.1435

<sup>15</sup> Obituary, *Auckland Star*, 24 December 1894, p. 2

<sup>16</sup> *NZ Herald*, 27 December 1894, p. 5; additional biographical information from *Blain Biographical Directory of Anglican clergy in the South Pacific* (updated 2016), electoral rolls, and *Dictionary of New Zealand Biography*, via Te Ara, [teara.govt.nz](http://teara.govt.nz)

<sup>17</sup> An example is a notice in the *Auckland Star*, 3 March 1898, p8(4)

<sup>18</sup> *NZ Herald*, 11 January 1899, p. 5

The Trustees had already ordered the demolition of an old brick cottage on the property at Selwyn Terrace in May 1898.<sup>19</sup> Tenders for the construction of the block of buildings were called in July 1899, with Thomas Mahoney of E Mahoney & Sons as the architect.<sup>20</sup> The planned houses were described at the time as being two-storey at the front, facing the harbour, and one-storey at the rear, facing a right-of-way off Selwyn Terrace which would become known, from late 1900, as Dilworth Terrace.<sup>21</sup> The construction was described as being of "brick, cemented, with tiled roofs, and two-storey verandahs to each house." The builder was Neil McLean.<sup>22</sup>

Thomas Mahoney (1854/55-1923) was born at sea during the period his parents, Edward and Margaret Mahoney, were travelling to Australasia. He joined his father's architectural practice in Auckland in 1876. Father and son prolifically designed many hotels, banks and ecclesiastical buildings in the boom period of the 1870s-early 1880s. When Edward Mahoney retired in 1885, Thomas and his brother Robert carried on as E Mahoney and Sons. Thomas Mahoney designed, amongst many others, Williamson's The Pah Homestead at Hillsborough (1877), St Benedict's Church (1887), the Customhouse (1888), extensions to St Patrick's Cathedral, Church of Our Lady of the Rosary in Hamilton (1912), All Souls Church, Devonport (1919), numerous buildings for the Bank of New Zealand, and Baradene College (1910). In 1907 he became president of the Auckland Institute of Architects, and was president of the New Zealand Institute of Architects 1913-1914. The Mahoney practice dissolved in 1926.<sup>23</sup>

Neil McLean (1857-1939) was born in Nova Scotia. His family arrived as part of the Norman McLeod religious community in Auckland in 1860, but did not proceed with them to Waipu; instead, the family settled in Papakura. After the upheaval of the Waikato War, Neil's father John McLean set up as a contractor in 1870, building bridges. Neil worked as an apprentice at Henry Niccol's shipyard in Devonport before joining his father's firm, John McLean and Sons. With his brother Murdoch, Neil took over after John McLean's retirement in 1886, engaging in contracts nationwide. These included the first bridge across the Buller River at Westport, the Kaponga-Tarukenga stretch of the Rotorua railway, the drainage tunnel under Mt Victoria to Kilbirnie in Wellington, extending Queen's Wharf in Wellington, Days Bay wharf, Glasgow Wharf, and other wharves and sea-walls. By 1907 John McLean and Sons was the largest firm of contractors in the country.<sup>24</sup> The Dilworth Terrace houses are probably one of the few known residential projects by this contractor.

By November 1899, work had been completed on a corner house, with the Trustees then setting rents for the properties. The contractor finally handed the block over in April 1900.<sup>25</sup>

---

<sup>19</sup> Information from Trust Board minutes, as provided by A J Hutchinson to C Brockie, letter dated 1 June 1973, Heritage New Zealand files

<sup>20</sup> Advertisement, *Auckland Star*, 6 July 1899, p. 12(8)

<sup>21</sup> See *Wises Directory* 1901, p. 54

<sup>22</sup> *NZ Herald*, 3 August 1899, p. 4

<sup>23</sup> Peter Shaw, 'Mahoney, Edward and Mahoney, Thomas' first published in the Dictionary of New Zealand Biography, vol. 2, 1993. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2m26/mahoney-edward> (accessed 16 September 2017)

<sup>24</sup> John McLean, 'McLean, Neil', first published in the Dictionary of New Zealand Biography, vol. 3, 1996. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/3m27/mclean-neil> (accessed 16 September 2017)

<sup>25</sup> Letter from Hutchinson to Brockie, 1 June 1973



Terraced housing was an unusual housing style in New Zealand in the 19<sup>th</sup> century, and rare in the Auckland region. As Peter Shaw commented in his 1991 book on New Zealand architecture, settlers coming from crowded cities back in the United Kingdom were unlikely to want to recreate such habitation patterns here.<sup>26</sup> Terraced housing developments in the South Island tended to follow a single pattern. With the Dilworth Terrace development, Thomas Mahoney offered a different treatment. Shaw described them as consisting *"of eight houses, each one having a distinctive verandah and shingled gable; the four larger gables correspond with three-storey houses and four smaller ones with two-storey houses. The deliberate asymmetry of these gables not only provides visual interest but also disguises the fact that the main ridge of the tiled roof steps down towards Augustus Terrace. The rear of each house was far less elaborate than the front elevation, each one having a small fenced yard with an out-house. Originally, in a way reminiscent of English seaside terraces, the Dilworth Terrace houses overlooked St Georges Bay. When the bay was reclaimed after 1914, the street, still known as The Strand, gave access to the railway yards instead of the shore."*<sup>27</sup> The positioning of the gables and oriel windows lent a sense of architectural variety to the whole design.

The cost of construction was estimated by Mahoney at £6000, a considerable outlay for the Trust, but at the time they expected an annual return in the form of rental income from the houses of between £400-£450. McLean's awarded tender was £6900, and work began by 28 August 1899. The first house completed was the corner house, number 1, and was let to Mrs Emily de Renzy for 30/- per week from 21 December 1899.<sup>28</sup> By April 1900, the trust had spent £7500 on the block, according to news reports, which was described as "an adornment to Auckland" and with a "perfectly uninterrupted" view "from these houses of the harbour."<sup>29</sup> The trustees were advised that handover of the block from the contractor was expected to take place on 23 April 1900,<sup>30</sup> and advertisements appeared in May for at least two of the houses to rent.<sup>31</sup> Dilworth Terrace was so-named from 15 October 1900.<sup>32</sup>

The initial occupiers were the relatively well-off in Auckland's society at the turn of the 20<sup>th</sup> century, but gradually from the First World War period there was a shift from the upper middle class towards lower middle class, from managers and merchants to clerks and storemen, to railway employees (guards and clerks), and drivers.<sup>33</sup> This appears to correspond with the reclamation of St Georges Bay from around this period, and the increasing commercial and industrial landscape which came to dominate the harbour views from the houses. From 1914, the Trust Board leased the lower part of their land fronting the newly created Strand to commercial concerns.<sup>34</sup>

The Dilworth Terrace houses were sub-let to one or two other tenants who occupied them along with the main leaseholder, such as at No. 5 from c.1912 to c.1916; some of the houses were advertised quite early as lodging apartments, such as No. 4 in 1908 as "Cressingham."<sup>35</sup> In 1917, the Trust Board advertised for tenders to lease the entire block of houses for a 50

<sup>26</sup> Peter Shaw, *New Zealand Architecture*, 1991, p. 44

<sup>27</sup> Shaw, pp. 44-45

<sup>28</sup> Letter from Hutchinson to Brockie, 1 June 1973

<sup>29</sup> *Auckland Star*, 17 April 1900, p. 2

<sup>30</sup> Letter from Hutchinson to Brockie, 1 June 1973

<sup>31</sup> *NZ Herald*, 24 May 1900, p. 8

<sup>32</sup> Letter from Hutchinson to Brockie, 1 June 1973

<sup>33</sup> Wisers Directories

<sup>34</sup> Deeds Index 2A.1435

<sup>35</sup> Wisers Directories

year term,<sup>36</sup> followed two years later by another round of advertisements, promoting the block as a "fine site for a private hotel".<sup>37</sup> The Trust, however, do not appear to have leased the buildings to anyone else as a whole until leasing them in the 1960s. In 1938, Auckland City Council proposed renaming Dilworth Terrace to Dilston Street, but this was not carried out.<sup>38</sup> After World War II the terrace earned some notoriety for run-down and cramped premises.<sup>39</sup> According to Heritage New Zealand, "*Some 300 persons are believed to have been crammed into the terrace at that time.*"<sup>40</sup>

In 1961, the Trust Board leased the houses by tender to Parnell Proprietaries Limited.<sup>41</sup> In 1966 the terrace was divided into 28 flats, in order to reduce the number of occupants.<sup>42</sup> Architect Don Ellison, who had purchased the lease for the houses in 1967,<sup>43</sup> proceeded from the 1970s to restore the houses, one house at a time, back to their original condition. The first restored house was put onto the market in 1982,<sup>44</sup> and Ellison purchased the houses outright around this time.<sup>45</sup> Since 1983 work has been continuing to return the terrace to eight quality dwellings<sup>46</sup>.

A few notable people were tenants at the Dilworth Terrace houses. Among them:

Charles Edward Armitage, resident c.1916-1917 (1869-1954) An artist, actor and drama company manager, associated with military organisations.<sup>47</sup>

William Henry Atkin, resident c. 1905-1907, c.1911-1914 (c.1864-1929) Son of Charles Atkin who was one of the founders of the prominent coachbuilding firm Cousins & Atkin, William later came to be head of the firm by the time he was living at Dilworth Terrace (at an unknown number during his first occupancy, at No. 8 during his second.)<sup>48</sup>

Percy Dufaur, resident c.1900-1902 (c.1861-1944) Worked with his elder brother, solicitor Edmund Thomas Dufaur (the founder of the firm known today as Cairns Slane), although not a lawyer himself. A member of the Amateur Operatic Society and keen yachtsman.<sup>49</sup>

Thomas Harle Giles, resident at No. 7 c.1900-1907 (c.1852-1925) He operated his "Giles College" for boys at Symonds Street while living at Dilworth Terrace,<sup>50</sup> during which time he developed his own system for teaching handwriting. Starting out as a schoolmaster in this country, after working in the commercial field in England, he became known by the time of

<sup>36</sup> *Auckland Star*, 21 March 1917, p. 12(1)

<sup>37</sup> *NZ Herald*, 24 September 1919, p. 16(3)

<sup>38</sup> *NZ Herald*, 29 March 1938, p. 14

<sup>39</sup> "Building Classification Committee Report," NZ Historic Places Trust, 1989

<sup>40</sup> Assessment criteria, Heritage New Zealand, [www.heritage.org.nz/the-list/details/567](http://www.heritage.org.nz/the-list/details/567)

<sup>41</sup> NA 584/243, LINZ records

<sup>42</sup> NZHPT report, 1989, Heritage New Zealand file

<sup>43</sup> NA584/283, LINZ records

<sup>44</sup> *NZ Herald*, 5 June 1982, Section 2, p. 2

<sup>45</sup> Transfer formalised 1983. See NA 52C/1423, LINZ records, sighted via Heritage New Zealand file

<sup>46</sup> *ibid.*

<sup>47</sup> NZ Card index, Auckland Libraries; *Wises Directories*

<sup>48</sup> Obituary, *Auckland Star*, 23 August 1929, p. 9; *Cyclopedia of NZ*, Vol 2, 1902, pp. 340-341; *Wises Directories*

<sup>49</sup> Obituary, *NZ Herald*, 8 November 1944, p. 6; 'Our History', Cairns Slane website, [www.cairnsslane.co.nz](http://www.cairnsslane.co.nz); *Wises Directories*

<sup>50</sup> Advertisement, *NZ Herald*, 23 January 1904 p. 3(6)

his death as a conciliation commissioner, successfully handling the resolution of a number of industrial disputes. He was prominent in the affairs of the Liberal-Labour Party.<sup>51</sup>

Alfred Kinsella Harris, resident c.1909-1912 (1869-1927) He was born in Waipipi, and joined the Railways Department in 1884. He was arguably the most prominent of a number of staff members of NZ Railways to occupy the houses at Dilworth Terrace over time, as he was appointed stationmaster at Papakura in 1893, then relieving officer in the Auckland district, a clerk in the traffic manager's office in Wanganui and traffic superintendent's office in Wellington. He was appointed as traffic clerk at Auckland in 1908, and transferred to Dunedin in 1912. He continued to rise in the ranks until attaining the position in 1924 of general superintendent of transportation in the Railways Department.<sup>52</sup>

Fitzgibbon Louch, resident at No. 4 c.1901-1904 (1826-1911) He was born in Tipperary, Ireland, and established himself as an architect there from 1859, designing Lough Eske Castle on County Donegal, works at stations on the Londonderry & Enniskellen railway line, along with other commercial and domestic projects. He emigrated to Katikati in 1875, as part of the settlement there organised by George Vesey Stewart. Once in New Zealand, he continued practising as an architect and civil engineer, and was county clerk and engineer for Tauranga County Council from 1888.<sup>53</sup>

Edward Joseph Prendergast, resident at No. 8 c.1907-1911 (1876-1956) Born in Feilding, he began his law career in Levin, before moving to Auckland in 1907 to take up a partnership with the law firm of Devore and Martin. In 1920, he was the counsel for Dennis Gunn in the Ponsonby Post Office murder case, the first in New Zealand where fingerprint evidence led to a conviction. He left Auckland in the 1940s-1950s, and died in New South Wales.<sup>54</sup>

Henry Winkelmann, resident at No. 5 c.1912-1916 (1860-1931) Born in Yorkshire, he arrived at Port Chalmers in 1878 and began his photographic career in 1892. In 1901 he set up a photographic studio in the Victoria Arcade, Queen Street. During his stay at Dilworth Terrace, he won his most notable award for his work, the grand prix at the Panama-Pacific International Exposition in San Francisco in 1915. Winkelmann took photographs while on yachting, launch and steamer cruises around the country, now and then working for the *Auckland Weekly News*. He sold his Auckland City negatives to the Auckland Public Library in 1928, and bequeathed his photographs and glass plate negatives to the Auckland Institute and Museum.<sup>55</sup>

---

<sup>51</sup> Obituary, *NZ Herald*, 3 November 1925, p. 14; *Wises Directories*

<sup>52</sup> Obituary, *NZ Herald*, 1 February 1927, p. 12; *Wises Directories*

<sup>53</sup> *Dictionary of Irish Architects, 1720-1940*, [www.dia.ie/architects/view/3223/LOUCH-FITZGIBBON](http://www.dia.ie/architects/view/3223/LOUCH-FITZGIBBON); *Wises Directories*

<sup>54</sup> Text of obituary provided by enquirer, [Rootschat.com](http://Rootschat.com); *Poverty Bay Herald*, 14 January 1907, p2; *Auckland Star*, 13 April 1920, p. 4; *Wises Directories*

<sup>55</sup> Vivien Edwards, 'Winkelmann, Henry', first published in the *Dictionary of New Zealand Biography*, vol. 3, 1996. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/3w25/winkelmann-henry> (accessed 17 September 2017)

### 3.2 Chronological Summary

The following table represents a chronological summary of known ownership and events associated with the place, and derives information from both primary and secondary sources.

Table 2. Chronological summary of Dilworth Terrace Houses and key events

<b>Date</b>	<b>Ownership/Event</b>
1842	George Cooper purchased Allotment 62
1848	Subdivision by George Baker and sale of one lot to Hugh Coolahan, Baker
1865-1866	Mortgages from James Dilworth to Coolahan in 1865 and 1866
1870	Property conveyed to James Dilworth by the NZ Insurance Company
1894	James Dilworth Deceased, lands left in charitable trust. Original trustees were Mrs Isabella Dilworth (James' wife, died 1910); Robert Hall; Rev William Beatty (warden at St John's College and from 1895 vicar at St Mark's, Remuera 1856-1928); Rev George MacMurray (vicar of St Mary's Cathedral, Parnell 1855-1941); William Gardner (farmer in Epsom); and Sir George Maurice O'Rorke (MP, 1830-1916).
1898	Dilworth trustees advertise for tender, leases of the Dilworth estate for properties in Epsom, Remuera and One Tree Hill
1899	Thomas Mahoney designs plans for Dilworth Terrace Houses. Construction commences August 1899 (Macleans builders)
1899	December. Corner House (No. 1) completed and occupied
1900	April. Dilworth Terrace Houses completed
1906	Dilworth School established in Remuera
1910	Glasgow Terrace renamed 'Dilworth Terrace' after the new buildings
1917	Dilworth Trust Board advertised for tenders to lease the entire block of Dilworth Terrace Houses for a 50 year term, not taken up. 'Slum period' from late 1910s to 1963.
1963	Dilworth Terrace Houses threatened with demolition. Dilworth Trust Board leases entire property to Parnell Proprieties Limited
1966	Dilworth Terrace Houses were divided into 28 flats at this time
1967	Lease purchased by Architect Donald Ellison, who begins restoration of Dilworth Terrace Houses
1982	First house restored from apartments and advertised for sale

<b>Date</b>	<b>Ownership/Event</b>
1977	Dilworth Terrace Houses proposed for inclusion in Auckland City District Plan as 'Category A' protected place
1982	Dilworth Terrace Houses first included on the Historic Places Trust register in 1982 as 'Category C'
1989	The houses were entered on the Historic Places Trust register in 1989 as 'Category B' on 21 September 1989
1993	Dilworth Terrace Houses re-evaluated for Auckland City District Plan – included in District Plan as Category B
1993	Dilworth Terrace Houses transitioned to a 'Category 1' place under the Provisions of the Historic Places Act 1993
1994	Establishment of View Protection Plane towards Dilworth Terrace Houses in Auckland City District Plan
1998	Final houses restored to family residences (No.1 and No. 8)
2012	Reviewed for 'rollover' into Proposed Auckland Unitary Plan – indication building may warrant 'Category A' status and requires further assessment
2015	Submissions to Proposed Auckland Unitary Plan on Dilworth Terrace Houses View Protection Plane; Submission from HNZ to upgrade all Category 1 places to Category A; Submission from HNZ and Parnell Heritage to upgrade Dilworth Terrace Houses to Category A.

The following table provides a chronological summary of known physical changes associated with the subject building, as indicated from Auckland Council Property files, street directories and Heritage New Zealand list entry information.

Table 3. Known changes to Dilworth Terrace Houses

<b>Date</b>	<b>Change</b>
1899	An earlier house on the site is demolished and construction of the terraces begins, House No. 1 completed by December.
1900	Construction of Dilworth Terrace Houses completed by April
1900	One bedroom and bathroom converted to a single bedroom and the bathroom carried under the stairs (House 4)
1902	A sewer was provided in the street and water closets installed
1907	Separate water connections provided to each house
1913	Installation of hot water service
1918	New drains constructed

<b>Date</b>	<b>Change</b>
1926	Houses appear as an "apartment" in the street directories and individually let
1963	Renovations to No.5 and reinstatement of fire damage
1965	Renovations to No.2 and reinstatement of fire damage
1966	The terrace is divided into 28 flats in an effort to reduce the number of residents and comply with a health department requisition on the property for repairs
1973	Renovations to existing flats within all houses
1980	Fire doors to several flats (flats 8, 9, 11, 12, 19, 20)
1981	Division of flats into eight separate unit titles; restoration of No.2 to single house and erection of car port
1982	Restoration of No.6 back to one residence
1983	Restoration of No.3 and No.4 back to single residences, construction of 2-car garage for No.3
1984	Renovations and erection of 2-car garage for No. 4
1985	Renovations to No. 5
1986	Renovations to No.6 to return to single family house, new courtyard and garage; swimming pool and stormwater diversion to garden
1988	New retaining wall to gardens on N side
1989	Internal alterations to No.5 and new 2-car garage
1995-1998	Alterations to No.8 to return to single family house; alterations to No.1 to return to single family residence, new pergola and new garage to No.1
2001	Minor internal alterations to No.2 and skylight inserted
2007	Internal modifications to No.7 and new concrete floor to garage
2009	Internal modifications to No.7, alterations to side yard wall and porch
2014	Minor internal alterations to No.2 and alterations to windows/doors to right of way elevation
2015	Minor alterations to No.1 upper floor

## 4. PHYSICAL DESCRIPTION

Dilworth Terrace Houses (DTH) has been visited by Adina Brown on a number of occasions during 2016 and 2017. A site visit was also undertaken on 9 October 2017 by John Brown. The building's exterior, parts of the interior (excluding roof space and subfloor) and setting were viewed. The weather conditions were fine. Refer to **Appendix 3** for the photographic record.

### 4.1 Context

DTH is located on the Parnell cliffs at the northern edge of the suburb of Parnell, Auckland. They overlook the Waitemata Harbour to the north and are approximately 1 kilometre east from central Auckland (Figure 4).

The original shoreline in the area was characterised by a series of small bays, with high headlands and enclosed low-lying land with beaches. When the DTH were first built, they were positioned high on the coastal cliff edge and the bay was still open to the harbour, known as St George's Bay. St George's Bay Road originally ran into the bay and provided access to the water. The Parnell cliffs are massive Waitemata Sandstone and a geological type site of scientific value for the Parnell Grit is located nearby at Point Resolution to the west<sup>56</sup>. It is recognised as a Geological site in the AUPOP Outstanding Natural Features Overlay Schedule (AUPOP Schedule 6: 154).

On the rising ground to the south of DTH the street network reflects early subdivision patterns that originally formed part of the villa suburbs of Parnell. Most of these earlier residential typologies have been replaced over time and today this area is characterised by a mix of former commercial and light industrial blocks. Some have been adapted to modern residential and office use, with a prevalence of modern apartment typologies. Immediately south of the DTH is the former Ford Motorcar Factory (c. 1910) at 28 York Street, now converted to modern apartments.

The area to the north of DTH, below the cliff edge, is characterised by a mixed urban environment and includes the precinct known as 'Quay Park'. The area is strongly defined by the road network, including the curve of The Strand, The Strand Overbridge, and the east-west alignment of Quay Street and Tamaki Drive.

The south frontage of The Strand is characterised by light industrial and commercial development, mainly dating to the early 20th century and interwar periods. The most prominent of this particular building type is the former New Zealand Loan and Mercantile Wool Store at 121-125 The Strand, Parnell (AUPOP Schedule 14.1 1889, Cat B, values A,F,G,H). The north frontage of The Strand contains modern apartment blocks and low-rise tenancies, interspersed with the earlier commercial and industrial sites.

The former Auckland Railway Station and Gardens (AUPOP Schedule 14.1 2067, Cat A, Values A, G, H), railway sidings, platforms and signal box lie between The Strand and Quay Street,

---

<sup>56</sup> Brown A 2012, 16

occupying land created during reclamation of St George's Bay in the early 1900s. The reclamation of the bay and construction of the railway form two of the main historical themes of the Quay Park area<sup>57</sup>.

The Strand Railway Overbridge (c. 1927) spans the railway lines, meeting the intersection of Tamaki Drive to the east and Quay Street to the west. Beyond the intersection along the waterfront are the Ports of Auckland, which service the commercial shipping arriving at the Waitemata Harbour. The Ports were established in the early 1900s as part of the Hamer masterplan, and further enlarged and infilled to their current form during the third quarter of the 20th century. This port development has significantly shaped Auckland today<sup>58</sup>.

Detailed heritage studies of the reclamations and railway development within Quay Park (Matthews and Matthews 2012), as well as the development of Auckland's waterfront and ports (Salmond Reed Architects 2011), have been carried out. This context is illustrated in the plan in Figure 3 and aerials in Figure 4, which shows the changing relationship of DTH with its surrounding physical environment as Auckland has evolved over time.

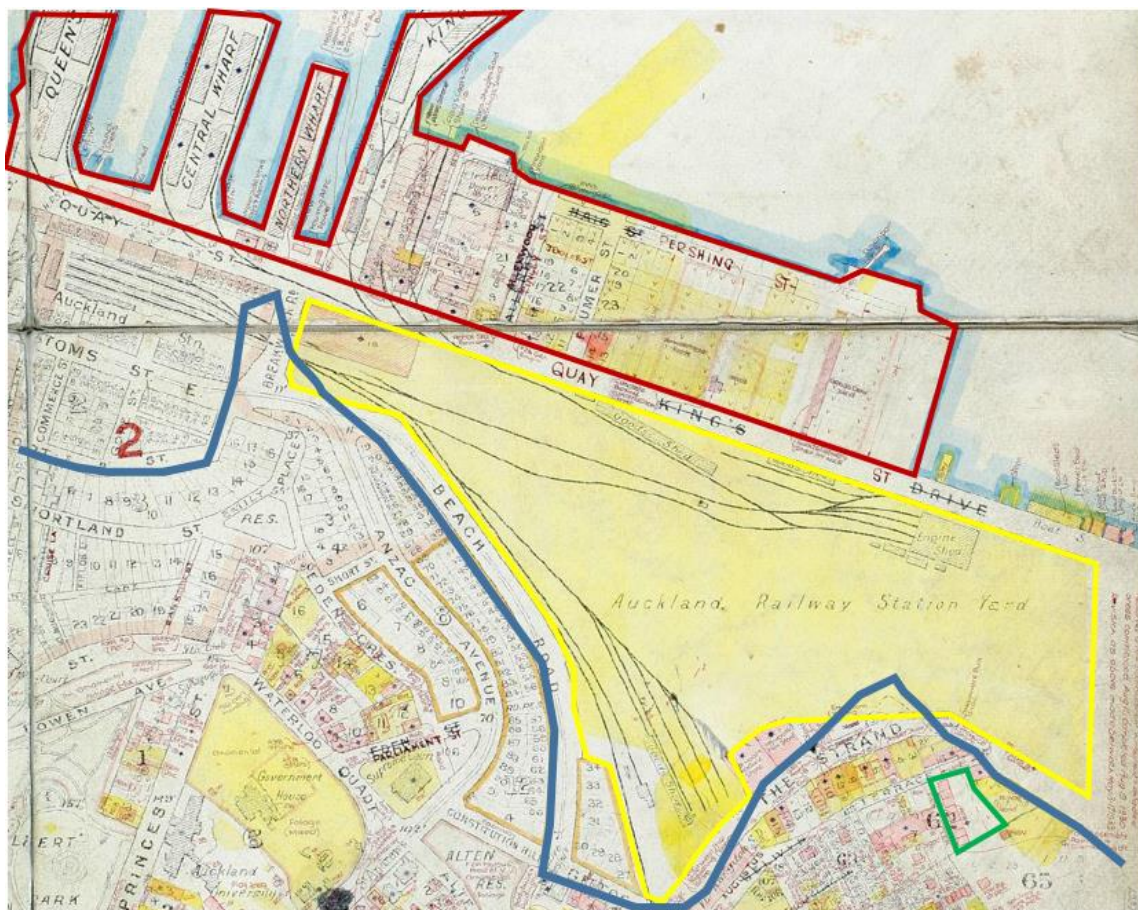


Figure 3. 1930 -33 plan of Central Auckland and Quay Park area. The approximate former coastline is overlaid in blue. The Auckland Railway Station Yard is shown in yellow. The port area at this time is outlined in dark red. Dilworth Terrace Houses are highlighted in Green. (Section of the ACC003 Land Use Map: Index Street of Central City and Freemans Bay area, 1930-33. Auckland Council Archives)

<sup>57</sup> See Matthews & Matthews Architects 2012.

<sup>58</sup> See Salmond Reed Architects 2011





Figure 4. Context of Dilworth Terrace Houses (outlined in blue) showing changes from 1940 (bottom) to present day (top)

## 4.2 Setting

The setting of DTH is the surroundings in which the historic heritage place is experienced. Its extent is not fixed and has changed as the place and its surroundings have evolved over time. The definition of setting is defined in the Auckland Council AUP OP Historic Heritage Overlay (2017: D17.1) as:

*The setting of a historic heritage place includes elements of the surrounding context beyond the identified extent of place within which a historic heritage place is experienced. The setting of a historic heritage place includes the sea, sky, land, structures, features, backdrop, skyline and views to and from the place. It can also include landscapes, townscapes, streetscapes and relationships with other historic heritage places which contribute to the value of the place.*

### **Change over time**

The siting, form and appearance of the DTH reflects the former coastal setting in which it was once situated. At the time of their construction the DTH were prominently sited on the cliff edge overlooking St George's Bay and the Waitemata Harbour (Figure 5). The original 'water's edge' context has altered since the bay was reclaimed from the early 1900s (Figure 5; Figure 6), and the land developed for railway use (Figure 7). From 1910-30 the area became more industrial in character and the site is close to the former terminus of the main train line into central Auckland (Figure 8).

Previous settlement along the beach and cliff edge has evolved from sporadic waterfront dwellings of the Late Victorian and Edwardian period, into an increasingly urban industrial and commercial form during the middle-third of the 20th century. In the last decade of the 20th century a more mixed urban residential apartment character has developed, dispersed between former industrial units now mostly adapted for commercial or office use.

In this respect, and for almost the entire life of the building, the context of DTH has evolved as this eastern 'gateway' into Auckland City been developed through reclamation, railway and port activities (Figure 9).<sup>59</sup> Today DTH is part of a wider townscape setting that shows the development of Auckland over time, in which DTH are a strong visual reminder of the former coastal landscape. DTH can still be seen today from parts of the harbour, waterfront, The Strand, Quay Street/ Tamaki Drive, and from the North Shore.

The setting of DTH are illustrated by way of photos in Figure 10.

---

<sup>59</sup> Ibid.



Figure 5. Dilworth Terrace Houses soon after completion, showing the beach, surrounding houses and land reclamation underway. This photograph was taken in 1904 by the noted photographer Henry Winklemann, who was also a resident of the terraces. Source: Sir George Grey Special Collections, Auckland Libraries, 1-W1161



Figure 6. Photo of Dilworth Terrace Houses taken from the Strand, by Henry Winklemann in 1907 (Sir George Grey Special Collections, Auckland Libraries, 1-W15)



Figure 7. The view from Campbell's Point, looking W, in 1926 showing reclamations of St Georges bay and Mechanics Bay, with Dilworth Terrace Houses (centre) (Sir George Grey Special Collections, Auckland Libraries, 4-3960)



Figure 8. The DTH in 1962, showing industrial development of the surrounding area (Sir George Grey Special Collections, Auckland Libraries, 580-6611)



Figure 9. View looking SW from Tamaki Drive/Quay Street included in 1989 listing report by Historic Places Trust (Heritage New Zealand 1989 listing report)

### ***Immediate setting***

The DTH are located on a quiet cul-de-sac formed by the intersection of Augustus Terrace and Dilworth Terrace. The houses are aligned roughly east-west on the property, and accessed via Dilworth Terrace. The rear of the terraces have single-level extensions, which are converted into garages. DTH is bordered on the south side by the Dilworth Terrace itself. On the south side of the road is the former Ford motorcar factory, now adapted into apartments. To the west the DTH front onto Augustus Terrace and the Augustus Terrace Steps. To the east is a large-scale 20<sup>th</sup>-century apartment block. To the north the property is bounded by the cliff edge above The Strand. Overall the immediate setting is strongly urban in character.

From the public realm only the western elevation of the buildings, or the more modest rear elevation can be closely experienced, from Augustus Terrace and Dilworth Terrace. Public stairs leading from Augustus Terrace towards The Strand provide additional viewing opportunity of the principal northern elevation from an oblique angle. This location is dominated by a substantial mature pohutukawa, and the kinetic experience of moving along the stairs provides a strong sense of the cliff edge and early topography of the place. Glimpses through the boundary fence and hedge provide a sense of the private and established green garden space to the north side of the building. The building is also partly experienced from The Strand, immediately north of DTH (looking south), where the raking angle of view gives a strong impression of the building located on the Parnell cliff edge. Other views towards DTH from this part of The Strand are blocked by buildings.

***Wider setting***

The principal elevation of the DTH are primarily experienced today from parts of The Strand, which was the former coastal edge of St George's Bay, and from parts of Quay Street/ Tamaki Drive, which was the former harbour edge (Figure 10).

Moving eastwards and north along The Strand towards The Strand Railway Overbridge, there are occasional streetscape views of the DTH in association with early 20<sup>th</sup> century light industrial and commercial buildings below the cliff edge. In particular there is an oblique view from near the intersection with St Georges Bay Road, which includes the former New Zealand Loan and Mercantile Wool Store at 121-125 The Strand in the foreground. A scheduled pohutukawa is also in the foreground of views towards DTH, opposite the intersection with St Georges Bay Road, and the modern skyline of the Central Business District is visible along the western horizon.

From the Strand Railway Overbridge and Quay Street DTH is visible as part of a wider townscape setting. This encompasses views to The Strand, the Auckland War Memorial Museum, the railway yards and former Auckland Railway Station terminus and towards central Auckland. When standing at the Tamaki Drive/Quay Street intersection there is also a 360 degree relationship with the Ports of Auckland, as well as an appreciation of DTH in relation to the former coastal landform and vegetation along the Parnell cliff edge (Figure 11).

From further afield, the DTH is the only remaining Victorian / Edwardian domestic building that is clearly visible from the harbour when approaching the city from the east. It is the only distantly recognisable domestic building of this period seen in the context of central Auckland, when viewed from the North Shore at Devonport. For example, DTH can be seen from a number of highly visited public places, including Torpedo Bay, Devonport Wharf, North Head, various points along The King Edward Parade and Windsor Reserve (Figure 10).



Albert Terrace Steps looking SE



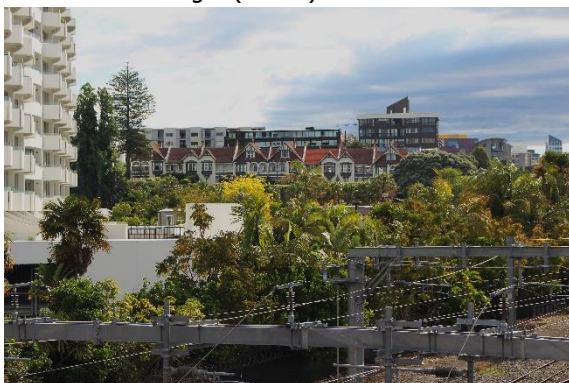
Dilworth Terrace looking E



The Strand looking S (35mm)



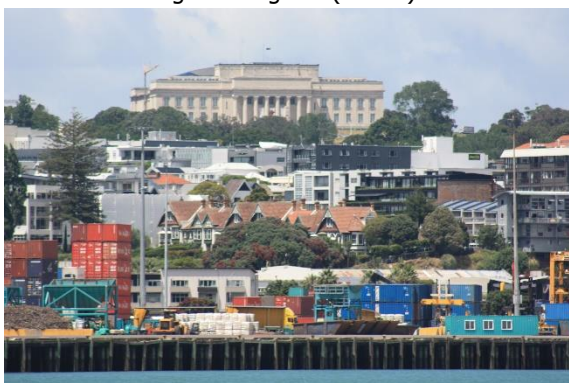
The Strand looking SW (35mm)



Strand Overbridge looking SW (35mm)



Tamaki Drive / Quay Street looking SW (35mm)



DTH from the harbour/ ferry looking S (300mm zoom)



DTH from North Head looking SE (300mm zoom)

Figure 10. General setting of the Dilworth Terrace Houses from the public realm

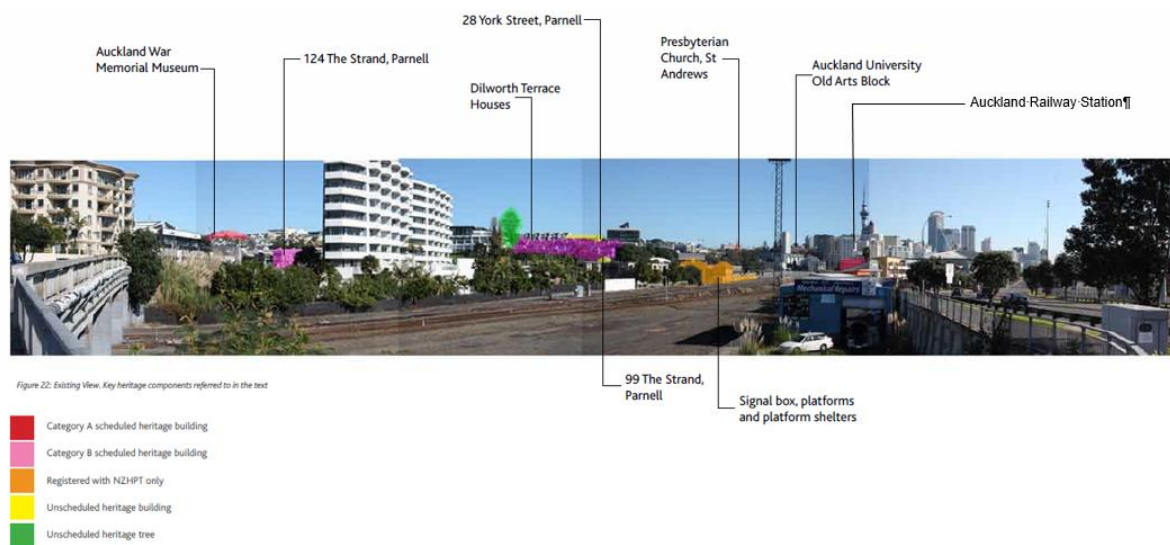


Figure 11. Figure showing the wider setting of DTH from the Strand Railway Overbridge, looking southwest, with other visible historic heritage places highlighted (Brown 2012).

### 4.3 Site Layout and Gardens

The properties retain the original subdivision footprint, which included individual north-facing gardens fronted by a commonly held area, extending to the cliff edge itself (Figure 12). When the buildings were first laid out, the original Dilworth subdivision extended to the base of the cliffs along what is now The Strand. This reflected the original shoreline at the time of the DTH construction.

A 1982 Deposited Plan (Figure 13) shows that at some point the original subdivision was divided into two lots, with the subject site (Lot 1 DP 97009) now only including the land to the edge of the cliff. The land in front of the houses is divided into individual private terraced gardens formally laid out at the time of construction, and organised in line with the party walls of each house. The private gardens are bounded to the north by a relatively narrow and less formally planted strip of common land providing a right of way to each garden, accessed from Augustus Terrace Steps (Figure 14). There is a hedge row along the northern boundary at the cliff edge. There is a notable tree (Norfolk Pine) protected in the AUPOP (ID 687) at the northeast corner of the site

The AUPOP requires a defined 'extent of place' for all historic heritage places (AUPOP 2017:D17.1). This is described as:

*The extent of place comprises the area that is integral to the function, meaning and relationships of the place and illustrates the historic heritage values identified for the place. The provisions relating to a historic heritage place apply within the area mapped as the extent of place on the Plan maps, including the airspace.*

In the AUPOP the extent of place includes the area within the entire present day legal description and certificate of title boundary (see below, statement of significance). This comprises the building itself, gardens and common area/ right of way along the northern boundary of the site.



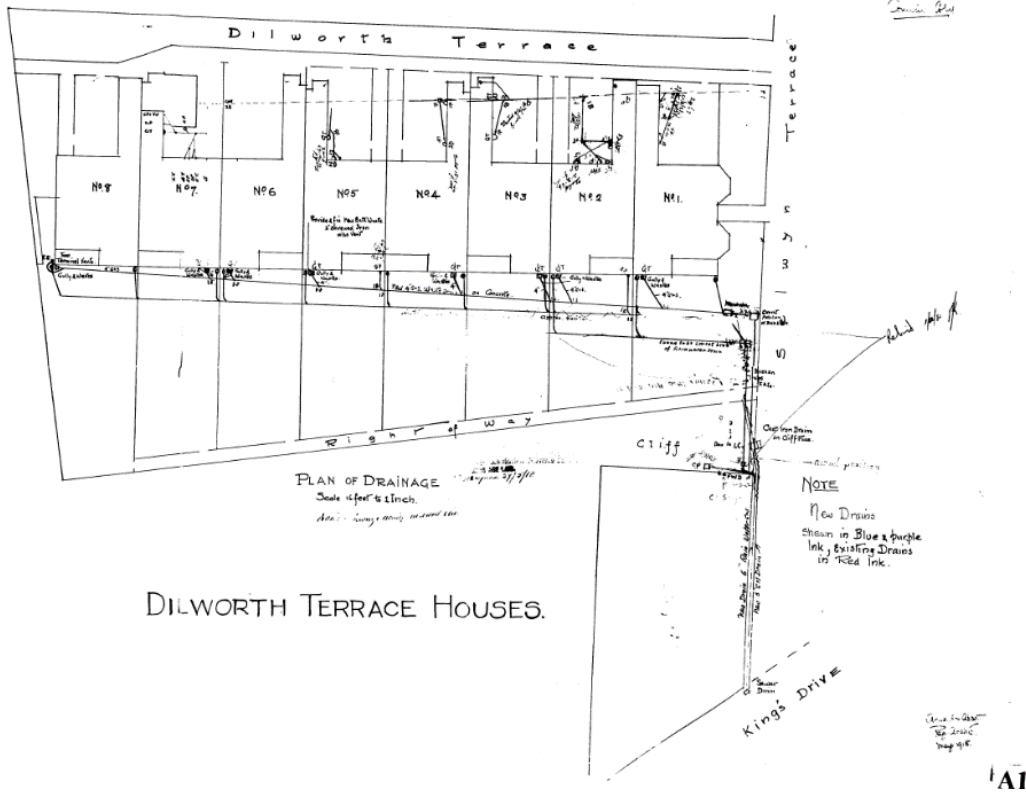


Figure 12. Drainage plan from c.1912, showing garden layout and 'right of way' along cliff edge (Auckland Council Property File)

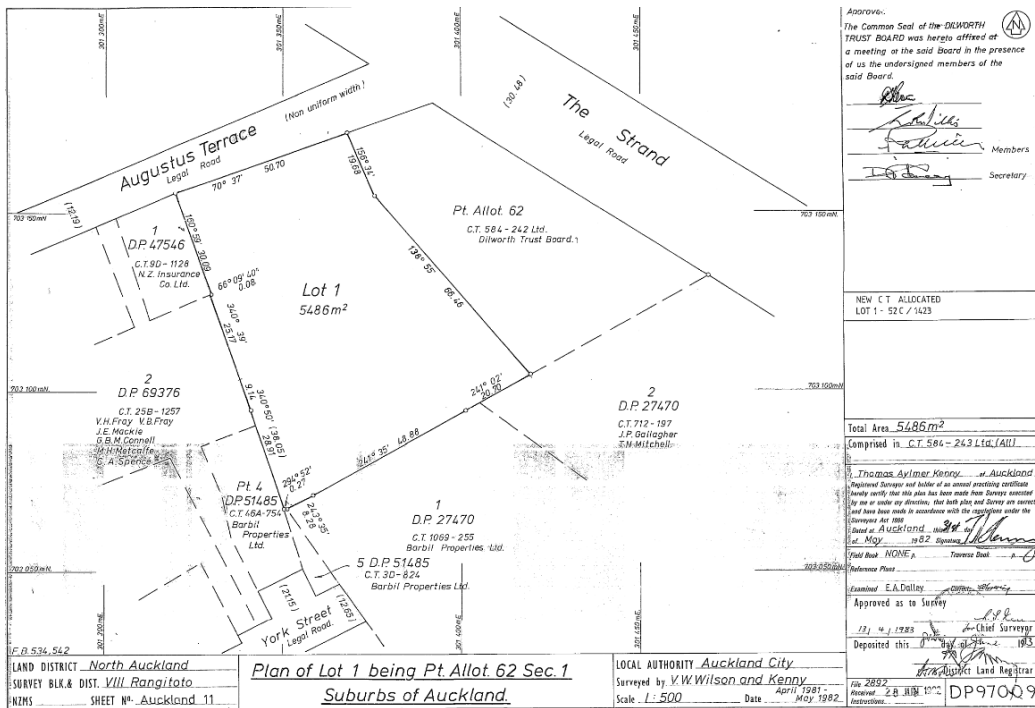


Figure 13. 1982 Deposited Plan DP97009, showing subject site within Lot 1 and portion of land still held by the Dilworth Trust Pt Allot 62 (Quickmaps)



Figure 14. View of the Dilworth Terrace Houses from the common area with the property, looking SW

#### 4.4 Structure

The DTH comprise eight conjoined two-storey and three-storey house units. The terrace is arranged on an approximate east-west axis, with the westernmost unit occupying a corner location adjacent to Augustus Terrace. Each separated unit is organised so that the practical entrance is located at the 'rear' of the building, and accessed from Dilworth Terrace, while the principal elevation addresses the former St Georges Bay and the Waitemata Harbour.

The terraces are constructed of plastered brick, the north-south orientated partition party walls are brick, the internal partitions are timber and the roof is tiled with ceramic 'Marseilles' type tiles, crested with ceramic ridge tiles. The roofline is punctuated by a number of elaborate corbelled brick chimneys.

#### 4.4 Exterior

The principal north elevation features eight gables arranged in a symmetrical 'mirror image' with the division at the central party wall of the terrace. Gables are paired, with four large gables located to the middle two lots, and the end lots, and the smaller gables spaced evenly between. The four larger gables correspond to the three storey houses and the four smaller gables correspond to the two-storey houses. Original drawings may indicate that the harbour elevation was intended to be clad with ashlar, but the existing finish is of plastered and painted brickwork detailed to look like fine ashlar jointing (Figure 15). This appears to be the original finish applied to the houses (D. Ellison pers. comm. 2017).

The north elevation is highly articulated with arched verandah braces and balconies to the upper floor adjacent to Oriel windows. They are arranged in pairs on the smaller gables and

as mirror images on the larger gables. Beneath the oriel windows projecting bays add depth to the ground floor entrance, so that there is a strong contrast of light and shadow.

The four main gables are further articulated with paired double-hung sash windows set within shingle tiles, and the application of half-timbered vertical elements in the apex of the gable end. These upper stories have slight jetties, the soffits of which have exposed beam-ends (Figure 15).

The south elevation on the Dilworth Terrace right of way entrance to the houses is far less ornate than that facing out towards the harbour (Figure 16). The three-storey houses are marked by wide, hipped roofs. The roofs incorporate dormer windows with paired double-hung sashes, again with half-timbered detailing to the gable apex. The rear entrances are generally arranged in pairs either side of the party walls, with some variation to the two end properties at Nos. 1 and 8. Originally the ground floor bays incorporated two double-hung sash windows. As existing there has been some variation to the rear elevation, with the introduction of carports/ garages abutting service wings and introduction of French doors to at least one unit.

The west elevation to No.1 Dilworth Terrace fronts onto Augustus Terrace and was originally modulated with a central porch entrance and dormer window above, flanked by projecting faceted bay windows (Figure 17). The northernmost of these two bays is extended over two stories to reflect the change in ground level and assumes a turret-like aspect.

The east elevation is largely a blank, relieved by the gable-end chimney breast and corbelled chimney stack. A retaining wall and stairway originally provided access to the harbour elevation and gardens.



Figure 15. Existing Northern elevation (bottom) with original Architects' drawing of harbour elevation (top) dated 1899 (Donald Ellison private collection)



Figure 16. Rear S elevation (top) with original Architects' elevation of Dilworth Terrace right of way entrances (bottom) dated 1899 (Donald Ellison private collection)



Figure 17. W Elevation (top) with original Architects' elevation for No. 1 Dilworth, fronting onto Augustus Terrace (bottom), dated 1899 (Donald Ellison private collection)

## 4.5 Interior

Each separate house was originally arranged on a square plan form, with rear 'back-to-back' extensions housing ancillary functions such as the scullery, water closet and wash-house. From the main entrance, located at the 'rear' of the property, principal rooms are accessed by a short hall and cross passage. Internally the original plan form shows strong repetition, as the units mirror one another. A variation to the plan form is provided by No. 1, which has a double bay main entrance fronting Augustus (previously Selwyn) Terrace. Another minor variation are the steps to the east end of No. 8 (Figure 18).

Although several alterations to internal walls and spaces were noted, in general the typical layouts were largely retained or still understandable from the original scheme. The greatest changes have occurred to kitchen and bathroom areas, and to the rear ancillary extensions which are now converted to bathrooms, laundries and garage spaces. Surviving or restored features include ceiling battens and roses to the principal rooms and main hallway, staircases and bannisters, architraves, cornices and skirtings, and double-hung sash windows. In most of the houses chimney surrounds have been reconstructed, although original surrounds survive in No.8 Dilworth Terrace (Donald Ellison pers. comm. 2017).

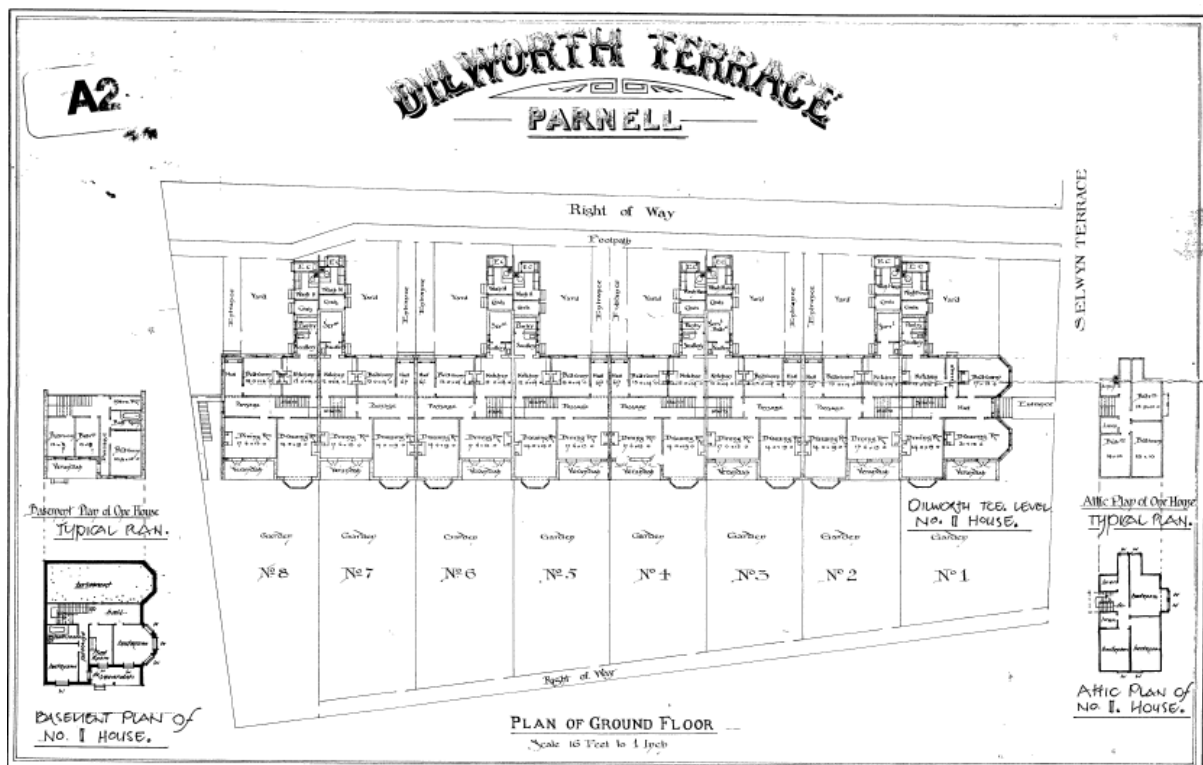


Figure 18. Original floor plan of Dilworth Terrace Houses (Auckland Council Property File)

#### 4.6 Condition and Use

Based on a visual inspection only, the DTH currently appear in very good condition when viewed from the street and internally (where accessed), and are all occupied as private residences. This reflects their original use and social status as domestic residences.

#### 4.7 Summary of Key Features

The following key features are identified:

- The full row of terrace houses, all surviving fabric and features, or restored features, associated with its original construction and internal layout;
- The highly modulated principal (north) elevation, designed to be seen from the harbour itself;
- The west elevation (front elevation of No.1 Dilworth Terrace) designed to be seen from Augustus Terrace;
- Scheduled Norfolk Pine to the east boundary of the site to the north of No. 8 Dilworth Terrace; and,
- The overall layout of the designed gardens and common area.

The following features are modern additions and have no contributing value:

- The rear lane extension interiors, and car ports/garages added to the Dilworth Terrace right-of-way entrances;
- The enclosed garage and pergola structures adjacent to No.1 Dilworth Terrace;
- The enclosed garage structure to the terminus of the lane associated with No. 8 Dilworth Terrace;
- Gate posts to the driveway entrance of Dilworth Terrace;
- Modern skylights to No's 1, 2 and 8 Dilworth Terrace;
- French doors inserted into rear elevation entrances of No's 2 and 5; and,
- Modern internal bathrooms, kitchen fixtures and fittings in all houses.



## 5. COMPARATIVE ANALYSIS

When considering DTH in relation to other similar or related places within the locality or region, a number of comparisons can be made (Appendix 4). The most relevant of these include the:

- historical association of the place with James Dilworth and the Dilworth Trust;
- physical attributes of the place as a Late Victorian row of terrace houses; and,
- architects Edward Mahoney and Sons

The list of places included under each of the following sub-headings can be compared to the subject building either by way of their historical association or physical attributes. The buildings listed are all included in the AUPOP Schedule 14.1 and/or the New Zealand Heritage List/Rārangī Kōrero. Any known values associated with each of the places are listed. It is important to note that the list is not exhaustive and is representative of the research carried out for the purpose of this report only. Photographs and information were derived from various archive records, and Google Streetview, and the photographs are not necessarily a true representation of how the buildings appear today. Generally those properties with domestic characteristics were considered, and it is acknowledged that more targeted research leading to a broader comprehensive comparison with other heritage places may yield further information.

### **Places associated with James Dilworth and the Dilworth Trust Board.**

Three places on the AUPOP schedule of historic heritage have associations with James Dilworth and the Dilworth Trust, which includes the subject property at 1-8 Dilworth Terrace (AUPOP id 1634).

The other two places include the Dilworth Building, Queen Street, Auckland (AUPOP ID 2022, Category A), designed by Gummer and Ford Architects. Also the Dilworth Agricultural School, Manukau Institute of Technology, Otara (AUPOP ID 1347, Category A\*), designed by Richard Atkinson Abbott. Both places have been recognised on the Schedule for their historical associations with James Dilworth and the Dilworth Trust Board. They have also been recognised for their physical and aesthetic values. The Dilworth Building is recognised for its context values, and the Dilworth Agricultural School is recognised for its social values.

The Dilworth Building and Dilworth Agricultural School were constructed at a later date than the subject property. Of the three identified places, only the DTH was constructed during the tenure of the original Dilworth Trustees. This is because James' wife Isabella passed away in 1910, and Sir George Maurice O'Rorke also passed in 1916, the year the Dilworth Agricultural School was constructed. The DTH may therefore be considered to have a closer legacy association with the original Dilworth Trustees.

The Dilworth Building and Dilworth Agricultural School were designed by different architects than the subject property, who are considered to be peers of Edward Mahoney and Sons. They exhibit quasi-public spaces, having a commercial or educational nature, makes DTH's different in its domestic function.

## Places associated with the architects

There are a number of buildings included in both the AUPOP Schedule 14.1 of historic heritage places, and the New Zealand Heritage List/Rārangī Kōrero known to have been designed by Edward Mahoney and Sons. They were prominent regional architects of particular significance in terms of the late 19th century development of Auckland as a metropolitan city. Edward Mahoney and Sons generated a significant body of work in relation to commercial and ecclesiastical buildings, but these have not generally been included in this analysis as they do not invite direct comparison.

The firm's most notable domestic work is the former Pah Homestead (Monte Cecilia), an Italianate villa considered to be one of the finest examples of its type in the country. The building was designed primarily by Edward Mahoney and is several years earlier than the DTH, when the Italianate style was probably at its most fashionable. It is scheduled in the AUPOP as a Category A place, and is recognised for its historical values, social values, physical attributes, aesthetic values and context values. The firm also employed an Italianate style for townhouses at 14 and 16 Symonds Street, Auckland. Both buildings are included on the AUPOP Schedule 14.1 as a Category B place (AUPOP ID 2059); and are recognised for their physical attributes and context values.

The firm employed gothic revival styles in their domestic ecclesiastical commissions, as seen in the St Patrick's Cathedral Presbytery on Wyndham and Albert Streets, which is considered to be of exceptional value as the only surviving 19<sup>th</sup>-century purpose-built Roman Catholic Presbytery in the country. It is scheduled as a Category A place in the AUPOP (ID 2054) and is recognised for its historical values, physical attributes, aesthetic values, and context values, as part of the St Patrick's Cathedral complex.

Architecturally the building which most closely relates to the DTH and was designed by Edward Mahoney and Sons, is the former Rings Road Hospital in the Coromandel (see Appendix 4). It was executed in a vernacular variation of the 'Queen Anne' style and designed at the same time as DTH. It is included in the HNZ List as a Category 2 place and is scheduled in the Thames Coromandel District Plan (Appendix 1.3 ref 17). It is the only other known example of the firm's work executed in the domestic 'Queen Anne' style.

## Victorian and Edwardian terraced houses in Auckland and New Zealand

A thematic review of terraced housing in New Zealand of this period has not been carried out to the best of our knowledge (See Appendix 4). Based on our preliminary analysis a total of ten Victorian or Edwardian terraces (including the subject site) have been identified either on the New Zealand Heritage List/Rārangī Kōrero or included on the AUPOP Schedule 14.1 of historic heritage places. Most of these are found in Dunedin in the South Island, and they reflect the particular historical context and built heritage of that city. They are generally executed in the Italianate style for the grander townhouses, or show influences of Australian Federation style terraces and simple Georgian styles for the more modest examples.

Only two of the identified examples are to be found in Auckland making DTH a regional rare building typology. The transitional terraces on Great North Road (AUPOP ID 1677) are much more modest and vernacular in scale and form. The former 'Doctors Houses' at 25-29 Symonds

Street are contemporary with the DTH. They are scheduled as a Category B place (AUPOP ID 2061) and recognised for their physical attributes, aesthetic values and context values. Similarly to the DTH, they are recognised as a Category 1 place in the New Zealand Heritage List/Rārangī Kōrero.

The former 'Doctors Houses' are similarly designed in the Jacobean Revival or 'Queen Anne' style to the DTH. They are constructed with fine polychrome brickwork which seems closer to the original intention of the DTH indicated on the original architectural drawings. However, they lack the carefully constructed symmetry of the Dilworth Terrace Houses. Their setting and context differs from the DTH, in that they were built in a fully urban environment within the street grid pattern and as was typical in Auckland they are orientated to address the street. In contrast, DTH was positioned on a cliff deliberately orientated to face the harbour and to form a landmark on Auckland's waterfront.

A thematic review of the New Zealand 'Queen Anne' style has not been carried out to the best of our knowledge and this further adds to the value of DTH in future comparative research. It is evident that the DTH reflects many of the characteristics associated with terrace housing and the 'Queen Anne' style, popular at the turn of the 19<sup>th</sup> and 20<sup>th</sup> centuries and championed by the British Architect Richard Norman Shaw. DTH reflects a blend of Shaw's interpretation of the 'Arts and Crafts' or 'domestic revival' vernacular, and his 'Queen Anne' style which he commonly used in more urban environments (Figure 19). However, the influence of American and Australian 'Queen Anne' can be also be seen at DTH in the use of exposed beam ends, verandahs, projecting oriel windows and staggered gables.



Figure 19. Richard Norman Shaw's Grim's Dyke, Harrow, and Lowther Lodge, Kensington (Wikimedia Commons)

## 6. STATEMENT OF SIGNIFICANCE

### 6.1 Assessment Criteria

In the provisions of the Auckland Council AUPOP, a methodology for assessing historic heritage significance has been developed using a 'values-based' approach (Auckland Council 2013). The following criteria are assessed as having no, little, moderate, considerable or exceptional value, at a local, regional, or national level, to establish historic heritage significance (AUPOP Chapter B: 5.2.2):

- a) historical
- b) social
- c) Mana Whenua
- d) knowledge
- e) technology
- f) physical attributes
- g) aesthetic
- h) context

Sites assessed as having at least one criterion of 'considerable local value' meet the threshold for inclusion in the AUPOP Schedule of Significant Historic Heritage Places (Schedule 14.1).

The following evaluation has been written in accordance with the Methodology for Evaluating Historic Heritage Significance produced by Auckland Council (Version 7.5, 2014).

## 6.2 Heritage Significance Evaluation

### (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.*

DTH are part of a group of places in Auckland associated with the legacy of James Dilworth, an important Auckland settler and business leader of the later 19th century. James Dilworth was one of the founding members of the Auckland Savings Bank and remained a trustee of that bank right up to his death in 1894. He was also a member of the Church of England Diocesan Trust Board and a member of the Auckland Provincial Council.

DTH are strongly associated with the Dilworth School and the Dilworth Board of Trustees, which was an institution that played a significant role in the history of 20th century philanthropy in Auckland. New Zealand never developed a strong tradition of private philanthropy - those philanthropic trusts that did come into existence were valued all the more because of their scarcity<sup>60</sup>. Probably best known in Auckland are the philanthropic works of Sir John Logan Campbell Residuary Estate, including Cornwall Park, and the Sir John Logan Campbell Free Kindergarten by Victoria Park. Others include the Mackelvie Trust (Auckland Art Gallery), and the Costley Trust which established hospital blocks at Greenlane and Auckland as well as a training institute at Carlile House, Richmond Road. There are perhaps half-a-dozen other examples that are reasonably well-known, such as the Wilson Home in Takapuna or the Leys Institute (R Bollard pers. comm 2018).

The Dilworth School mission statement today still expresses this legacy “...to support, educate and train as many boys from backgrounds of hardship as possible, so that they can reach and maintain their full potential and become good and useful members of society”<sup>61</sup>. The welfare state (as we know it) did not come into existence until the Savage labour government of 1935 and the 1938 Social Security Act, which is why the work of the trust was so important at the time of its inception. The DTH is the only physically surviving place associated with the origin of the Trust and its legacy.

DTH are associated with a number of community leaders of the time. The original board of trustees included James’ wife Isabella Dilworth, Robert Hall, Rev William Beatty (warden at St John’s College and vicar at St Mark’s, Remuera), Rev George MacMurray (vicar of St Mary’s Cathedral), William Gardner and Sir George Maurice O’Rorke (MP). There were a number of notable early inhabitants of DTH. This included the photographer Henry Winkleman, whose images of life in New Zealand in the 19th and early 20th centuries form a substantive body of work that is of national importance and included pictures of the DTH.

Although initially built for the well-off members of society, after World War II DTH became run-down, overcrowded and notorious. Some 300 persons are believed to have been crammed into the terrace at that time and it became known as the worst slum in Auckland. In 1965 in

<sup>60</sup> <https://teara.govt.nz/en/voluntary-welfare-organisations/page-3>, accessed 11/12/2017

<sup>61</sup> [www.dilworth.school.nz/about-us](http://www.dilworth.school.nz/about-us), accessed 11/12/2017

the face of a threatened demolition order by the City Council, the buildings were renovated into 28 flats in order to reduce the total number of inhabitants. The houses were then restored, following widespread gentrification of Auckland's central suburbs from the 1970s and 1980s. The building reflects a socio-economic pattern in domestic housing, widely experienced throughout Auckland, and is therefore associated with this regional theme in the historical development of Central Auckland.

Heritage New Zealand is the leading national historic heritage agency and have listed DTH as a Category 1 place in recognition of its *special or outstanding* significance in relation to historical values (No. 567).

Overall the Dilworth Terrace Houses are considered to be of **exceptional** historical value in the **region**.

### **(b) Social**

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

DTH plays an important role in defining the northern 'rise' towards Parnell and have been a distinctive 'community marker' in their own right for over 115 years. The Parnell Historical Society formally submitted that DTH should be recognised as a 'Category A' historic heritage place during the Proposed Auckland Unitary Plan submission. The building is held in high esteem for its historic heritage values by the current residents, one of whom was involved in their original restoration and who also now supports the notion that DTH should be more highly recognised (D Ellison pers. comm. 2017). The DTH also have social interest through their association with the Dilworth Trust, Dilworth School and James Dilworth, reflecting a 19<sup>th</sup> century form of privately established social philanthropy that is now rare.

At a regional level DTH is formally identified as a point of interest for visitors to the Central Auckland Foreshore Heritage Walk. For over 20 years the views towards DTH have been protected for the benefit of the public and for some this view will now form part of a collective memory, which at present is not quantified. Views of important landscapes, landforms, seascapes and buildings have been protected around Auckland to manage the "potential loss of important visual landmarks within the City" (City of Auckland District Plan Central Area section, para 10.14.1, 2004). This was in recognition of their value to residents and visitors, as well as their scenic amenity and heritage value, which contributes to the character of the City (ibid).

Overall the Dilworth Terrace Houses are considered to have **moderate** social value in the **region**.

### **(c) Mana whenua**

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

An assessment of Maori cultural values is not undertaken, as it is for tangata whenua to determine whether the place has any special meaning to them.

The historical association of the general area with the tangata whenua is evident from the recorded sites, traditional histories and known Maori place names. Reportedly the Maori name for St George's Bay is Te Wai O Taikehu: "Taikehu, ancestor for the ancient Ngai Tai tribe, arrived aboard the famed Tainui waka, naming a number of places in the region including the three peaks of Rangitoto, Nga Tuaira a Taikehu, the 'dorsal fins of Taikehu'" (Salmond Reed Architects: 2011: 4). Formerly the coastal headlands or points along the harbour were used by Maori as pa (ibid: 3). The bays provided abundant food and the harbours were part of an extensive water based transport system (ibid).

Presently the DTH themselves are not recognised as a place of value or significance to mana whenua (AUPOP Schedule 14.1).

**Not assessed.**

**(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 DTH are an early and unusual building typology, meaning there is some potential to add to our knowledge of terrace housing in New Zealand through further thematic and comparative study. DTH have undergone several phases of alteration and restoration since their original construction (between 1899 and 1900), however a substantial degree of early fabric survives. Detailed study of the buildings themselves can provide some information on construction techniques and architectural details employed in New Zealand in the Late Victorian and Early Edwardian Period.

As the greater part of the DTH were constructed before 1900 they have been recorded as an archaeological site on the New Zealand Archaeological Association (NZAA) database. DTH meet the definition for an archaeological site (HNZPTA 2014: Section 6) and are therefore protected under the Heritage New Zealand Pouhere Taonga Act 2014. DTH have some potential to demonstrate, through archaeological investigation methods, the construction techniques employed in the late 19th century, as well as the living arrangements of the middle and upper classes at this time. They can also demonstrate the changing fortunes and social history of the buildings' inhabitants over the last 115 years, as well as wider patterns of social geography and socio-economics experienced by Aucklanders in the 20th and early 21st centuries.

Being privately owned, DTH have limited potential for on-site educational activities. However, off-site interpretation, such as Auckland Foreshore Heritage Walk, and viewing places, such as from Quay Street and The Strand do currently exist. There is significant opportunity to improve public engagement with DTH as they are visible from certain parts of the road, footpaths and cycle ways, to high numbers of people who frequent Quay Street and The Strand. DTH is visible from the waterfront, harbour (ferries and boats), as well as Devonport. DTH has the potential to play an important role in enhancing public understanding and

appreciation of historical themes in relation to the pre-European coastal environment, early settlement, land reclamations, Auckland's waterfront built heritage and the development of the railway and ports.

Overall, the place has **moderate** knowledge value associated with the **region**.

### (e) Technological

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

The DTH are a good representative example of Late Victorian and Edwardian construction techniques. In a New Zealand context the DTH is a relatively high status and uncommon domestic building typology, however the terrace house typology is a common structure in places throughout the United Kingdom and settlers will have brought this technical building knowledge with them. Surviving original fabric can provide information on the typical methods and materials used for the time, however there are no identified features or fabric that could be considered to represent new or unique technologies or techniques for the period.

DTH has a timber and brick structure, with external stucco treatment in fine ashlar pointing to resemble masonry units. In England the 'Queen Anne style' is usually executed in red brick with masonry detailing, however an ashlar finish is not unorthodox. The use of ashlar-decorated plaster may have related to construction costs rather than a technological or material constraint, or a deliberate design choice based on the desired aesthetic.

Overall, the place has **little** technological value associated with the **region**.

### (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.*

DTH are the work of the regionally notable architectural firm of Edward Mahoney and Sons (Thomas Mahoney), who were responsible for designing some of Auckland's most significant Victorian and Edwardian buildings. Within their recognised body of work, the DTH represent an unusual and valuable example of domestic housing executed in the 'Queen Anne style'. Regionally there are five other domestic residences by the architects. Nationally approximately half-a-dozen domestic houses are recorded on the New Zealand Heritage List as having been built to their designs. None of these other examples are terraces.

The DTH have exceptional physical attributes as a nationally rare example of large and spacious Queen Anne Style terrace housing built 1899-1900, making them unique. DTH is one of just two terrace houses of comparable age, architectural quality and scale identified in Auckland through the comparative research, the other being at 25-29 Symonds Street.

DTH are unusual when compared to other terraces nationally. They were deliberately designed in a form reminiscent of fashionable English coastal towns facing out to the harbour, rather



than the usual single-pattern architectural form facing the street more commonly found in New Zealand examples, such as in Dunedin.

Although run down from c.1915-1960, the houses have been restored and are a good representation of its unusual type, style, method of construction and use of materials. Key aspects include the asymmetrical but rhythmic design stepping down the slope towards the cliff edge, arched verandahs and shingled gables, exposed rafters to projecting beam ends, Marseilles terracotta tile roofs with varying slopes, dormers and gables, exposed brick chimneys, oriel windows, gable timbering and verandah/balcony tracery, and double-hung sash windows. The main structure is stuccoed brick with timber finework.

Heritage New Zealand has listed DTH as a Category 1 place in recognition of its *special or outstanding* significance in relation to architectural values.

Overall, the place has **exceptional** physical attribute value associated with the **nation**.

### **(g) Aesthetic**

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

The DTH have exceptional aesthetic value as an exemplar of 'Queen Anne Style'. They have very strong visual appeal that exemplifies past aesthetic taste. For example, the building has many picturesque qualities in the formal arrangement and rhythm of its architecture, juxtaposed against the natural vegetation and landform of the Parnell cliff edge. DTH were very grand in scale for domestic houses of the period, and would have dominated the scattered villas and modest cottages along Auckland's waterfront. They would have been the most recognisable landmark building at this location at least until the construction of the Auckland War Memorial Museum a generation later. Today DTH is the only distinctive Victorian domestic building that is recognisable from this area of the waterfront.

DTH is a highly prominent visual landmark deliberately designed to be seen and celebrated from St George's Bay, the harbour and the North Shore. Their design reflects the English seaside tradition of siting houses on a rise with a main garden facade overlooking the coastal view. Rows of multi-storey housing facing the sea were a feature of English coastal towns from the 18th and 19th centuries, but generally were not found in the colonies<sup>62</sup>.

Following the reclamations and development of the port, DTH have remained a familiar sight on the Parnell cliff for 117 years. This landmark value is recognised formally through the establishment of the Auckland Unitary Plan Dilworth Terrace Houses View Protection Plane and its predecessors in Legacy District Plans, which has maintained the visibility of the buildings over the past twenty five years.

Heritage New Zealand as the leading national historic heritage agency and have listed DTH as a Category 1 place in recognition of its *special or outstanding* significance in relation to townscape significance values (No. 567).

---

<sup>62</sup> Heritage New Zealand List information – List no.567

Overall, the place has **exceptional** aesthetic value associated with the **region**.

### **(h) Context**

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

The setting of DTH includes the natural topography of the Parnell cliff edge, which is a significant remnant of the former Auckland coastline prior to reclamation. This is complemented by other natural heritage values, such as the mature pohutukawa at Augustus Steps, and exotic species such as the scheduled Norfolk Pine, which frame either end of the terrace row. The context value of the DTH as a reference point for past ways of living before the reclamation of St Georges Bay and development of the railway and the port, is recognised through their inclusion as a place of interest on the established foreshore heritage walk for Central Auckland.

From viewing points at The Strand, The Strand Overbridge, Tamaki Drive and Quay Street, DTH can be seen in association with several other historic heritage places of considerable or exceptional significance. This forms a significant townscape, including the Auckland War Memorial Museum, the New Zealand Loan and Mercantile Wool Store at 121-125 The Strand, and the former Auckland Central Railway Station. Other historic (but unscheduled places) such as the 20<sup>th</sup> century industrial buildings along The Strand and the signal box and rail yards are present as well. DTH can also be experienced in relation to the modern harbour edge, the Ports of Auckland, Tamaki Drive/Quay Street, and more modern unscheduled landmark architecture such as the Auckland Sky Tower and the CBD skyline.

This wider townscape setting, which includes DTH, demonstrates the historical development of Auckland today. DTH are the last surviving domestic building from the earlier period of settlement within St George's Bay. The significance of the DTH as an example of Victorian Auckland was recognised in early academic works on the subject such as *Victorian Auckland* (Stackpoole J, & J Fields; 1973).

DTH have a non-contiguous contextual connection to the Dilworth School and places associated with James Dilworth and the historical Dilworth Trust Estate.

Overall, the place has **considerable** context value associated with the **region**.

### 6.3 Table of Historic Heritage Values

The following table summarises the assessment value of the place in relation to each of the criteria and the context which it has value, i.e. local, regional, national.

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

## 6.4 Summary Statement of Significance

Dilworth Terrace Houses has exceptional historical value for its association with important themes in the history of the region; representing the development of domestic housing and its use over time, socially and economically. Additionally, it is associated with James Dilworth and the Dilworth Trust, an early European settler, and institution, of regional importance in the history of Auckland, and with Henry Winklemann – a photographer whose body of work is of national importance.

The place has exceptional physical attributes value as a highly intact and nationally rare example of domestic architecture in the terrace house typology, constructed in the Queen Anne Style to designs by one of the most influential architectural firms of Victorian and Edwardian Auckland, Edward Mahoney and Sons. The design is a rare residential example of the work of notable local architect Thomas Mahoney, and can be seen to retain a high degree of authenticity when compared to his original plans of 1899.

Dilworth Terrace Houses has exceptional aesthetic value for its visual and evocative qualities as an intact terrace house that exemplifies a Late Victorian aesthetic taste. It is a 117 year old visual landmark. DTH was deliberately designed to be seen from the waterfront and is now visible on the approach to central Auckland from Tamaki Drive/Quay Street/ The Strand and from the harbour. It is the only visible and recognisable Victorian domestic building within the context of the CBD that can be seen from the water and from the North Shore.

The place has considerable context value for the contribution it makes to the extensive townscape in this part of Auckland, including a number of other significant heritage buildings and natural heritage elements. This group of inter-related places collectively form part of a wider heritage landscape that tell 'the story of Auckland City', such as the former landscape, early European settlement of Auckland, reclamation of the harbour, development of the railways and the port. It also has non-contiguous contextual associations with the Dilworth family homestead in Remuera, the Dilworth Trust, and the legacy of James Dilworth.

Dilworth Terrace Houses has a moderate knowledge value for its archaeological potential to demonstrate Late Victorian construction techniques, as well as the social organisation and domestic environment of 'middle class' Aucklanders at the advent of the 20<sup>th</sup> century. They can demonstrate the changing fortunes and social history of the buildings' inhabitants over the last 115 years, and have regional educational value as a point of interest on the Foreshore Heritage Walk.

The place has moderate social value as a place of interest to the local community and within the wider context of the Central Auckland historical foreshore trail. They have a special interest to local heritage groups, and have been a distinctive 'community marker' in their own right for over 115 years.

Dilworth Terrace Houses has little technological values and the mana whenua values were not assessed.

In summary, Dilworth Terrace Houses is considered to be of exceptional historic heritage significance to the region and meets Auckland Council's threshold for scheduling as a Category A historic heritage place.

## 6.5 Overall Significance

Overall, The Dilworth Terrace Houses is considered to have **Exceptional** historic heritage value both within the **region** and **nation**, based on the criteria discussed.

Category	Heritage Values	Extent of place	Interior Protected	Exclusions
A	(a), (f), (g), (h)	All that land contained within the certificate of title boundary	Yes	Modern garage extensions to rear of properties. Interior bathrooms, kitchens and interior of rear extensions as these have been subject to considerable alteration previously.

## 6.6 Extent of place

The identified extent of the place's significance is the area that is integral to the function, meaning and relationships of the place. The strong relationship between Dilworth Terrace Houses and its historical curtilage, delineated by the CT boundary, reinforces the place's historic heritage significance. The extent of place therefore encompasses the entirety of the property as defined in the legal description, and this is reflected in the notified extent of place (Figure 20).



Figure 20. Existing extent of place as notified, shown with hatched purple overlay (source: Auckland Council AUPOP viewer 2017)

## 7. RECOMENDATIONS

Based on the preceding evaluation, the following recommendations are made:

- The place meets the threshold for scheduled historic heritage place as a Category A Historic Heritage Place;
- The heritage values which meet the threshold of considerable or exceptional value are the historical values, physical attributes, aesthetic values and context values;
- The overall significance of the place is exceptional at a regional and national level; and,
- The currently defined extent of place is appropriate to understanding and illustrating the historic heritage values associated with the place.

### **Author**

Adina Brown  
John Brown  
Director Plan.Heritage Ltd.

### **Date**

16/02/2018

### **Peer Review**

Richard Bollard  
Salmond Reed Architects

### **Date**

22/12/2017

**BIBLIOGRAPHY**

- Auckland Council 2014. *Methodology for Evaluating Historic Heritage Significance*. Version 7.5. September 2014.
- Auckland Council 2013. *Template for Evaluating Historic Heritage Significance*.
- Brown. A 2012. *Dilworth Terrace Houses Protected View Plane: Baseline Analysis of Heritage Significance*. Auckland Council report prepared for Auckland Council Environmental Strategy and Policy Group.
- Cyclopedia of New Zealand, Vol 2, 1902*, pp. 340-341;
- Heritage NZ. 2006b. *Guidelines for the Investigation and Recording of Buildings and Standing Structures*. Archaeological Guidelines Series No. 1. New Zealand Historic Places Trust Pouhere Taonga (now Heritage NZ).
- ICOMOS, 2010. *ICOMOS New Zealand Charter for The Conservation of Places of Cultural Heritage Value*. ICOMOS NZ
- Kerr, Semple J. 2013. *The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*. National Trust of Australia, Sydney, 7th Edition
- Matthews & Matthews Architects. June 2012. *Quay Park Historic Heritage Area Assessment*. Prepared for Auckland Council.
- Salmond Reed Architects. October 2011. *The Auckland Waterfront Heritage Study*. Prepared for Waterfront Auckland.
- Shaw. P. 1991. *New Zealand Architecture: From Polynesian Beginnings to 1900*. Hodder & Stoughton.
- Stackpoole J, & J Fields; 1973. *Victorian Auckland*. John Mcindoe Publishers
- Wises New Zealand Post Office Directory, Auckland

**Auckland Council Archives:**

Auckland City District Scheme – Central Railyards –Dilworth Terrace Houses, AKC 013 PN-1002-011G, ID 552370, Auckland Council Archives

**Archives New Zealand:**

Crown Grant, 1842  
 Deeds Index 2A.1435  
 Deeds Index 1G.37, BAJZ 23663 A1660 R22764307  
 Deeds Index 1A.500, BAJZ 23662 A1660 R22764169, Archives New Zealand  
 Deeds Index 2A.1435, BAJZ 23662 A1660 R22764212, Archives New Zealand  
 Deeds Index 2A.1435  
 Electoral rolls

**Heritage New Zealand:**

Heritage New Zealand files (1973). *Information from Trust Board minutes*, as provided by A J Hutchinson to C Brockie, letter dated 1 June 1973

Heritage New Zealand files (1989). *Building Classification Committee Report*: NZ Historic Places Trust

New Zealand Historic Places Trust (now Heritage New Zealand) (1989). *Dilworth Terrace Houses* listing report: accessed at [www.heritage.org.nz/the-list/details/567](http://www.heritage.org.nz/the-list/details/567)

**Land Information New Zealand:**

NA 584/243, LINZ records  
 NA584/283, LINZ records  
 NA 52C/1423, LINZ records

**Legislation and plans:**

Resource Management Act 1991  
 Heritage New Zealand Pouhere Taonga Act 2014  
 Auckland Council 2017. The Auckland Unitary Plan Operative in Part.  
 Auckland Council 2012. The Auckland Plan  
 Auckland Council Site Pack, including the legacy District Place score sheets and Auckland Council Unitary Plan 'rollover' values inventory  
 Relevant Auckland Council Unitary Plan submissions and evidence relating to Topic 032 (Heritage Schedules) and Topic 050 (City Centre)  
 Auckland Council Property Files  
 Auckland Council GIS Viewer  
 Legacy Central Area District Plan and Auckland Unitary Plan historic heritage schedules (Schedule 14.1)  
 Planning Tribunal Final Determination on Dilworth Terrace Houses Protected View Plane (decision No A30/92)

**Newspapers:**

*Auckland Star*, Advertisement, 6 July 1899, p. 12(8)  
*Auckland Star*, 17 April 1900, p. 2  
*Auckland Star*, 21 March 1917, p. 12(1)  
*Auckland Star*, 3 March 1898, p8(4)  
*Auckland Star*, 13 April 1920, p. 4;  
*Auckland Star*, Obituary, 24 December 1894, p. 2  
*Auckland Star*, Obituary, 23 August 1929, p. 9  
*NZ Herald*, Advertisement, 23 January 1904 p. 3(6)  
*NZ Herald*, 29 March 1938, p. 14  
*NZ Herald*, 5 June 1982, Section 2, p. 2  
*NZ Herald*, 24 September 1919, p. 16(3)  
*NZ Herald*, 24 May 1900, p. 8  
*NZ Herald*, 3 August 1899, p. 4  
*NZ Herald*, 11 January 1899, p. 5  
*NZ Herald*, 27 December 1894, p. 5  
*NZ Herald*, Obituary, 3 November 1925, p. 14  
*NZ Herald*, Obituary, 1 February 1927, p. 12  
*NZ Herald*, Obituary, 8 November 1944, p. 6  
*Poverty Bay Herald*, 14 January 1907, p2

**Websites:**

Auckland Council Cultural Heritage Inventory, accessed at



<http://maps.aucklandcouncil.govt.nz> and <https://chi.org.nz>.

New Zealand Archaeological Association ArchSite Database, accessed at <http://www.archsite.org.nz>.

Heritage New Zealand Pouhere Taonga List, accessed at <http://www.historic.org.nz>  
*Dictionary of Irish Architects, 1720-1940*, [www.dia.ie/architects/view/3223/LOUCH-FITZGIBBON](http://www.dia.ie/architects/view/3223/LOUCH-FITZGIBBON)

Blain Biographical Directory of Anglican clergy in the South Pacific (updated 2016), via Te Ara, [teara.govt.nz](http://teara.govt.nz)

'Our History', Cairns Slane website, [www.cairnsslane.co.nz](http://www.cairnsslane.co.nz)

Vivien Edwards, 'Winkelmann, Henry', first published in the Dictionary of New Zealand Biography, vol. 3, 1996. Te Ara - the Encyclopaedia of New Zealand

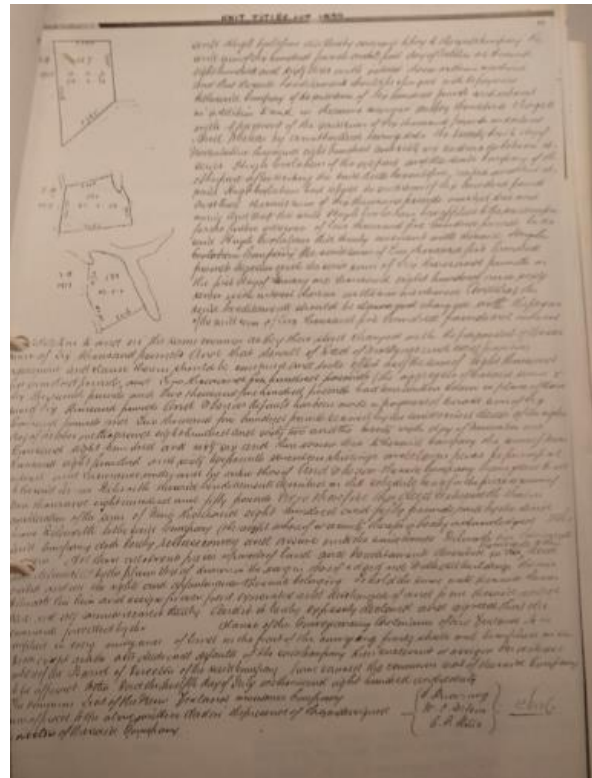
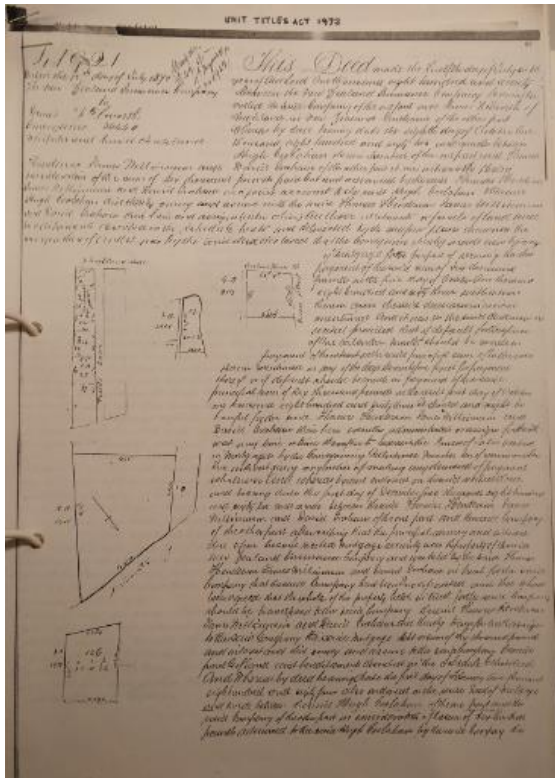
<https://teara.govt.nz/en/biographies/3w25/winkelmann-henry> (accessed 17 September 2017)

Peter Shaw, 'Mahoney, Edward and Mahoney, Thomas' first published in the Dictionary of New Zealand Biography, vol. 2, 1993. Te Ara - the Encyclopaedia of New Zealand, <https://teara.govt.nz/en/biographies/2m26/mahoney-edward> (accessed 16 September 2017)

John McLean, 'McLean, Neil', first published in the Dictionary of New Zealand Biography, vol. 3, 1996. Te Ara - the Encyclopaedia of New Zealand, <https://teara.govt.nz/en/biographies/3m27/mclean-neil> (accessed 16 September 2017)

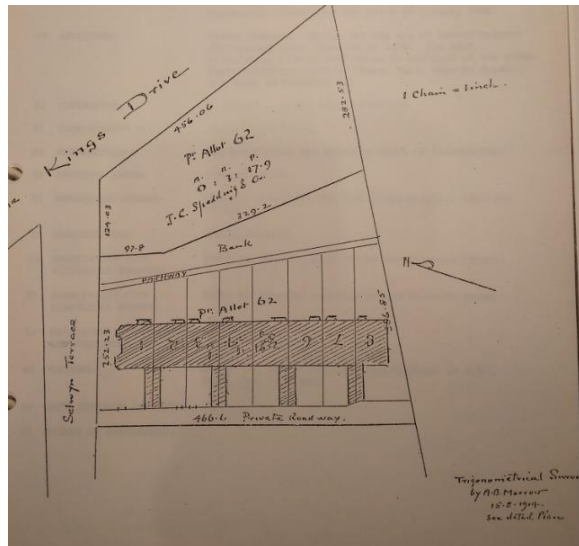
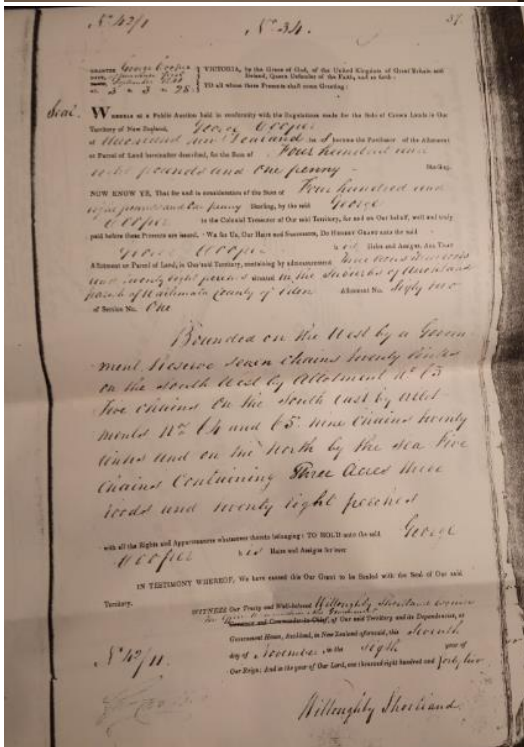
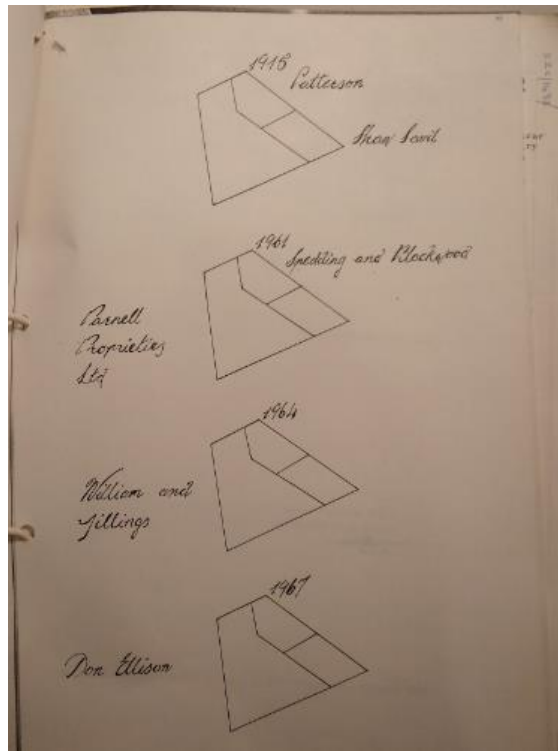
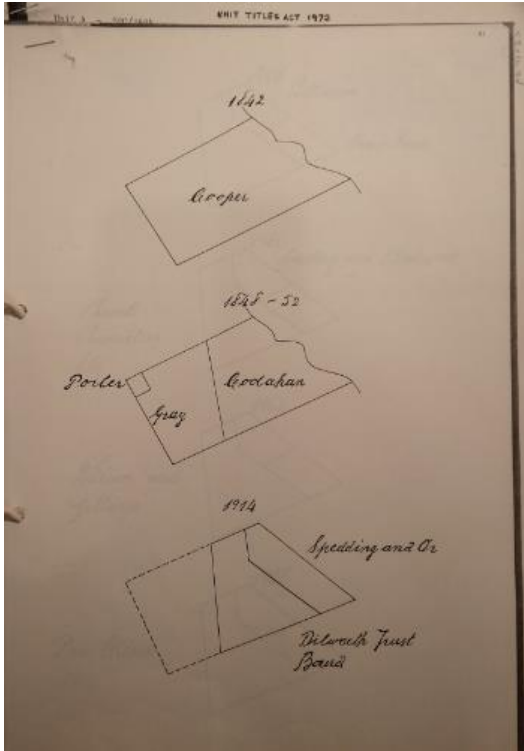
Text of obituary provided by enquirer, Rootschat.com

APPENDIX 1: SUPPLEMENTARY HISTORICAL INFORMATION

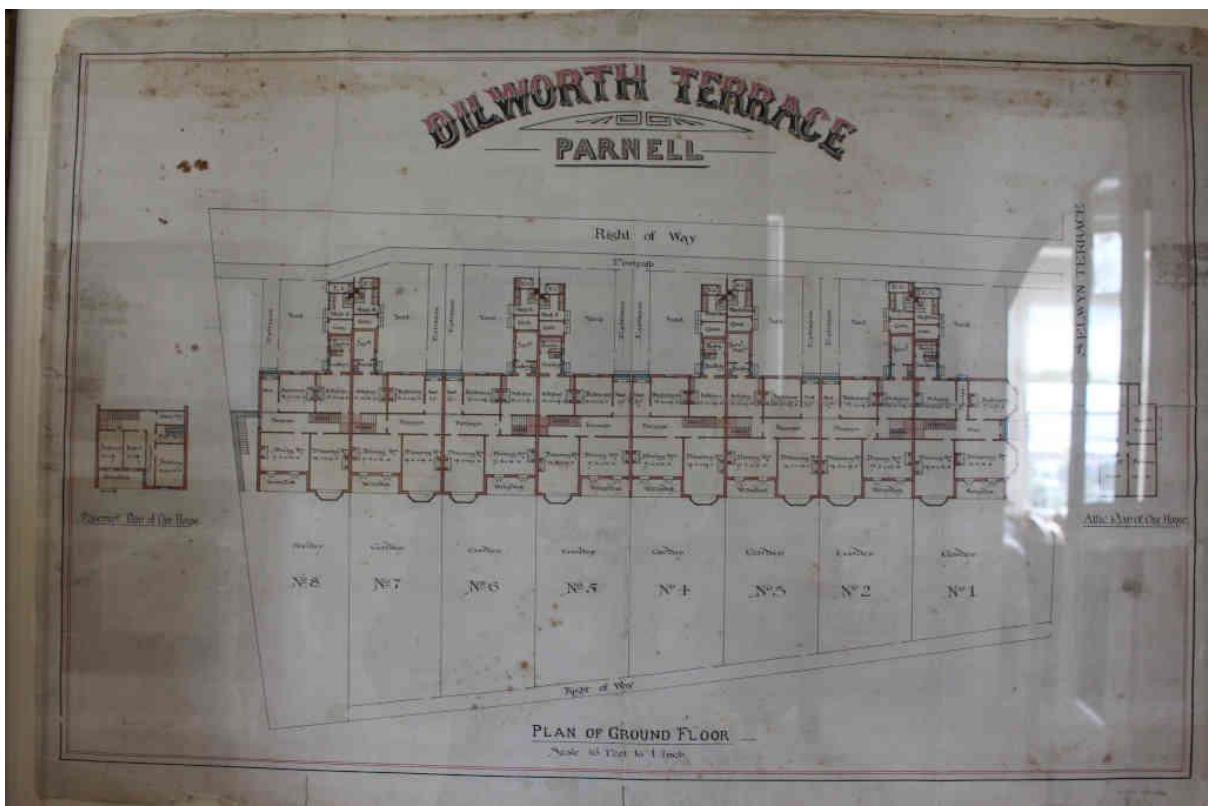
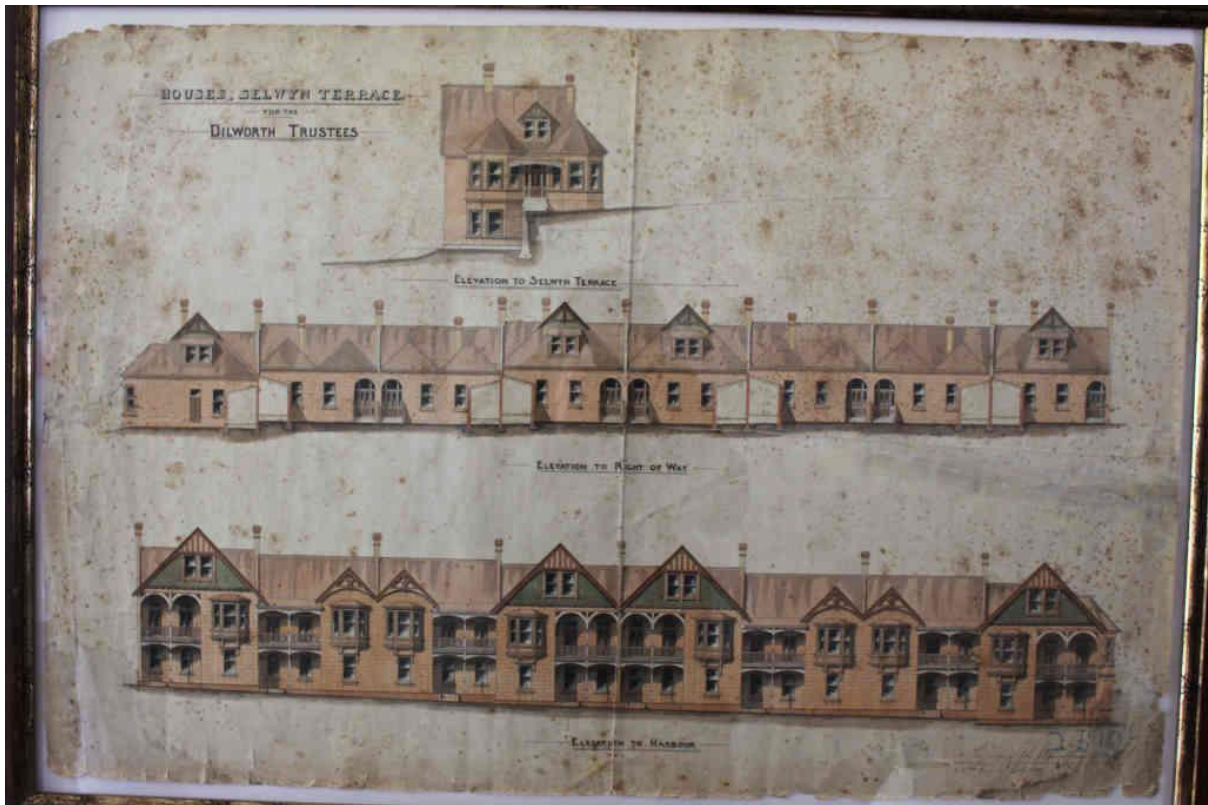


Serial	Depth of Interest	Date of Interest	Name of Interest	Particulars	Area (sq. ft.)	Area (sq. m.)
24	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
25	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
26	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
27	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
28	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
29	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
30	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
31	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
32	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
33	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
34	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
35	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
36	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
37	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
38	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
39	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
40	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
41	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
42	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
43	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
44	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
45	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
46	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
47	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
48	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
49	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7
50	11.11.1972	2742	Diw...	Diw...	7 248 174	33 7

Serial	Depth of Interest	Date of Interest	Name of Interest	Particulars	Area (sq. ft.)	Area (sq. m.)
15.6.1961	Lease		Diw...	Diw...		28410
4.9.1964	Lease		William & Gillings to D.J. Ellison	Diw...		A 29873
18.9.1964	Name change		N & T to Elizabeth Holdings Ltd	Diw...		A214197
15.11.1967	Lease		E.M. Ltd to D.J. Ellison	Diw...		A237638
16.8.83	Transfer		Diw...	Diw...		B2062581
17.8.1983	Plan Dept		U.N. Plan Dept	Diw...		B2062585
17.8.1983	Transfer		Ellison to D. Bolt	Diw...		B3574783
3.12.1984	Transfer		Ellison to R.T. Johnson	Diw...		B4048723
22.4.1985	Transfer		Ellison to D.K. Boyd	Diw...		B4444442
6.8.1985	Transfer		Bolt to E.N. Thomas	Diw...		



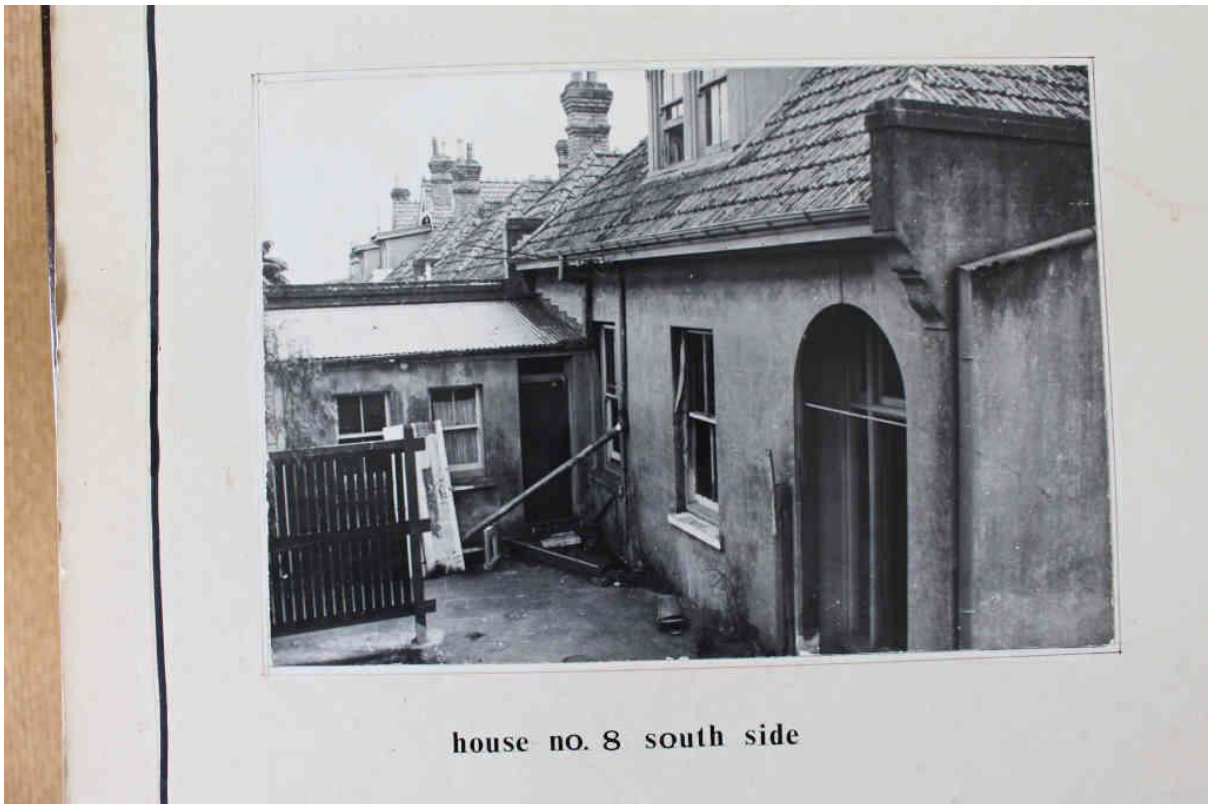
Original plans and elevations (courtesy of Donald Ellison)



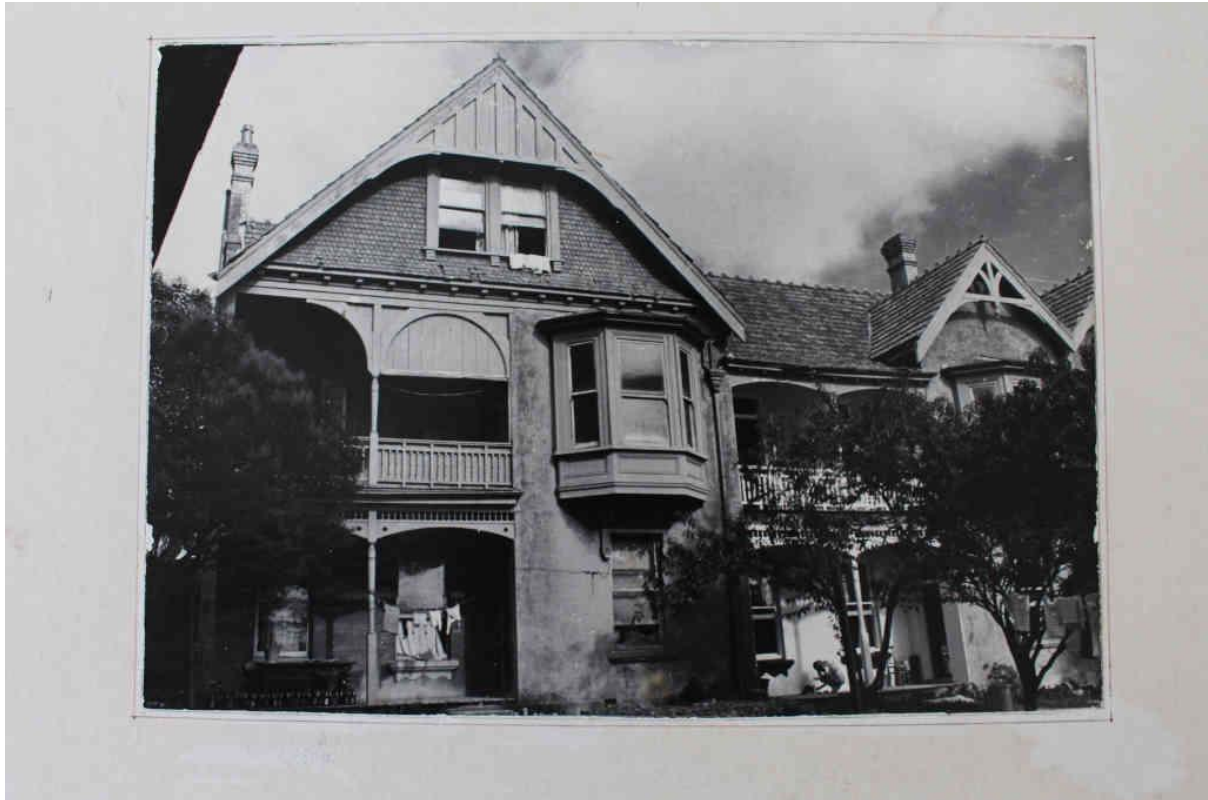
Prior to Renovation in the 1960s – tenant family (D Ellison Pers. comm. 2017)



Prior to renovation 1960s (D Ellison Pers. comm. 2017)



house no. 8 south side



House no. 8 north side



**from gladstone rd. late 1964**

## APPENDIX 2: SITE RECORD FORMS

## Auckland Council Cultural Heritage Inventory

## CHI places results

Wednesday, September 20,  
2017

CHI Places Number	2537	NZAA Site Number	
NZMS 260 map number	R11	Date of visit	
NZMS 260 map name	Auckland	Type of site or area	BUILDINGS-APARTMENTS
NZMS 260 map edition	Edition 1 1981	Name	Dilworth Terrace Houses
<b>Grid references</b>			
NZMG Easting:	2669100	NZMG Northing	6482000
GPS Easting		GPS Northing	
NZTM Easting	1758675	NZTM Northing	5920288
Grid Reference Source		GIS Calculated	
<b>1. Aids to relocation of site (attach a sketch map):</b>			
<i>In this section just enter the key location details, from closest to furthest from the site e.g. Home Bay; Motutapu Island; Hauraki Gulf; Auckland City. Enter the specific details about how to get to the site at the beginning of the DESCRIPTION field.</i>			
1-8 Dilworth Terrace   Parnell			
<b>NZAA Record Status identify how comprehensive record is (e.g. Brief or Detailed) and whether any location maps or site sketch plans are attached.</b>			
<b>2. State of site and possible future damage:</b>			
<b>3. Description of site (&lt;i&gt;supply full details, history, local environment, references, sketches, etc. If extra sheets are attached include a summary here&lt;/i&gt;)</b>			
<b>Additional Notes:</b>			
The Dilworth Terrace Houses were built in 1899 by the Dilworth Trust Board, which was established by the prominent settler James Dilworth. They were designed by Thomas Mahoney, a prominent Auckland architect, who also designed the Customhouse, the Pah (Monte Cecilia) and the Church of the Holy Sepulchre in Khyber Pass.  The houses have had a varied and colourful history. They were originally known as 'Nob Hill' because they were large and spacious and were rented out to affluent people, including several well known personalities. As the city expanded, however, St Georges Bay was reclaimed and railway tracks were installed directly below the houses, and the houses became less desirable. They slowly became occupied by less affluent people and by the end of World War II the houses were overcrowded and run down. During the 1950s and 1960s, the houses contained over 3 hundred people, who			

were mostly unemployed or outcasts, including prostitutes, drug dealers and abortionists. The houses were considered to be the worst slums in Auckland and the street became known as 'Easy Street'. In 1965 a health inspector declared the houses unfit to live in and the Auckland City Council put a demolition order on them.

A young architect, Don Ellison, saw great architectural merit in the houses and bought them in 1966. Ellison reduced the number of flats to 28 and maintained the buildings for 16 years to prevent them from being demolished. In 1982 he raised one million dollars and embarked on a project to restore the houses to their original condition. The original timbers, ornate carvings and kauri floors were uncovered and the replacement fittings were traced in demolition yards or bought to order. The flats are now occupied by affluent, professional people once again.

The Dilworth Terrace Houses consist of eight Edwardian style terrace houses. They are located on the clifftop above what was originally St Georges Bay. The main facade has eight gables. There are two large gables situated at each end of the terraces and two in the middle of the terraces. There are two smaller gables on either side of the larger central gables. The north facing front facade covers three storeys and features half timbered detail on the apex with double hung windows beneath them. The four smaller gables cover two storeys. They are paired and have a timber truss with a central post and curved struts at their apex. The facade also includes elaborate bay windows and open verandahs on the first and second storeys. The facades are plastered brick, the partition walls are brick, the internal partitions are timber and the roof is tiled with a terracotta cresting on the ridge. The facades on the right of way entrance to the houses are far less ornate.

Additional information my Graeme Murdoch (2009): A rare and notable example of 19th century terrace houses in the Auckland region. A group of eight terrace houses designed by prominent Auckland architect Thomas Mahoney and built in 1899 by the Dilworth Trust Board. The buildings are constructed of plastered brick. The main façade has eight gables, covers three storeys and features half timbered detail, elaborate bay windows and open verandahs on the first and second storeys. Restored in the mid 1980s. Category I historic place NZHPT Register.

Additional information from Te Ara (07/06/2012). Peter Shaw. 'Mahoney, Thomas - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10. URL: <http://www.TeAra.govt.nz/en/biographies/2m26/1>

Edward Mahony was born at Ballincollig, County Cork, Ireland, probably in 1824 or 1825; his parents' names are unknown. As a young man he was apprenticed to his uncle, John Mahony, an architect and builder in Cork, a city which had attracted a number of prominent Gothic Revivalist architects. He married Margaret Barry, probably in 1848 or 1849. In 1854, apparently disillusioned by the lack of opportunities for Catholic architects in Ireland and by the hardship caused by famine and plague, Edward Mahony, his wife and the first two of their 11 children sailed on the Telegraph for Adelaide, South Australia, arriving in January 1855. At the end of the year, the family continued on to New Zealand, arriving in Auckland in February 1856. A son, Thomas, was born at sea on 12 December during one of these voyages, probably the first. Edward, having changed the spelling of his name to 'Mahoney' to avoid confusion with an Auckland solicitor named Edmund Mahony, set up in business as a builder and timber merchant.

Mahoney was again engaged in architecture by 1861, when he designed the Church of St John the Baptist, Parnell, using a pared-back Gothic style. This, and St Mary's Convent Chapel, Ponsonby (1866), are notable for the plainness of their well-lit interiors and the use of cross-braced roof trusses. Attracted by the discovery of gold on the Coromandel Peninsula, Mahoney spent the years from 1867 to 1870 in Thames before returning to Auckland, where in 1870 he set up an architectural practice. He designed St George's Anglican Church, Thames (1871); St Columba's Presbyterian Church, Warkworth (1876); Holy Trinity Church, Dargaville (1878); and St Andrew's Church, Cambridge (1881). In 1876 Thomas Mahoney joined the practice, which became known as E. Mahoney and Son. They produced many of Auckland's banks and hotels during the boom of the 1870s and early 1880s, as well as most of its Catholic schools and churches. Edward Mahoney prospered and was able to build a large house in Harbour Street, St Marys Bay, staffed with servants and boasting a carriage, coachman and horses.

Edward Mahoney's finest work is the large Anglican Church of the Holy Sepulchre, Khyber Pass Road (1879–81), built to accommodate a growing congregation in Auckland's new suburbs. Praised for its 'severe simplicity', its interior is notable for height, lightness and the warmth of its stained kauri timbers. It represented a departure in New Zealand ecclesiastical architecture, and its seven-sided apse is unique in New Zealand. Edward Mahoney took an active part in Auckland's professional and civic affairs. He was a member of the Provincial Board of Education and in 1878 designed the first permanent Auckland College and Grammar School building in Symonds Street. He was a foundation



member of the Auckland Institute of Architects formed on 23 December 1880, and became its first honorary treasurer in 1881. In 1885 Edward Mahoney retired; Thomas and a younger brother, Robert, carried on the practice. In 1887 Thomas designed the brick St Benedict's Church, Newton; it replaced Edward's wooden original, which had been destroyed by fire in 1886. St Mary's Church of the Assumption, Onehunga, designed in 1877, was built in 1888. For some 20 years from 1905 its parish priest was Monsignor William Mahoney, another of Edward Mahoney's sons and the first New Zealand-born Catholic priest. In 1880 Edward Mahoney had drawn up plans to extend the stone building which was the original St Patrick's Cathedral, Auckland. Between 1884 and 1885 the nave was extended according to Edward's scheme, but Thomas was ultimately responsible for its further extension, the sanctuary, four sacristies and two side chapels, which by 1907 had transformed a modest structure into a large and impressive building befitting its status as a cathedral. Thomas Mahoney's most unusual church, and the practice's only one built in a neo-classical rather than a Gothic style, was the since-demolished Church of Our Lady of the Rosary, Hamilton (1912). He returned to a Gothic design in 1919 for All Souls Church, Devonport. This was built over his father's existing 1865 mortuary chapel, the Church of St Francis de Sales, which in 1892 had been punted across the Waitemata Harbour en route from its original Symonds Street site to the Catholic cemetery on the slopes of Mt Victoria. Secular buildings also formed part of Thomas Mahoney's work, beginning with James Williamson's enormous Italianate house, The Pah, at Hillsborough (1877). He was also responsible for the Customhouse, Auckland, built to a French Renaissance design between 1888 and 1890; the Dilworth Terrace flats of 1900; buildings for the Bank of New Zealand throughout the Auckland provincial area; and for notable warehouses in Auckland. In 1910 he designed an impressive college in Gothic style for the Society of the Sacred Heart, Remuera; it is now known as Baradene College. Like his father, Thomas Mahoney was involved in professional affairs. In 1907 he became president of the Auckland Institute of Architects, and in 1913–14 was president of the New Zealand Institute of Architects. By contrast with his father, who was said to have had a quiet and retiring disposition, Thomas was a sociable and cultured man, fluent in French and German. An accomplished watercolourist, he studied with J. B. C. Hoyte and was a keen recorder of picturesque places in the North Island, to which he travelled on foot. He married Charlotte Wallnutt in Auckland on 26 November 1889; they had three daughters. Edward and Thomas Mahoney made a considerable contribution to Auckland's architectural heritage. Both died at Auckland: Edward on 28 April 1895 and Thomas on 8 September 1923. Edward's wife, Margaret, had died in 1891, while Charlotte Mahoney died in 1944. The practice was dissolved in 1926.

<b>4. Owner</b>	Mr.D.J.Ellison	<b>Tenant/Manager</b>	
<b>Owner Address</b>	5 Woodley Avenue, Auckland 1	<b>Tenant/Manager Address</b>	
<b>5. Nature of information (heresay, brief or extended visit, etc.)</b>	Scheme   NZHPT Records   Fields & Stacpoole 1973		
<b>Aerial photographs (reference numbers, and clarity of site)</b>			
<b>Photographs (reference numbers, and where they are held)</b>			
<b>6. Reported by</b>	Graeme Murdoch   Graeme Murdoch   Te Ara	<b>Date recorded</b>	10/07/1995   2009   07/06/2012
<b>Filekeeper</b>		<b>Date (NZAA SRF Entry Date)</b>	
<b>Address</b>			
<b>7. Keywords</b>	APARTMENTS   DISTRICT PLAN SCHEDULE   Draft Regional Schedule 2009   NZHPT REGISTER   Proposed Auckland Unitary Plan   REGIONAL SCHEDULE   TERRACE HOUSES   Thomas Mahoney   UP Category B   UPID01634		
<b>8. New Zealand Register of Archaeological Sites (for office use)</b>			

<b>NZHPT Site Field Code</b>			
<b>Latitude S</b>		<b>Latitude E</b>	
	<b>Type of site</b>		<b>Present condition and future danger of destruction</b>
	<b>Local environment today</b>		<b>Security Code</b>
	<b>Land classification</b>	MM	<b>Local body</b>
<b>Extra information required by CHI</b>			
<b>Local Authority</b>		Auckland City Council	
<b>ArcView Category</b>		Historic Structure	
<b>Biblio References</b>			

SOURCES - The New Zealand Archaeological Association (NZAA) Site Recording Scheme (SRS) Auckland region Site File, The New Zealand Archaeological Association (NZAA) Digital Site Recording Scheme (DSRS) called Archsite (<http://www.archsite.org.nz/Default.asp>), the Department of Conservation Wellington Conservation Sciences Centre archaeology database (CINZAS); the New Zealand Historic Places Trust and the Auckland Council Cultural Heritage Inventory (CHI).

WARNING - The absence of data for a particular area should not be taken to mean that it contains no archaeological sites. Most areas remain to be surveyed for archaeological sites. The data displayed on CHI geospatial maps requires substantial further interpretation if it is to be used properly. The information is only as reliable as that contained within the NZAA site recording scheme (SRS and DSRS) from which it is mainly derived. Sites are located within 100 metres of the points shown. Please ensure that you have read through the 'Limitations of data' on this website, particularly the section entitled 'Interpretation of Data from NZAA site recording scheme'.

#### CONTACT DETAILS FOR FURTHER INFORMATION -

For Auckland District information: Auckland District Filekeeper, New Zealand Historic Places Trust, Private Box 105-291, AUCKLAND 1010, Phone (09) 307 0413, Fax (09) 303 4428. File Keeper [bparslow@historic.org.nz](mailto:bparslow@historic.org.nz) and Assistant Filekeeper, Greg Walter, [gwalter@historic.org.nz](mailto:gwalter@historic.org.nz).

For summary data only: NZAA Central Filekeeper, c/- Te Papa Atawhai Department of Conservation, PO Box 10420, The Terrace, Wellington 6143. For the Archsite Administrator: please refer to the Archsite website for contact details (<http://www.archsite.org.nz/contact.aspx>).

For the Auckland Council: Heritage Information Management, Heritage, Auckland Council, 8 Hereford Street, Auckland, 09 301 0101, email [chi@aucklandcouncil.govt.nz](mailto:chi@aucklandcouncil.govt.nz).

## Heritage New Zealand List Entry information: Dilworth Terrace Houses

1-8 Dilworth Terrace, Parnell, Auckland



Dilworth Terrace Houses. Image courtesy of [www.flickr.com](http://www.flickr.com).  
Copyright: peteshep©. Taken By: peteshep©. Date: 20/10/2012.



Dilworth Terrace Houses. Image courtesy of [www.flickr.com](http://www.flickr.com).  
Copyright: peteshep©. Taken By: peteshep©. Date: 20/10/2012.



Dilworth Terrace Houses. Image courtesy of [www.flickr.com](http://www.flickr.com).

Copyright: peteshep©. Taken By: peteshep©. Date: 20/10/2012.

### List Entry Information

List Entry Status: Listed

List Entry Type: Historic Place Category 1

Public Access Private/No Public Access

List Number: 567

Date Entered: 21st September 1989

### City/District Council

Auckland Council (Auckland City Council)

### Region

Auckland Council

### Assessment criteria

#### Historical Significance or Value

This historic place was registered under the Historic Places Act 1980. This report includes the text from the original Building Classification Committee report considered by the NZHPT Board at the time of registration.

This terrace of houses was built in 1899 as a rental investment by the Dilworth Trust Board. The Trust had been established by James Dilworth in 1894 and his will provided for the establishment of a boys school on his property but not before the Trust had funds in hand to finance the building and an annual income for its operation. The school was established in 1906. Dilworth came to Auckland from Scotland in 1841 by way of Australia. He became a prominent landowner, businessman and politician.

The terrace houses were designed for the relatively 'well off', and were large for the standards of the time. Many of the units were occupied by notable industrial and commercial persons of Auckland. For three years the noted photographer Henry Winklemann resided in No.5. From 1910-30 less affluent and non-professional persons acquired or lived in the houses. After World War II the premises became run-down, overcrowded and notorious. Some 300 persons are believed to have been crammed into the terrace at that time. In 1965 in the face of a threatened demolition order by the City Council, the buildings were renovated into 28 flats in order to reduce the total number of inhabitants. Since 1983 work has been continuing to return the terrace to eight quality dwellings.

### **Architectural Significance:**

This Edwardian terrace of houses is a fine example of a building type which is relatively uncommon in New Zealand. There was no shortage of land in the cities so detached housing was the most common form.

The design reflects the English tradition of siting houses on a rise with a main garden facade overlooking the view. Rows of multi-storey housing facing the sea were a feature of English coastal towns and generally were not found in the colonies.

Deliberate symmetry was a feature of the Queen Anne style. Georgian and Victorian terrace housing on the other hand generally consisted of repeats of one basic unit and its mirror image. Mahoney has used differently sized gables, and hence differently sized units to create variation within the row.

Terrace housing tended to have a similar form and plan layout. The main portion is generally two or three storeys. The single storey outhouses are back-to-back and form the backyards. The sloping site of the terraces, the private gardens overlooking St Georges Bay and the position of the right of way meant that the main entrances were through these yards.

The design elements such as two storey verandahs, tiled roof and varying gables were probably taken from drawings of designs of Queen Anne style villas in English periodicals such as the Building News.

### **Townscape:**

The houses are visually prominent, being sited on the cliff above the Stand and the railway yards. The houses look east over the harbour. This terrace of houses has a desired landmark quality when viewed from the waterfront. Dilworth Terrace affords a splendid streetscape.

### **Construction Professionals**

#### **Mahoney, Thomas**

Thomas Mahoney (1854/5?-1923) was the eldest son of Edward Mahoney, a leading Auckland architect. Thomas joined his father's firm, Edward Mahoney and Sons, in 1878 and was followed soon after by his younger brother Robert.

The firm was responsible for a wide range of designs including domestic buildings, commercial and public buildings, churches and hotels. They won a competition for the design of the Auckland Customhouse in 1888, and were also responsible for the design of The Pah (now Monte Cecilia Convent), Hillsborough (1887), the Elliot Street facade of Smith and Caughey's Building (1910) and Wrights Building, Auckland (1911).

Thomas was secretary of the Auckland Institute of Architects in 1885, president in 1883, and treasurer in 1902. In 1907 he was president of the Auckland branch of the New Zealand Institute of Architects.

### **Additional information**

#### **Physical Description**

This historic place was registered under the Historic Places Act 1980. This report includes the text from the original Building Classification Committee report considered by the NZHPT Board at the time of registration.

#### **ARCHITECTURAL DESCRIPTION (STYLE):**

The terrace of eight Queen Anne style houses faces what was originally St Georges Bay. The main facade features eight gables, the four larger gables correspond to the three storey houses and the four smaller gables correspond

to the two storey houses. The gables disguise the fact that the main ridge of the tiled roof steps down towards Augustus Terrace. The shingled larger gables occur at both ends and a pair occur in the centre. The apex has a half-timbered detail, below which is a pair of double hung windows.

Beneath the gable is an oriel window of first floor level (as the major rooms and main entrance from the right of way occurred at this level). Beside this, (but still beneath the gable) is a two storey verandah. At first floor level this has two semicircular wooden arches which rest on a central turned verandah post. The lower storey does not have the arch detail but has a slightly curved verandah beam, and as it is virtually at the garden level there is no balustrade.

The smaller gables feature the same oriel window detail as the larger gables. These smaller gables are paired and their apexes have a timber truss with a central post and curved struts. The two storey verandah detail which separates the pairs of gables incorporates the same curved verandah beam as the lower level of verandah beneath the Gables. Again the upper level has a balustrade and the lower is open to the garden.

The house facing Augustus Terrace (No 1) has bay windows facing the street, with a dormer window between.

The elevation to the right-of-way is far less ornate and the houses at one time had small fenced yards formed by back-to-back outhouses. Here the main gables have a truss detail at the apex. The arched doorways featured a transom window and doors with coloured glass panes.

#### MODIFICATIONS:

1902 - A sewer was provided in the street and water closets installed

1913 - Installation of hot water service

1926 - Houses appear as an "apartment" in the street directories

1961 - The land is leased and the improvements sold to the lessee. According to the Trust Board there is no record in their archive of the letting of individual rooms prior to this.

1988 - House 1 is in three flats but was renovated in 1970s. House 8 has three flats and a storeroom. The remaining 6 houses have been returned to largely original condition. In some cases skylights have been added over the stairs and extra bathrooms added, however, the interior layout remain virtually intact. Seven of the original outhouses have been replaced with garages. House 8 still has its original outhouse but this is in extremely poor condition.

#### Notable Features

Several of the houses still have the original coal ranges in the kitchen. These stoves were manufactured by Nicholas Bros., Auckland.

#### Construction Dates

Original	Construction
1899 -	
Modification	
1900	-
One bedroom and bathroom converted to a single bedroom and the bathroom carried under the stairs (House 4)	
Other	
1907	-
Separate water connections provided to each house	
Modification	
1966	-
The terrace is divided into 28 flats in an effort to reduce the number of residents and comply with a health department requisition on the property for repairs.	

**Modification**

1983

Work commenced to convert the flats back into the original eight houses.

**Construction Details**

The terrace of houses have plastered brick facades. The party walls are brick. The non-structural internal portions are timber. The roof is tiled and the ridge has a terracotta cresting. The verandah and truss detail of the shingled gables is timber.

**Completion Date**

18th April 1989

**Information Sources****Cyclopedia of New Zealand**

Cyclopedia Company, Industrial, descriptive, historical, biographical facts, figures, illustrations, Wellington, N.Z, 1897-1908

Vol. 2, 1902, Christchurch

**Wises Post Office Directories**

Wises Post Office Directories

**New Zealand Herald**

New Zealand Herald, 12 July 1932, p. 6; 28 September 1933, p. 6.

'Old Skid Row now being restored to Nob Hill, June 5 1982, Sec 2, p2.

**Pearce, 1986**

G. L. Pearce, A Heritage in Trust, Auckland, 1986 Auckland Dilworth Trust Board

**Berry, 1977**

J Berry, Dilworth School, The First 70 Years 1906-1976 (1977 publ. Dilworth Trust Board)

**Fraser, 1920**

M. Fraser, An Inquiry into Prices in New Zealand 1891-1919, 1920 Government Printer

**Rose, 1973**

J Rose, Akarana - The Ports of Auckland, Auckland 1973

**Auckland Metro**

Auckland Metro

'A Fresh Face for the 'Eight Sisters', August 1982, Sec 2, p2

**Lee, 1985**

G.H. Lee, "Dilworth Terrace Houses 1842-1985" (Research Essay for BTP, 1985, held at the Auckland School of Architecture Library)

**Other Information**

A copy of this report is available from the NZHPT Northern Region office



Please note that entry on the New Zealand Heritage List/Rarangi Korero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.

## New Zealand Archaeological Association Archsite Record Form

NZAA site number: R11/3138

Status **Pending**



### Site inspected by

Adina Brown on 21/08/2017

### NZTM Coordinates

E 1758679 N 5920304

### Source of spatial data

On Screen

### Finder Aid

Located at 1-8 Dilworth Terrace, Parnell, Auckland. The legal description is Lot 1 DP 97009 and the area of land is 5486 sqm more or less

### Site Type

Historic - domestic

### Features

Building

### Description

Updated 21/09/2017 (Field visit), submitted by adinabrown, visited 21/08/2017 by Adina Brown  
Grid reference (E1758679 / N5920304)

The Dilworth Terrace Houses were built in 1899 by Dilworth Trust Board (established by well-known settler James Dilworth) and designed by Thomas Mahoney, a prominent Auckland architect. Mahoney was known for using the latest international architectural design trends and adapting them to local conditions. This was evident in his use of the 'Queen Anne' style at Dilworth Terrace

Houses, which was highly fashionable in England at the time. The houses replaced an old brick cottage on the site and Dilworth Terrace was then known as Glasgow Terrace. The name of the street was changed to Dilworth Terrace in 1910.

As set out in the Auckland Heritage Cultural Inventory (record 2537): "The Dilworth Terrace Houses consist of eight Edwardian style terrace houses. They are located on the clifftop above what was originally St Georges Bay. The main facade has eight gables. There are two large gables situated at each end of the terraces and two in the middle of the terraces. There are two smaller gables on either side of the larger central gables. The north facing front facade covers three storeys and features half timbered detail on the apex with double hung windows beneath them. The four smaller gables cover two storeys. They are paired and have a timber truss with a central post and curved struts at their apex. The facade also includes elaborate bay windows and open verandahs on the first and second storeys. The facades are plastered brick, the partition walls are brick, the internal partitions are timber and the roof is tiled with a terracotta cresting on the ridge. The facades on the right of way entrance to the houses are far less ornate."

Of note is also the associated Norfolk Pines within the site, as well as the topography that represents the pre-reclamation coastline of St George's Bay.

#### **Name**

Dilworth Terrace Houses

#### **Ethnicity**

Non Maori

#### **Period**

Colonial 1840-1900

#### **Associated Sites**

#### **Condition**

Excellent

#### **Condition Notes**

Updated 21/09/2017 (Field visit), submitted by adinabrown , visited 21/08/2017 by Adina Brown

The houses were restored in 1982 to their original condition and have been well maintained since this time.

#### **Land Use**

Urban residential

#### **Threats**

**APPENDIX 3: PHOTOGRAPHIC RECORD**

Exterior from Public Realm



The Strand, looking S towards DTH



Augustus Steps, looking SE towards no 1 DTH



From Augustus Terrace, looking NE



From Augustus Terrace, looking E



From Dilworth Terrace, looking N



From Dilworth Terrace, looking NE



Dilworth Terrace looking NE



Dilworth Terrace looking W



Looking NE from Augustus Steps



Looking SE from Augustus Steps



Foreshore trail information panel at base of Augustus Steps



Detail of foreshore trail showing Dilworth Terrace Houses



View from the Strand, looking SW



From Strand overbridge looking SW



Quay St looking SW



Tamaki Drive looking SW



View S towards Auckland from Devonport Wharf. Dilworth Terrace Houses can be partially observed from this location (arrowed)



View SW from Torpedo Bay Naval Museum. Dilworth Terrace Houses are not indicated on the interpretation panel, but they are visible and aligned to the exact centre of the panel (arrowed)

Exterior – No.1 DTH example photographs



No.1 DTH interior example photographs



No.2 DTH Exterior example photographs





No.2 DTH Interior example photographs

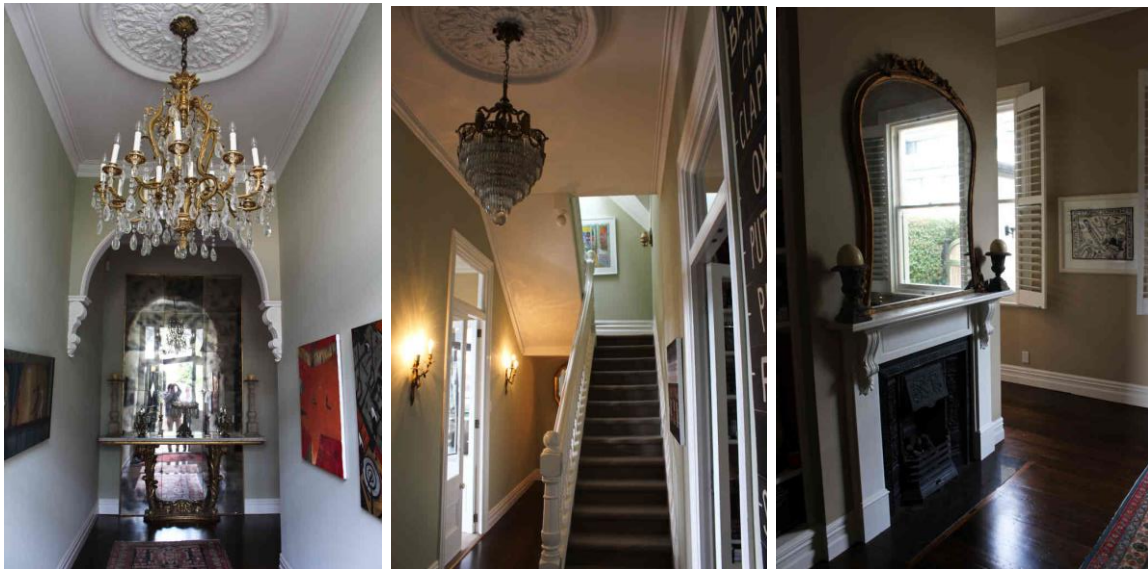


No.5 DTH Exterior example photographs





No.5 DTH Interior example photographs



No. 8 DTH Exterior example photographs

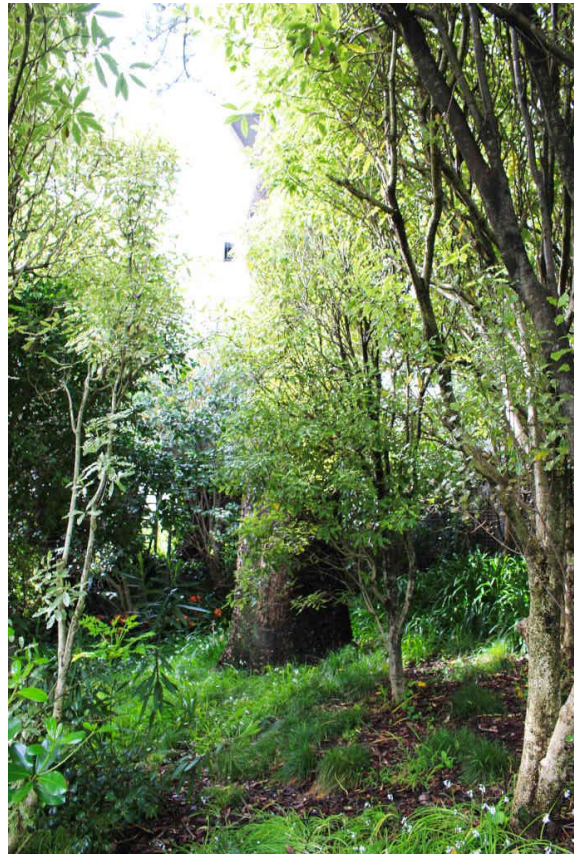


No 8 DTH interior exaple photographs






Common Area











## APPENDIX 4: COMPARATIVE ANALYSIS









Historic Heritage Evaluation – comparative places							
Identifier	Address	Name/description	AUPOP id / Cat – Values	HNZ list ref / Cat – values	NZAA ref / CHI ref	Period	Comments
Scheduled or listed places associated with James Dilworth and the Dilworth Trust							
 Plan.Heritage Ltd. 2017	1 – 8 Dilworth Terrace, Parnell	Dilworth Terrace Houses Row of Terraces	1634 / B –  historical (a) Physical attributes (f) Aesthetic (g)	567 / 1 –  Historical Architectural Townscape / landscape	CHI 2537 / R11/3138	1899	Constructed for the Dilworth Trust in 1899 to designs by Thomas Mahoney of E Mahoney and sons Architects Asymmetrical Queen Anne Style designed to overlook St George's Bay and harbour.
 Copyright: NZ Historic Places Trust. Taken By: Robin Byron. Date: 17/08/2009	22-32 Queen Street And 5 Customs Street East, Auckland	Dilworth Building Commercial	2022 / A –  Historical (a) Physical attributes (f) Aesthetic (g) Context (h)	4600 / 1 –  Historical Architectural Townscape / landscape		1925-7	Gummer and Ford Architects Designed and built for Dilworth Trust Board – historically and contextually related to subject site The site shares a historical association through the legacy of James Dilworth and the Dilworth Trust Board.
 Google Streetview 2015	53S Otara Road, Otara	Dilworth Agricultural School (Former) Manukau Institute of Technology North Campus	1347 / A* -  Historical (a) Social (b) Physical attributes (f) Aesthetic (g)	-	CHI 3055	1916	Designed by prominent Auckland public architect Richard Atkinson Abbott – for Dilworth Trust Board. Also responsible for the obelisk on One Tree Hill and Auckland Grammar School.
Scheduled or listed places of Edward Mahoney and Sons Architects with domestic characteristics							




Historic Heritage Evaluation – comparative places							
Identifier	Address	Name/description	AUPOP id / Cat – Values	HNZ list ref / Cat – values	NZAA ref / CHI ref	Period	Comments
 <p>Copyright: Heritage New Zealand. Taken By: Joan McKenzie. Date: 18/11/2014</p>	Monte Cecilia Park, 72 and 72A Hillsborough Road, Hillsborough	The Pah / Monte Cecilia	Id 1695 / A –  Historical (a) Social (b) Physical attributes (f) Aesthetic (g) Context (h)	89 – Cat 1 –  Historical Architectural Aesthetic Archaeological Social	CHI 2822	1877- 1879	Built for James Williamson from 1877 to designs by architectural firm of E Mahoney (& sons) Pre-1900 site and Pre-European PA site. Outstanding example of Italianate style popular during 1870s and 1880s with Auckland Upper Classes.
 <p>Copyright: NZ Historic Places Trust. Taken By: Martin Jones. Date: 19/10/2012</p>	30 New Street, 10 St Francis De Sales Street And Green Street, Ponsonby	Bishop's House (Catholic)	1766 / A – Bishop's House, excluding attached cottage Historical (a) Social (b) Physical attributes (f) Aesthetic (g) Context (h)	555 / 1 – Historical Architectural Aesthetic Archaeological Technological Social	CHI 2490	1893	Designs by Pugin and Pugin (UK) supervising architect Thomas Mahoney – gothic revival.
 <p>Copyright: Dr Ann McEwan. Taken By: Dr Ann McEwan. Date: 19/09/2009</p>	1740 Rings Rd, Coromandel	Hospital	Thames- Coromandel DP Appendix 1.3 ref 17	4632 / 2 –	-	1898	Architect Thomas Mahoney Vernacular interpretation of Queen Anne style Closest of E Mahoney and Sons designs in listed body of work to DTH



Historic Heritage Evaluation – comparative places							
Identifier	Address	Name/description	AUPOP id / Cat – Values	HNZ list ref / Cat – values	NZAA ref / CHI ref	Period	Comments
 <p>Copyright: NZ Historic Places Trust. Taken By: Martin Jones. Date: 28/08/2006</p>	14 Symonds Street, Auckland	House (Former)	2059 / B –  Physical attributes (f) Context (h)	4489 / 2 – Historical Architectural Aesthetic Townscape	NZAA R11_278 5 / CHI 2474	1884	Architect E Mahoney and Sons (Thomas Mahoney) Three adjoining Italianate villas asymmetrical frontage part of an outstanding historical and cultural landscape in the lower Symonds Street area
 <p>Copyright: NZ Historic Places Trust. Taken By: Martin Jones. Date: 28/08/2006</p>	16 Symonds Street, Auckland	House (Former)	2059 / B –  Physical attributes (f) Context (h)	4490 / 2 – Historical Architectural Aesthetic Townscape	NZAA R11_278 6 / CHI 2475	1884	Architect E Mahoney and Sons (Thomas Mahoney) Three adjoining Italianate villas asymmetrical frontage part of an outstanding historical and cultural landscape in the lower Symonds Street area
 <p>Copyright: NZ Historic Places Trust. Taken By: H. Bauchop.</p>	43 Wyndham Street And Hobson Street, Auckland	St Patrick's Presbytery (Catholic)	2054 / A –  Historical (a) Physical attributes (f) Aesthetic (g) Context (h) (as part of cathedral complex)	2645 / Cat 1 – Historical Architectural Aesthetic Archaeological Social Spiritual	NZAA R11_277 7 / CHI 2737	1888	Edward Mahoney and Sons. Strict interpretation of Gothic revival Ecclesiastical domestic architecture championed by Augustus Pugin. Only surviving purpose-built Roman Catholic cathedral presbytery of nineteenth-century date to survive in New Zealand.

Historic Heritage Evaluation – comparative places							
Identifier	Address	Name/description	AUPOP id / Cat – Values	HNZ list ref / Cat – values	NZAA ref / CHI ref	Period	Comments
Scheduled or listed examples of Terrace Housing of regional or national importance							
 <p>Image courtesy of www.flickr.com. Copyright: Shelley Morris - Madam48. Taken By: Shelley Morris - Madam48. Date: 26/07/2013</p>	71-81 Durham Street South, Sydenham, Christchurch	Blackheath Place Row of Terraces	-	1829 / 2 – Historical Social Architectural Townscape / Landscape	-	1886 -	Recognised as a nationally rare typology of colonial British architecture. Victorian vernacular, builder constructor (Hitchings)
 <p>Copyright: NZ Historic Places Trust. Taken By: Derek Smith.</p>	62 - 86 Dundas Street, Dunedin	Row of Terraces	-	3189 / 2 – Historical Social Architectural Townscape / Landscape	-	1880s	Victorian terraced cottages with Neo-Georgian influence, emphasised central bay with Dutch gable and symmetrical arrangement influenced by more formal 'Queen Anne' style - possible influence of Georgian and Victorian 'barracks' buildings e.g. Woolwich.
 <p>Copyright: Heritage New Zealand. Taken By: Amanda Mulligan. Date: 31/10/2014.</p>	628-634 Great King Street, Dunedin	Row of Terraces	-	4699 / 2 – Not given	-	-	Terraced cottages with Australian 'federation' influence particularly with wrought iron detailing to verandahs

Historic Heritage Evaluation – comparative places							
Identifier	Address	Name/description	AUPOP id / Cat – Values	HNZ list ref / Cat – values	NZAA ref / CHI ref	Period	Comments
 <p>Image courtesy of www.maps.google.co.nz. Copyright: Google Maps 2012</p>	127, 127B, 131A And 131B Stafford Street, Dunedin	Row of Terraces	-	4434 / 2 –  Not given	-	1882	Italianate terrace row reflective of middle class terrace houses.
 <p>Copyright: Benchill - Wikimedia Commons. Taken By: Ben Hill. Date: 24/08/2009</p>	38-50 Melville Street, Dunedin	Gladstone Terrace Row of Terrace Houses	-	5231 / 2 – Not given	-	1880	Two-storey terraced housing with Georgian influences – Late Victorian 'neo-classical' style, relatively simple detailing characteristic of 'artisan' level townhouse.
 <p>Copyright: Heritage New Zealand. Taken By: Chris Horwell. Date: 4/02/2014</p>	199-223 Stuart Street And 118- 120 Moray Place, Dunedin	Stuart Terrace Row of Terrace Houses	-	4709 / 1 – Historical Architectural Townscape / Landscape	-	1901	Two-storey terraced houses with Italianate details, neo-Georgian. Late Victorian terraces representing middle-class living typology from the turn of the century.

Historic Heritage Evaluation – comparative places							
Identifier	Address	Name/description	AUPOP id / Cat – Values	HNZ list ref / Cat – values	NZAA ref / CHI ref	Period	Comments
 <p>Copyright: Wikimedia Commons. Taken By: Ben Hill. Date: 24/09/2009.</p>	618-626 Great King Street, Dunedin	Row of Terrace Houses	-	4698 / 2 – Not given	-		Contextually strongly associated with 628-634 Great King Street, Dunedin Australian federal influence reminiscent of terrace typology seen in Sydney etc.
 <p>Google Streetview 2015</p>	495-503 Great North Road, Grey Lynn	Terrace Houses	1677 / B – Historical (a) Physical attributes (f) Aesthetic (g)	-		1900s	Transitional single-storey terrace row of modest domestic vernacular scale
 <p>Image courtesy of www.flickr.com - <a href="https://www.flickr.com/photos/creativeashu">https://www.flickr.com/photos/creativeashu</a>. Copyright: Ashish Bijwe. Taken By: Ashish Bijwe. Date: 24/10/2009.</p>	25-29 Symonds Street, Auckland	Doctors Houses / Terrace Houses	2061 / B – Physical attributes (f) Aesthetic (g) Context (h)	568 / Cat 1 – Architectural Historical Townscape / Landscape	CHI 2753	1897	The building was constructed by Cornishman John Endean, mining entrepreneur and hotelier. Rare example of neo-Jacobean / Queen Anne Revival style terraces in Auckland. Dutch gables, polychrome brickwork.

**ATTACHMENT N**  
**LUSH HOUSE – ID 02495**

## **LUSH HOUSE - ID 02495**

10 Scherff Road, Remuera



Figure 1: 10 Scherff Road, Remuera (Auckland Council 2019)

## **INTRODUCTION**

### **Purpose**

This review assesses the heritage values of the Lush House to determine whether it continues to meet the thresholds for scheduling in Schedule 14.1. This review was initiated at the request of the landowner through a submission to Plan Change 27.

As part of its Strategic Vision, the Heritage Unit identified reviewing the schedule as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust

### **Background**

Information on the history of the place and a physical description are included in the original evaluation contained in the Heritage Unit's property files.

A site visit was conducted on 9 September 2019.

**Constraints**

This is a review based on the information contained in property files held by Council’s Heritage Unit. The information in the files is not exhaustive and additional research may yield new information about the place.

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

**SCHEDULING INFORMATION**

<b>Schedule ID</b>	ID 02495
<b>Place Name/and/or Description</b>	Lush House
<b>Verified Location</b>	10 Scherff Road, Remuera
<b>Verified Legal Description</b>	PT LOT 1 DP 41369
<b>Category</b>	B
<b>Primary feature</b>	
<b>Known Heritage Values</b>	A, B, D, C, F, G, H
<b>Extent of Place (Refer to Figure 2)</b>	Refer to Figure 2
<b>Exclusions</b>	
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	



Figure 2: Extent of place for ID 02495 (Auckland Council Geomaps)

**HISTORICAL SUMMARY**

**Planning background**

The Lush House was originally scheduled in the Auckland Unitary Plan (Operative in Part) as a category B place.

## History

Author: Marguerite Hill, Heritage Researcher, 20 August 2019

*Disclaimer: This is a desk-top review. The information available is not exhaustive and additional research may yield new information about the place.*

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

### Remuera

First called Remuwera, which means the burnt edge of a cloak, this was a settlement with a pā and gardens. It later became known as Remuera and was excluded from the land sold to the Crown by Ngāti Whātua in 1840. The iwi retained the fertile land around Ōhinerau Mount Hobson until the 1850s. By the 1890s, Remuera was a mix of small farms and grand houses.<sup>1</sup> There were market gardens on Scherff Road in the 1880s.<sup>2</sup> Scherff Road was probably named for Franz Scherff, who owned land nearby, and was a merchant and involved in coal mining.<sup>3</sup>

### 10 Scherff Road

The earliest Pākehā owner of the site was William Davis Muckleston, who acquired the land when the area was subdivided for £10 per lot. The auction for the subdivided land was held on 1 April 1885 by auctioneer RC Greenwood and the title was transferred to Muckleston in 1886. Muckleston arrived in New Zealand in 1863, on the ship *Gertrude*. He was described as a labourer in probate documents. On his death in 1908, James Jerry Waite acquired the property. In 1860, Waite's occupation was listed as farmer. It was transferred to Richard Frederick Waite in 1927.<sup>4</sup> In 1930, it was transferred to Douglas Lush, who lived in the bungalow to the back of the one acre section with his wife Dinah. It appears that they had the bungalow built and it remains at the rear of the section.<sup>5</sup> Douglas subdivided the front portion of the acre lot in 1954, transferring one portion each to his sons Francis Masefield Lush and Roderick Douglas Lush. The house was built for Francis, and his wife Helen Eyton Lush's name was added to the title in 1963.<sup>6</sup> Shortly

---

<sup>1</sup> Margaret McClure, 'Auckland places - Central suburbs: Parnell to One Tree Hill', Te Ara - the Encyclopaedia of New Zealand, <http://www.TeAra.govt.nz/en/auckland-places/page-12> (accessed 15 August 2019). Remuera Heritage (undated). Remuera Heritage walk. Auckland City Council.

<sup>2</sup> Auckland Libraries Heritage Collections NZ Map 4250

<sup>3</sup> Lisa Truttman/Timespanner (2013) Auckland's first houses for the Admirals. Retrieved from <https://timespanner.blogspot.com/2013/05/aucklands-first-houses-for-admirals.html> 15 August 2019; Wanted (1890, September 17) *Auckland Star*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/AS18900917.2.3.2> 15 August 2019

<sup>4</sup> Certificates of title NA39/273; NA 45/274; NA154/232; NA44/67; NA154/101; NA452/298; Auckland jury list, 1860-1. Retrieved from <https://www.sooty.nz/akljury1860-61LY.html> 14 August 2019; Shipping intelligence (1863, February 10) *New Zealander*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/NZ18630210.2.3> 14 August 2019; Archives NZ BBAE 1569 A48 218 / 6590; Auckland Libraries Heritage Collections NZ Map 4250

<sup>5</sup> The dates above are different to the family history given in Almost a century of memories (2017, May 24) *New Zealand Herald*. Retrieved from [https://www.nzherald.co.nz/property/news/article.cfm?c\\_id=8&objectid=11861646](https://www.nzherald.co.nz/property/news/article.cfm?c_id=8&objectid=11861646) 9 August 2019 and are based on certificates of title NA452/298

<sup>6</sup> Certificate of title NA1117/274



after the purchase of the land, Lush commissioned Group Architects to design his house. The design has been attributed to Ivan Juriss.<sup>7</sup>

The property is still owned by Francis and Helen Lush. Number 8 Scherff Road is owned by R and K Lush, while number 12, which formerly belonged to Douglas and Dinah Lush was sold in 2017. Number 12 is a bungalow which was extended by John Goldwater in the late 1960s.<sup>8</sup> Number 8 received an Enduring Architecture Award at the 2016 Auckland Architecture Awards and was designed by John Goldwater.<sup>9</sup>

### *Architect/builder*

Julia Gatley describes the Group Architects as reintroducing 'the gabled roofs of New Zealand's own 19th-century shacks, shelters and whare. They aimed to produce well designed, efficient houses that were suited to the informal lifestyles of everyday New Zealanders. They exposed timber posts, beams and rafters, and enhanced the effect by using timber linings.'<sup>10</sup> The founding members had met as second year architecture students at the University of Auckland. Bill Wilson, Marilyn Hart, Bruce Rotherham, Bill Toomath and Allan Wild signed a constitution document in 1946 to create the Architectural Group. In 1949, Bret Penman, Bill Wilson, Campbell Craig, Bruce Rotherham and Ivan Juriss formed the Group Construction Company, with James Hackshaw a contributor.<sup>11</sup> The name Group Architects was used from 1951. The partners began to go their own ways and by 1958, only Juriss and Wilson remained. They dropped the name Group Architects in 1963, trading with their own names in partnership.<sup>12</sup>

Ivan Juriss (1924-2014) first worked for Gray Young, Morton and Young in Wellington. He studied at the University of Auckland and joined the Group Construction Company in 1949. Juriss' own home in Stanley Bay was influenced by traditional Japanese architecture. Juriss was known for designing both in-built and freestanding furniture for the homes he designed and is described as a 'craftsman' with a special affinity for timber. He designed a number of other residences around Auckland, including the Frank Stringer House (1951), Lea House (1955-6), Mann House (UPID 02494) and Worrall House (1965-6). His own home, Juriss House (UPID 01249) is also scheduled. In the 1970s, he left architecture to become a teacher and later a surveyor.<sup>13</sup>

John Goldwater (1930-2000) designed the additions to the ground floor (a granny flat) in 1963.<sup>14</sup> Goldwater had attended the University of Auckland after the Architectural Group but was influenced by their work and was employed by the Group Architects in 1952. Goldwater was a renowned architect who designed the Auckland Synagogue (UPID 01965), and for which he received an NZIA award and which later received what is now called NZIA Enduring Architecture Award (1995). He worked for Auckland City Council designing

---

<sup>7</sup> Cultural Heritage Inventory number 19890; Julia Gatley (2010) *Group Architects: towards a New Zealand architecture*. Auckland: Auckland University Press, pp. 92-4

<sup>8</sup> Barfoot and Thompson (2017) 12 Scherff Road, Remuera. Retrieved from <https://www.barfoot.co.nz/property/residential/auckland-city/remuera/house/595344> 9 August 2019 and Almost a century of memories

<sup>9</sup> 2016 Auckland Architecture Awards (2016). Architecture Now. Retrieved from <https://architecturenow.co.nz/articles/2016-auckland-architecture-awards/9-August-2019>

<sup>10</sup> Julia Gatley, 'Domestic architecture - Modernist houses and flats', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/domestic-architecture/page-3> (accessed 9 August 2019)

<sup>11</sup> Lisa Truttman (2011) Research summary for 10 Scherff Road, property folder for 10 Scherff Road

<sup>12</sup> Gatley (2010), pp. 9-10

<sup>13</sup> Julia Gatley, 'Domestic architecture - Modernist houses and flats'; Gatley (2010), pp. 15, 123, 128, 140

<sup>14</sup> Auckland Council building permit. (1963). 370230 - General Property Document microfilm(1).tiff

social housing, was also in private practice and became a lecturer at the University of Auckland.<sup>15</sup> Goldwater also designed 8 Scherff Road and the additions to 12 Scherff Road, both properties owned by other members of the Lush family.<sup>16</sup> 8 Scherff Road received an Enduring Architecture Award at the 2016 Auckland Architecture Awards.<sup>17</sup>

L. White was the builder of 10 Scherff Road.<sup>18</sup>

### *Physical attributes*

Julia Gatley describes the Lush House as ‘perhaps the longest and skinniest of the Group’s extruded houses. The bulk of this house was raised to first-floor level, the southern end looking quite fragile on 2.5-inch-diameter steel-pipe columns. Ribbon windows on the east side are mostly to bedrooms, bathroom and kitchen, while floor-to-ceiling glazing was reserved for the western side of the house that, under the clerestory, looks towards the hillside and bush. Planning was necessarily linear, with the hall-way widened outside the children’s bedrooms to double as a playroom’.<sup>19</sup>

The property was designed to fit an unusual triangular-shape site and is set into a slope. Images from shortly after the property was completed show features typical of the Group and their modern aesthetic, including exposed rafters, open, linear spaces and an abundance of glazing. Lush House also has a clerestory, which Juriss used in his own home.<sup>20</sup>

### *Additions and alterations*

In 1963 a consent was lodged for a ‘granny flat’, designed by John Goldwater and built by W Brebner, underneath the house. The flat was to be constructed of concrete block veneer with a brownbuilt roof.<sup>21</sup> A wood burner was installed in 1998.<sup>22</sup> No other consent documents were found.

## **SIGNIFICANCE CRITERIA**

### **Historical**

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

The Lush House has moderate historical significance for its long-term association with the Lush family. This parcel of land has been continuously owned and occupied by the Lush family since 1930 and is part of a wider block of adjacent land parcels, also associated with the Lush family (8 Scherff Road is still owned by the Lush family, and 12 Scherff Road was owned by the Lush family until 2017). The house at 10 Scherff

---

<sup>15</sup> Justine Goode, Remembering a real mensch (2007, May) *Architecture NZ*, pp. 1-9; Gatley, p. 10

<sup>16</sup> [Almost a century of memories](#)

<sup>17</sup> 2016 Auckland Architecture Awards (2016). *Architecture Now*. Retrieved from <https://architecturenow.co.nz/articles/2016-auckland-architecture-awards/> 9 August 2019

<sup>18</sup> 370230 - General Property Document microfilm(2).tiff

<sup>19</sup> Gatley (2010) p. 93

<sup>20</sup> Juriss House (2019) Lost property. Retrieved from <http://www.lostproperty.org.nz/architects/ivan-juriss/> 16 August 2019

<sup>21</sup> Auckland Council building permit. (1963).370230 - General Property Document microfilm(1).tiff

<sup>22</sup> Auckland Council building permit. (1998). 370230 - General Property Document certificate.tiff

Road was constructed in 1954-55 for Francis Masefield Lush and Helen Eyton Lush, who continue to own the property.

The Lush House also has historical significance because it demonstrates a significant phase in the history of New Zealand following the Second World War. Increasingly, New Zealanders sought to make a cultural and societal break from the United Kingdom, instead developing a unique New Zealand identity. This search for a local identity was readily apparent in mid-century literature, poetry, art, drama and architecture, and the Group Architects were one of the leading lights in this movement.

The Lush House has **moderate local** historical significance.

### **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 Lush House has moderate social values as a place that is held in high public esteem. The works of the Group Architects are highly-regarded both among professionals and enthusiasts, not only for their innovative designs, but also for the ideals that underpin their design philosophy. The Group produced not only buildings, but also an architectural manifesto that espouses a number of modern social aspirations that continue to be relevant to house design, such as affordability, efficiency of space, and spaces designed to accommodate modern ways of family living.

The Lush House is included in Julia Gatley's *Group Architects: Toward a New Zealand Architecture* (2010).

The Lush House has **moderate local** social values.

### **Mana whenua**

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

The Mana Whenua values have not been assessed.

### **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 Lush House has little knowledge value for its potential to play an important role in enhancing public education through off-site interpretation. The house is privately owned, however off-site interpretation, for example, at a local library or historical society, could enhance public knowledge of the Group Architects, their various works, the ideals they developed through their manifesto, and how those values manifest within their body of work.

The Lush House has **little local** knowledge significance.

## Technological

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

The Lush House has little technological significance for its design and construction techniques. Throughout their professional relationship, the Group Architects experimented with form and space, devising new ways of maximising usable space by eliminating wastage and non-functional decorative features. They were also interested housing affordability, and experimented with construction techniques (such as modular construction, interlocking systems of posts and slabs, using sheathing as bracing and load-bearing partition walls) and materials that would keep costs down. Many of the techniques developed by the Group have become industry standards.

The Lush House demonstrates the Group's experiments with extruded forms, the intent of which was to arrange spaces linearly to maximise access to sunlight. The intent of this form could not be fully realised at the Lush House, however because the topography and heavy vegetation of the site prevented direct access to sunlight, particularly along the western elevation. The house was designed on raised poles to partially mitigate this effect.

The Lush House has **little local** technological significance.

## Physical attributes

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

The Lush House has considerable physical attributes values as the work of notable architectural practice the Group Architects, who as designers, made a significant contribution to the architectural history of Auckland. The Group were early New Zealand Modernists who sought to create affordable, functional houses from local materials that responded to the local context. Group house designs were based on the process of the lives occurring within them, which represented a fundamentally new way of thinking about structure, construction and spatial planning for the New Zealand and particularly the Auckland context.

The Lush House was constructed in 1954-55 and is attributed to Group member Ivan Juriss. The house is an example of the Group's extruded forms, which they began developing in the early 1950s and which became their dominant form by the mid-1950s. The Lush House is "perhaps the longest and skinniest of the Group's extruded houses"<sup>23</sup> and is the only known extruded house with a linear plan.

Since its construction, the house has been modified, primarily to meet the ongoing challenges of the site, including related effects such as wind-tunnelling and drainage. While some of these changes, such as adding wooden louvres to the windows of the northern elevation, do not affect the values of the house, other changes have compromised the original design intent of the house.

A conservatory was added to the western elevation to enclose part of the verandah and formalise the main entrance to the house. This conservatory is detrimental because it disrupts the continuous floor-to-ceiling glazing of the western elevation, which is an important feature of the extruded form. It also disrupts the rectilinear form common to extruded houses by extending beyond the original building footprint. The

---

<sup>23</sup> Gatley, J. (2010). *Group Architects: Toward a New Zealand Architecture*. Auckland University Press: Auckland. P 93.

conservatory also disrupts the visual and physical connection to the hillside, which the house was specifically sited and designed to address.

A number of internal partitions have been added which disrupt what was originally an open linear space extending from one end of the house to the other. A sense of openness was already, to a certain extent, limited by the narrowness of this house, however the partitions have broken the space into a series of small rooms, which is incongruous with the wider design approach of the Group.

A small “granny flat” was added to the eastern elevation in the 1960s. The flat was designed by noted architect John Goldwater, but is not considered important within his body of work. The design of the flat is not detrimental to the Lush House, however, like the conservatory, the flat has affected the rectilinear form common to extruded houses by extending beyond the original building footprint.

I acknowledge that all of these modifications could be reversed, however the *Methodology and Guidance for Evaluation of Historic Heritage* requires that places be evaluated as they are, not as they could be.

The Lush House has **considerable local** physical attributes values.

### **Aesthetic**

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

The Lush House has moderate value for its aesthetic qualities. The Lush House does not have much street presence, but the site (including the two adjacent Lush sites) are set apart within the street because of the abundance of mature native bush which obscures the buildings but also defines their settings. It is understood that the vegetation was primarily planted by Douglas Lush (the father of the current owner) throughout the 1930s.

The vegetation is not managed through Schedule 14.1 or any other mechanism in the plan.

The Lush House has **moderate local** aesthetic values.

### **Context**

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

The Lush House has moderate context values as part of a group of inter-related places which are associated with the Lush family. The three Lush houses are standing on their original sites, adjacent to each other on Scherff Road. All three houses have also benefitted from design input by renowned mid-century architects: 8 Scherff Road was designed by John Goldwater (and won the 2016 Enduring Architecture Award); 10 Scherff Road was designed by The Group Architects, and altered by John Goldwater, and 12 Scherff Road was modified by John Goldwater. As a group, the Lush family houses enhance the values of the others.

The Lush House is also part of a wider historical context of Group-designed houses in Auckland. Together this non-contiguous grouping represents not only an important architectural body of work, but also a step toward a unique New Zealand identity.

The Lush House has **moderate local** context value.

## STATEMENT OF SIGNIFICANCE

The Lush House is a Group Architect-designed residence constructed in 1954-55 on Scherff Road, Remuera. The house was designed by Group member Ivan Juriss for Francis Lush, who continues to own the property. Adjacent to the Lush House are two other properties that have been associated with three generations of the Lush family. The Group Architects are a notable Auckland-based architectural firm who made a significant contribution to the architectural history of Auckland through their experimental designs underpinned by ideals of affordability, efficiency of space and an architectural identity unique to New Zealand. The Lush House is an example of the Group's extruded form, which became their dominant style by the mid-1950s. The house has been altered over time, and some of these changes, including the conservatory and internal partitions, have compromised the original design intent of the house. The property is unique within Scherff Road for its abundance of mature vegetation, much of which was planted by Douglas Lush.

## TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
A- Historical	Moderate	Local
B- Social	Moderate	Local
C- Mana Whenua	NA	NA
D- Knowledge	Moderate	Local
E- Technological	Moderate	Local
F- Physical Attributes	Considerable	Local
G- Aesthetic	Moderate	Local
H- Context	Moderate	Local

## RECOMMENDATION

Unitary Plan policy D17.3(3) states<sup>24</sup>:

*Include a place with historic heritage value in Schedule 14.1 Schedule of Historic Heritage if:*

- (a) the place has considerable or outstanding value in relation to one or more of the evaluation criteria in Policy B5.2.2(1); and*
- (b) the place has considerable or outstanding overall significance to a locality or greater geographic area*

The Lush House meets the first of the two thresholds for scheduling as a Category B Historic Heritage Place because it has considerable value in relation to one or more of the evaluation criteria. However, a place must also meet the second threshold for scheduling identified in the Unitary Plan, being a judgement of its overall significance to its locality or a greater geographic area.

To evaluate the overall significance of the Lush House to its locality or greater geographic area, it is useful to compare the Lush House to other similar places included in the Unitary Plan historic heritage schedule. The strongest value of the Lush House is physical attributes because the place is the work of a notable architectural practice, the Group Architects, and specifically Ivan Juriss. Lush House is an example of the Group's extruded form, which became their dominant form by the mid-1950s. In Schedule 14.1, there is

---

<sup>24</sup> Unitary Plan Chapter B5, Policy B5.2.2(3)

Author: R. Freeman

one other Juriss-designed extruded house: Juriss House (ID 1249) which is located in Stanley Bay and was designed by Juriss for his own family.

Like the Lush House, the Juriss House responds to a heavily vegetated triangular site, but without the topographical constraints of 10 Scherff Road, is more successful in achieving access to sunlight and a sense of openness. The Juriss House also maintains a higher degree of design integrity, based on Council records.

The primary difference between these two houses, however, is that the values of the Lush House are based on its association with the Group; the house itself is somewhat ancillary to the values. Any building designed by the Group Architects will have a strong association with the Group Architects, and at the time of writing, there are nine other Group Architect-designed houses included in Schedule 14.1. In addition to strong associations with the Group Architects, each of these nine houses also demonstrates other values that are more specifically intrinsic to the buildings themselves.

For example, the Juriss House demonstrates technological innovation in the use of an interlocking system of rebated posts and slabs that required no fixings. The Thom House, in Mt Albert, has physical attributes values for its a radical courtyard design that turns away from its suburban street, instead focusing internally toward a fully glazed open space. The Rotherham House, in Stanley Bay, has physical attributes values for its innovative design featuring almost no internal walls and a mezzanine hovering above a flagstone floor. Each of these examples demonstrates values are intrinsic to the building itself, and ultimately, the outcome of scheduling (in Schedule 14.1) is managing change to physical places.

Historic heritage places may sit within an important geographic context without having individual significance at that level. In this case, it is considered that the Lush House has considerable value as a Group Architect-designed house, but that as an individual house designed by the Group, it does not have considerable overall significance.

This conclusion in no way undermines or discounts the significance of intangible or associative historic heritage values. It only serves to conclude that in the case of the Lush House, the value of being associated with the Group by itself is not enough to merit scheduling because this value is already well-demonstrated by other places in Schedule 14.1. It is therefore recommended that the Lush House is deleted from the Schedule 14.1.

#### **Evaluator**

Rebecca Freeman, Senior Specialist Historic Heritage  
10 September 2019

#### **Peer Reviewer**

Megan Walker, Built Heritage Specialist<sup>25</sup>

#### **Managerial Sign-Off**

Noel Reardon, 17 October 2019

---

<sup>25</sup> Megan Walker's peer review did not agree with the findings of this report. In her view, Lush House also has considerable value under the aesthetic criterion (in addition to physical attributes). In her view, the place should continue to be managed through Schedule 14.1. Ms Walker's evaluation of the aesthetic values of Lush House are included in Appendix 1

## **Appendix 1 – Aesthetic Values for Lush House – Megan Walker (peer reviewer)**

Lush House exemplifies a particular aesthetic taste, both past and present and the ideology that formed that aesthetic. In its association with Group Architects, the house symbolises a change in the way the Group revolutionised ideas of functional living, epitomising a new New Zealand style. This aesthetic relates to the Group challenging traditional thoughts, conventions and styles of architecture, moving away from the classical and into the vernacular – the search for a New Zealand identity.

Lush House demonstrates the Groups desire for egalitarian bespoke architecture, designing low cost small houses for the everyday New Zealand family based on their specific needs and lifestyle, rather than preconceived conventions or social norms for a mass audience. The house designs they produced, provided a less formal, more relaxed way of living. The Group pioneered open plan living spaces accessing a garden. This planning has endured to become the easy going way in which we live today. In this case, the house was specifically designed to provide for the needs of a family while resolving the issues of a very challenging steep site, resulting in its extruded form. Site specific architecture was a new concept in New Zealand and was an important part of the Group's ideals in responding to the nature of the landscape. Lush House demonstrates how well the design of a house can respond to its site. The house sits ingeniously on a plateau of a steep section tiered in mature plantings and trees, enriching the setting and presence of the building. The plan of the building still allows the open plan living area to access a courtyard and the tiered garden, which was a brilliant achievement on such a site.

The design aesthetic of Lush House demonstrates a clear and direct association with the Group's manifesto and ideas which have endured and are still relevant today. Lush House has considerable regional aesthetic values.



**ATTACHMENT O**  
**SUBMISSIONS**

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Rix John and susan Joy Fergusson

Organisation name:

Agent's full name: Rix Fergusson

Email address: [rixandsuefergusson@xtra.co.nz](mailto:rixandsuefergusson@xtra.co.nz)

Contact phone number:

Postal address:  
19 William Ave  
Manurewa  
Auckland 2102

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:  
historic Places Listing

Property address: 19 William Ave, Manurewa

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

We have come to realize that this house should never have been included on the Historic register as my research has shown that the original paperwork by MCC had not been completed correctly. It was apparent even then that this house did not fit the criteria as it had lost most of the historic features over time. While it gives the impression of being time correct there are few original exterior features left. There are only 3 original sash windows left along with 1 exterior door. The verandah has been modified with only the rolled iron remaining as per the original look. Exterior doors and windows have been added or removed. Those that have been replaced are from totally different time periods. A later addition was added to the southern end of the house along with a covered deck along the rear of the house with 3 sets of French doors installed to access this rear deck.

1.1 | I or we seek the following decision by council: Accept the plan modification

Submission date: 31 May 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Deborah Anne Bell

Organisation name:

Agent's full name:

Email address: [debbiebell@slingshot.co.nz](mailto:debbiebell@slingshot.co.nz)

Contact phone number:

Postal address:  
194 Hurstmere Road  
Takapuna  
Auckland 0622

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:

Property address: 194-196 Hurstmere Road Takapuna

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I live in the property and it is completely hidden from public view. You need to come a long way up a private driveway to even see the property. There is little public benefit from the property as very little people even know it exists. It is an excellent family home however I believe the property owners (current and future) should not be limited by the restrictions this scheduling imposes, especially considering there is no visibility of the property to the wider community.

2.1 | I or we seek the following decision by council: Accept the plan modification with amendments

2.2 | Details of amendments: I support the change to B, and would welcome the removal of the property from the schedule completely.

Submission date: 31 May 2019

## **Attend a hearing**

Do you wish to be heard in support of your submission? No

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Evan Virtue

Organisation name: Waiwera Properties Limited

Agent's full name: Evan Virtue

Email address: [EVertueEVertue@urbanpartners.co.nz](mailto:EVertueEVertue@urbanpartners.co.nz)

Contact phone number: +64 21 327078

Postal address:  
P.O. Box 998887  
Newmarket  
AUCKLAND 1149

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:  
Proposed Plan Change 27: Amendments to Schedule 14.1 Schedule of Historic Heritage (Errors, anomalies and information update and deletion of 11 places) The removal of the historical heritage overlay: Reference 00499 Waiwera Bath House Waiwera Beach, 37 Waiwera Place, Waiwera.

Property address: 37 Waiwera Place, Waiwera.

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:  
We support the removal of the heritage overlay 00499 Waiwera Bath House (extent of place) as proposed by Council.

3.1 | I or we seek the following decision by council: Accept the plan modification

Submission date: 13 June 2019

### Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Yuan Cheng

Organisation name:

Agent's full name: yuan cheng

Email address: [yuancheng38@hotmail.com](mailto:yuancheng38@hotmail.com)

Contact phone number: 0211572571

Postal address:  
2/80 Prospect Tce  
Mt Eden  
Auckland  
Mt Eden  
AUCKLAND 1024

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:  
N/A

Property address: 2/80 Prospect Tce, Mt Eden, Auckland

Map or maps: N/A

Other provisions:  
N/A

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The values of the houses in this area will be declined. The new properties will potentially affect the light of many existing houses. The quiet and safe environment will be totally changed. It will be more vehicles which will cause a big problem for parking. Lots of traffic will not be safe for children living in the area.

4.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 4 June 2019



## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Paul Brown

Organisation name: CEL Trust

Agent's full name: Dylan Pope

Email address: [dylan@dcs.gen.nz](mailto:dylan@dcs.gen.nz)

Contact phone number: 0224105514

Postal address:

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:

We support the deletion of ID: 00107 from the Plan maps

Property address: 651 West Coast Road, Oratia

Map or maps: Waitakere Ranges

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We support the deletion of ID: 00107 at 651 West Coast Road, Oratia. The site contains an existing dwelling that comprises two previously relocated villas (used as one dwelling) on the site. The existing dwelling is described in detail in the Heritage Impact Assessment prepared by Graham Burgess Architects which is appended, noting Mr Burgess' comments that the dwelling should not be a scheduled item as this does not contain any particular historical significance or physical attributes for this to be included in historic heritage overlay.

5.1 | I or we seek the following decision by council: Accept the plan modification

Submission date: 5 June 2019

Supporting documents  
Heritage Assessment.pdf

## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

32a ST MARYS RD  
 SAINT MARYS BAY  
 P.O BOX 6837  
 WELLESLEY ST  
 PH - 09 3030412

**BURGESS  
 & TREEP  
 KNIGHT  
 ARCHITECTS**



Photograph of the building as seen from the driveway. Graeme Burgess 2018

## **Proposed Alterations and Additions to the House**

**at 651 West Coast Road, Lot 2, DP 43630, 2.6 ha.**

**Category B scheduled, Item 00107**

### **1.0 Introduction**

1.1 We have been asked by Paul Brown of Paul Brown and Associates to carry out a heritage assessment of their proposal to carry out additions and alterations to the house at 651 West Coast Road.

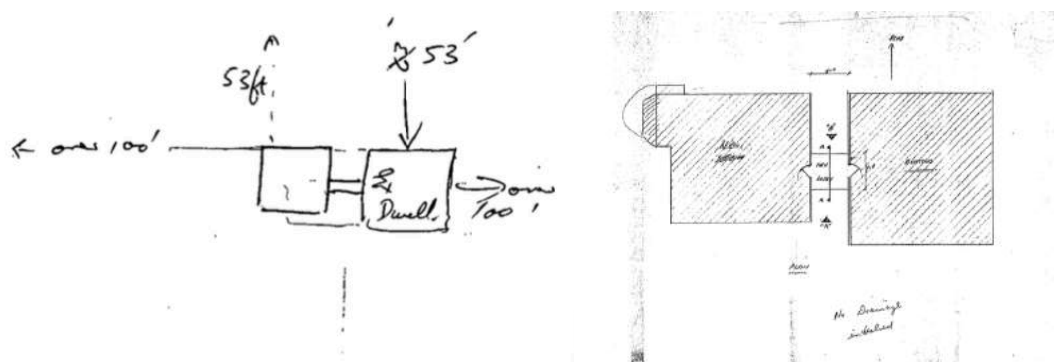
1.2 The house is scheduled under 14.1 Schedule of Historic Heritage as a category B item. The scheduling is a roll over from the former Waitakere City Council Historic Heritage Schedule. The reason given for scheduling is: A, historical, and F, physical attributes. The extent of place covers approximately 1/4 of the property, centred on the house from the road frontage. The Council record sheet is attached as Attachment 1.

### **2.0 Description of the Place**

2.1 The house is sited on a small rural property (2.6 hectares) in Oratia on the northern side of West Coast Road just past the Parker Road intersection. The house is set close to the road facing directly north. The house sits on a low ridge looking across the gently sloping former orchard. It is screened from the street by a line of mature trees.

2.2 The building is unusual, two relocated villas set in line and joined with a second storey gable element set between the two houses, that was constructed in 1975 (refer attachment 2). The villas are placed as mirror images with, from the street, the bay elements at the centre, separated by the double storey addition. Each villa has a pyramid roof. The symmetry is rather wonky as the two villas are not the same, and the central element is also asymmetric. The bay widths vary, and the roof of the western wing is slightly bigger than the roof of the eastern wing. The weatherboards on the western villa are shiplap profile, the weatherboards of the eastern villa are bevelback profile.

2.3 The overall composition is not historic it is a re-use of buildings from other places brought together on this site. The villa elements used are genuine period buildings, however the 'conglomerate' structure is not historic. This is clearly demonstrated by the 1940 Council GIS Historic Aerial Photography of the site. This building was not on the site in 1940. The Council property file gives evidence that one of the houses that make up the building was moved to the site in 1965. The house was originally from 223 Point Chevalier Road and was shifted to Oratia from a yard at 50-52 Totara Avenue in New Lynn. (refer attached permit documents, Attachment 2). The relocation of the house is described in the permit documents as an addition. The other house was already on the site, however the only record of it is an extremely vague site plan and an outline plan.



1965 Site Plan + Outline Plan. Council property File (refer also to Attachment 2)

2.4 Further work was carried out in 1975, at which time the double storied central element was constructed.

### 3.0 Description of the Proposal

3.1 Paul Brown and Associates Architects have prepared plans for this proposal.

748-200	Site Plan Proposed, 1:500
748-210	Ground Floor Plan, 1:100
748-300	North Elevations, 1:100
748-305	South Elevations, 1:100
748-310	East Elevations, 1:100
748-315	West Elevations, 1:100

3.2 It is proposed to make a number of relatively minor changes to the exterior of the building as part of the overall re-planning of the house. The form of the house is to remain largely unchanged. It is proposed to demolish the shed at the south-western corner of the building. It is proposed to remove the side porches from the southern frontage of the building at the eastern and western ends, and to form a covered entryway at the centre of the building within the two-storied element. It is proposed to fit French doors and double hung windows into the northern frontage of the house. There are currently two double hung windows on this side of the house, a single pair of French doors and sundry joinery that is not in keeping with the general style of the house. It is proposed to fit four pairs of French doors and five sets of double hung windows, with the set-out of the openings related to the new plan.

3.3 It is proposed to construct a free-standing, barn-like garage between the house and the street at the western end of the front yard.

### 4.0 Historic Heritage Schedule

4.1 The heritage schedule information sheet for the place (former Waitakere City CHI #1365), attached to this report as appendix 1, states that, the building is a 'large double bay villa' 'built around the turn of the century'. The reasons given for the scheduling are; 'Historical: The villa is associated with the early development of the district and also with horticulture in the area', and 'Architectural: the villa is a representative example of an early 20<sup>th</sup> century wooden bay villa'. The features to be retained are: 'original scale and form, corrugated iron roof, timber weatherboards, verandah, finials, original joinery and glazing'. There is no supporting evidence given for the scheduling.

4.2 This has now been rolled into the PAUP as Heritage Item 00107, category B. Reasons for scheduling, A: historical, B: physical attributes.

4.3 In the Council methodology for evaluating historic heritage significance the criteria for evaluation under A + F are explained as;

(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. <sup>1</sup>

(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

---

<sup>1</sup> Inclusion Indicators

Demonstrates or is associated with an important event(s), theme(s), process, pattern or phase in the history of the nation, region or locality Is strongly associated with a person, group of people, organisation or institution that has made a significant contribution to the history of the nation, region or locality

Is strongly associated with an important idea Is associated with an early period of settlement within the nation, region or locality . The place or a component of it is an example of a nationally/internationally, regionally or locally unusual, rare, unique or endangered heritage place. Retains a use and/ or function that contributes to the historical importance of the place.

Exclusion indicators

Demonstrates or is associated with an event or events, theme, process, pattern or phase that is of dubious historical importance. Associations with important events, persons/groups or ideas are incidental, distant or cannot be substantiated

Provides evidence of themes, phases or other aspects of history that are not of substantiated historical importance

The place appears to be rare only because research has not been undertaken to determine otherwise. The claim of rarity or uniqueness has too many descriptive qualifiers linked to it . The place or its attributes are rare, endangered or unique but its importance is questionable. The place or its context has been altered or significant elements of the fabric have been changed to such an extent that its value is severely degraded, illegible or lost.

builder.<sup>2</sup>

4.5 In my opinion, this place should not be scheduled. The Council record sheet gives no factual information to support the scheduling, and the property

---

<sup>2</sup> Inclusion indicators

Is the work of a notable architect, designer, engineer or builder and is important in the context of their body of work Is a notable, or good representative, example of vernacular heritage Is a notable, or good representative, example of a type, style, method of construction, craftsmanship or use of materials

Is a notable, or good representative, example of architecture or design associated with a particular time period Demonstrates the culmination of a particular architectural style. The type, style or method of construction is indicative of or strongly associated with a specific locale or pattern of settlement within the region

The place, or a component of it, has physical attributes that are internationally/nationally, regionally or locally unusual, rare, unique or endangered. Is a notable or good representative example of historic urban structure or built form, such as a pattern of development, street layout or building height, massing and scale .

Is a definable geographical area that can be distinguished from its surroundings e.g. based on historical development/ association or changes in built form or architectural style.

EXCLUSION indicators

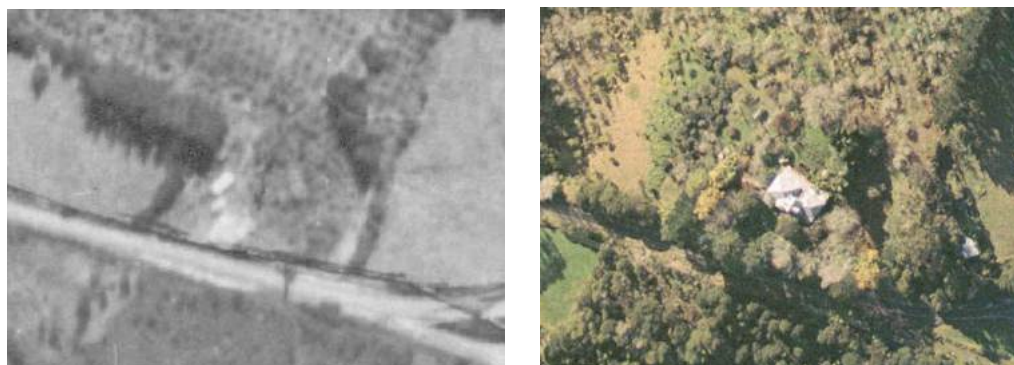
Associations with a notable architect, designer, engineer or builder are incidental or unsubstantiated Is the work of a notable architect, designer, engineer or builder but is not important within the context of their body of work.

Representative qualities have been degraded or lost to the extent that the characteristics of the place no longer typify the type or style. The place appears to be rare only because research has not been undertaken to determine otherwise

The claim of rarity or uniqueness has too many descriptive qualifiers linked to it. The place or its attributes are rare, endangered or unique but its importance is questionable. The place is under threat of destruction, but its importance is questionable Has been altered or modified to the extent that it can no longer be considered to be intact. The place or its context has been altered or significant elements of the fabric have been changed to such an extent that the value is severely degraded, illegible or lost Is, or is substantially, a modern reconstruction, replica or rendering of historic architecture or architectural elements.



file demonstrates that the building is not historic.



Council GIS Historic Aerial photographs left 1940, right 2006

4.6 The 1940 Council GIS Historic Aerial photograph of the site (above) clearly shows that neither of the villas was on the site in 1940. The earliest confirmed record of any part of the building on the site is the 1965 building consent (Attachment 2).

4.7 The building is a 'conglomerate' structure created by moving two unrelated villas on to the site and joining them. No part of the building is historically linked to this place and it has no known historic link with persons or events in the area, furthermore it does not have a relationship with early settlement patterns in the area and does not, through association with this place, demonstrate the long history of orchards and other activities in the area.

4.8 The Council record sheet (attachment 1) has no information regarding any architect or builder associated with this place before the 1960s. It is unlikely that either villa was designed by an architect. The original location of one of these houses is unknown, and that location could have been anywhere in the Auckland region, or beyond. The overall hybrid structure is not a representative style of any type or style of construction. The description of the house as a 'double bay villa' is not correct, as the fabric of the building clearly demonstrates that this building is in fact two houses joined together. The 1965 permit gives the date when this occurred.

4.9 The two villas are not 'representative examples' of their type. They are fairly standard villas that have been re-used and altered in that process. It is unique as a late 20<sup>th</sup> century example of hybridization/conglomeration, an odd form of uniqueness rather than historic heritage.

## 5.0 Assessment of Heritage Effects

5.1 The following assessment is based on the Paul Brown + Associates plans. I have visited the site and given consideration to the effects of the proposal based on my observations of the building and its particular context.

5.2 The proposal does not significantly alter the external form of the building. The changes proposed are largely changes to the arrangement of joinery and involve introduction of new period styled joinery to the exterior of the building on the southern and northern frontage. It is also proposed to remove the side verandah porches on the southern frontage and to construct a central entryway between the two bay elements on the southern side of the building. It is proposed to remove the large area of lean-to elements at the south west corner of the house. It is also proposed to construct a barn form double garage within the front yard to the south west of the house.

5.3 As stated, I do not consider that this place should be scheduled on the basis of the information given on the Council record, and given that this building was not present on the site in 1940. In the following assessment, I have considered the building as a B scheduled place, at the low end of the threshold for scheduling. In my opinion this allows considerable flexibility.

### **D17 Historic Heritage Overlay**

#### **Modifications, restoration and new buildings within historic heritage places**

**(8) Maintain or enhance historic heritage values by ensuring that modifications to, or restoration of, scheduled historic heritage places, and new buildings within scheduled historic heritage places:**

**(a) minimise the loss of fabric that contributes to the heritage values and level of significance of the place;**

None of the proposed changes to the building has any effect that is more than minor on the particular heritage values and significance of this place.

**(b) do not compromise the ability to interpret the place and the relationship to other heritage places;**

The proposal does not compromise the ability to interpret the place and its relationship, if any, with other heritage places.

**(c) complement the form, fabric and setting which contributes to, or is associated with, the heritage values of the place;**

The proposed changes complement the form of the building and fit with its existing fabric and the setting.

**(d) retain and integrate with the heritage values of the place;**

The proposed changes have no effect on the heritage values of the place.

**(e) avoid significant adverse effects, including from loss, destruction or subdivision that would reduce or destroy the heritage values of the place;**

Does not apply.

**(f) avoid, remedy or mitigate adverse effects on the heritage values of the place.**

The proposal will have no effect on the heritage values of the place.

**(9) Enable modifications to, or restoration of, scheduled historic heritage places, and new buildings within scheduled historic heritage places where the proposal:**

**(a) will not result in adverse effects on the significance of the place;**

The proposal will not result in adverse effects on the significance of this particular place.

**(b) will contribute to the ongoing maintenance and enhancement of the historic heritage values of the place;**

The proposal will contribute to the ongoing maintenance and enhancement of the place and its particular historic heritage values.

**(c) is in accordance with good practice conservation principles and methods;**

The proposal is appropriate in terms of the conservation principles and methods that apply to this particular place.

**(d) will not result in cumulative adverse effects on the historic heritage values of the place;**

There are no cumulative adverse effects on historic heritage values of this particular place.

**(e) will contribute to the long-term viability, retention or ongoing functional use of the place.**

The proposal to upgrade the building as a family home will contribute to the long-term viability of the place. The proposed garage, set apart from the house, also adds to the amenity of the property and this contributes to the long-term viability and ongoing functional use of the place.

**(10) Support modifications to, or restoration of, scheduled historic heritage places that will do any of the following:**

**(a) recover or reveal heritage values of the place;**

The proposed works will have no effect on the particular heritage values of this place.

**(b) remove features or additions that compromise the heritage values of the place;**

The proposed removal of the lean-to shed element on the South west side of the building will improve the overall form of the house and removes a distracting element that is clearly not part of the historic form of the villa at that side of the house. The removal of the side porch elements on the southern side of the house has little or no effect on the overall reading of the building and its particular heritage values. The proposed re-configuration of the joinery will have no effect on the overall reading of the building as it stands in this particular place.

**(c) secure the long-term viability and retention of the place.**

The proposed works upgrade the building and improve its structure, its functionality and its overall fabric. This contributes significantly to its long-term viability.

**(11) Provide for modifications to, or restoration of, parts of buildings or structures where this is necessary for the purposes of adaptation, repair or seismic strengthening, either in its own right or as part of any modifications.**

Does not apply.

## Demolition or destruction

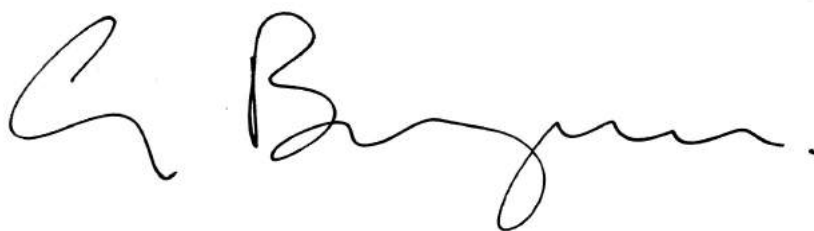
**(12) Avoid the total demolition or destruction of the primary features of Category A scheduled historic heritage places.**

**(13) Avoid the total or substantial demolition or destruction of features (including buildings, structures or archaeological sites) within scheduled historic heritage places where it will result in adverse effects (including cumulative adverse effects) on the overall significance of the scheduled historic heritage place to the extent that the place would no longer meet the significance thresholds for the category it has been scheduled.**

The proposal does not involve the demolition of more than 30% of the exterior fabric of the building. The elements that are to be removed are additions, with the possible exception of the south side porch roofs. As the buildings that are the component elements of the overall building were relocated to this site some time after 1940, these porch roofs are unlikely to be original.

## 6.0 Conclusion

6.1 I support the application. The proposal has little if any effect on the particular heritage values of this place. The proposed changes are in keeping with the overall form and style of the building and improve its amenity and its overall appearance.

A handwritten signature in black ink, appearing to read 'Graeme Burgess', written in a cursive style.

**Graeme Burgess**

Attachment 1  
Auckland Council Record Sheet for 651 West Coast Road



CHI# 1365	Negative No. 11e2	Listed in DP Heritage Appendix
-----------	-------------------	--------------------------------

**DWELLING - 651 WEST COAST ROAD, ORATIA**



**1. DESCRIPTION**

Built around the turn of the century, the large double bay villa at 651 West Coast Road, Oratia, is of timber weatherboard construction with a corrugated iron roof. The building features a front verandah with ornate fretwork and double hung sash windows. Finials crown the gables of the bays. The house is set amidst a herb and flower garden with an organic orchard out the back.

**2. CULTURAL SIGNIFICANCE**

The cultural significance of the double bay villa at 651 West Coast Road is attributed to its locally significant historical and architectural values.

**Historical:** The villa is associated with the early development of the district and also with horticulture in the area.

**Architectural:** The villa is a representative example of an early 20th century wooden bay villa.

**3. FEATURES TO BE RETAINED**

- \* Original scale and form, corrugated iron roof, timber weatherboard walls, verandah, finials
- \* Original joinery and glazing

**4. MANAGEMENT STRATEGY**

List item in D.P. Schedule, Category III, General Design Guidance.

**Attachment 2  
Auckland Council Property File  
1965 Building Consent**

Riding Waikamete County of Waitemata  
Roll No. 331 / 550 / 1 N<sup>o</sup> 9197  
**BUILDING PERMIT** Date 29.4.65  
Owner of Section P.L. PAINTER.  
Address West Coast Rd, Oratia.  
**This Permit** is granted to the undermentioned person authorising the following building work on  
Lot No. 2, D.P. 43630 of allot 4, Waikomiti Parish.  
on West Coast Road Oratia in accordance with the plans lodged and  
subject to the following conditions: **That this complete building is used only as one living  
unit.**  
Nature of proposed work Addition to dwelling. Value of work, £ 2,000.  

James Davern,  
50-52 Totara Avenue,  
NEW ZEAL.

 Fee £ 12 : - : - Rec. No. 21597  
For the Waitemata County Council.  
Duly Authorised Officer.

FOR FURTHER CONDITIONS SEE OVER.

5



APPLICATION No. 932/31 PERMIT No. 9/97  
VALUATION Roll No. 331/558/1 DATE ISSUED 15/3/65



WAITEMATA COUNTY COUNCIL  
P.O. BOX 5440 - AUCKLAND, C.I.

# Application for a Building Permit

OWNER OF SECTION. NAME P.L. PAINTER PHONE No. GLE 5318  
(BLOCK CAPITALS)

PRESENT POSTAL ADDRESS West Coast Road, ORATIA

BUILDER NAME James DAVERN PHONE No. 889 461

POSTAL ADDRESS 50-52 Totara Ave. New Lynn  
(Note:—Permit will be posted to builder unless otherwise requested.)

NATURE OF PROPOSED BUILDING WORK Addition to existing house

VALUE OF WORK £ 850 FEE £ 12 PAYABLE AT TIME OF APPLICATION.  
(Refer back page)

FULL LEGAL DESCRIPTION OF SECTION (as appears on either rate demand or title deeds).

Lot 2 DP 43630 of allot. 4. Waikomiti Parish Blk " Tihirangi S.D

NAME OF PREVIOUS OWNER OF SECTION Warrington

AREA OF SECTION 6-2-8 Acres (a). FRONTAGE over 100 Feet.

ROAD NAME West Coast Road LOCALITY ORATIA

IMPORTANT SEE INSTRUCTIONS INSIDE

### FOR OFFICE USE ONLY

Remarks: Further details of proposed addition required

Revised "A" ?  
2 drawings 1/30/65

Permit Issued Subject to the Following Conditions: That this complete bldg =  
used only as one living unit.

Approved by [Signature] Town Planning Officer 28. 4. 65 Date

Approved by [Signature] Building Inspector 28. 4. 65 Date

Approved by \_\_\_\_\_ Health Inspector \_\_\_\_\_ Date

Approved by [Signature] Drainage & Plumbing Inspector 28. 4. 65 Date

Building Permit Fee £ 16.0.0 Receipt No. 21597 Date 11. 2. 65

Street damage [Redacted] Deposit Fee £ 20.0.0 Receipt No. 4069 Date 11. 2. 65

WAITEMATA COUNTY COUNCIL

**REPORT OF INSPECTION CARRIED OUT  
OF SECOND HAND (OLD) MATERIALS**

(BY-LAW No. 5)

TO of Puk. Familie  
West Coast Rd  
Oratia

No 1809

Date 2 2 65

Inspection carried out at 223 Saint Charles Rd

Material desired for erecting Sample Unit  
At West Coast Rd Oratia

Report: The dwelling is a pre-war structure  
with a <sup>light</sup> impurities of base. The  
oldy could be accepted as proposed  
provided the whole building is pre  
purified - Any major structural  
defects exposed during transit must  
be corrected to meet the before  
of the Council. The complete  
building as the is joint. This report  
does not include the new portion of  
the building (kitchen - bathroom - etc.) which  
is not accepted for removal at all.  
C. J. McNamee 2/2/65.

BUILDING INSPECTOR

FEE PAID 1/2 DATE 22 1 65 REC No 21213

1983W

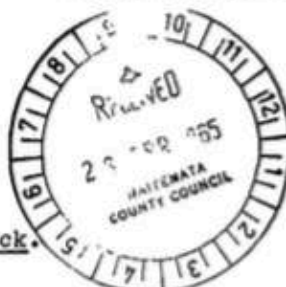
**DAVERN** *Holdings Limited*



30-35 TOTARA AVENUE,  
NEW LYNN, AUCKLAND, N.Z.  
PHONES: 887-461, 887-462  
P.O. BOX 15-058

April 22nd.1965.

Building Inspectors,  
Waitemata County Council,  
P.O. Box 5440,  
AUCKLAND.



Attention Mr. Spick.

Dear Sir,

Please find enclosed two plans of house at  
223, Pt. Chevalier Road, to be removed to West Coast Road,  
Oratia, on behalf of Mr. P.L. Painter.

We understand he has applied for and received  
approval for building permit.

The house has been treated with Methol-bromide  
and you should have received a certificate to that effect.

Yours faithfully,  
Davern Holdings Ltd.

*J. N. Avel.*  
Secretary.

	AG. TIME
CLERK	
MEMBER	
MEMBER	
MEMBER	
CHAIRMAN	

ROAD FRONTAGE

10' 20' 30' 40' 50' 60' 70' 80'

SITE PLAN

RESIDENTIAL SECTIONS

The site plan must be accurately drawn to the scale provided (1/16 feet to 1 inch).

ALL OTHER SECTIONS  
(including farms, etc.)

Please state scale used.

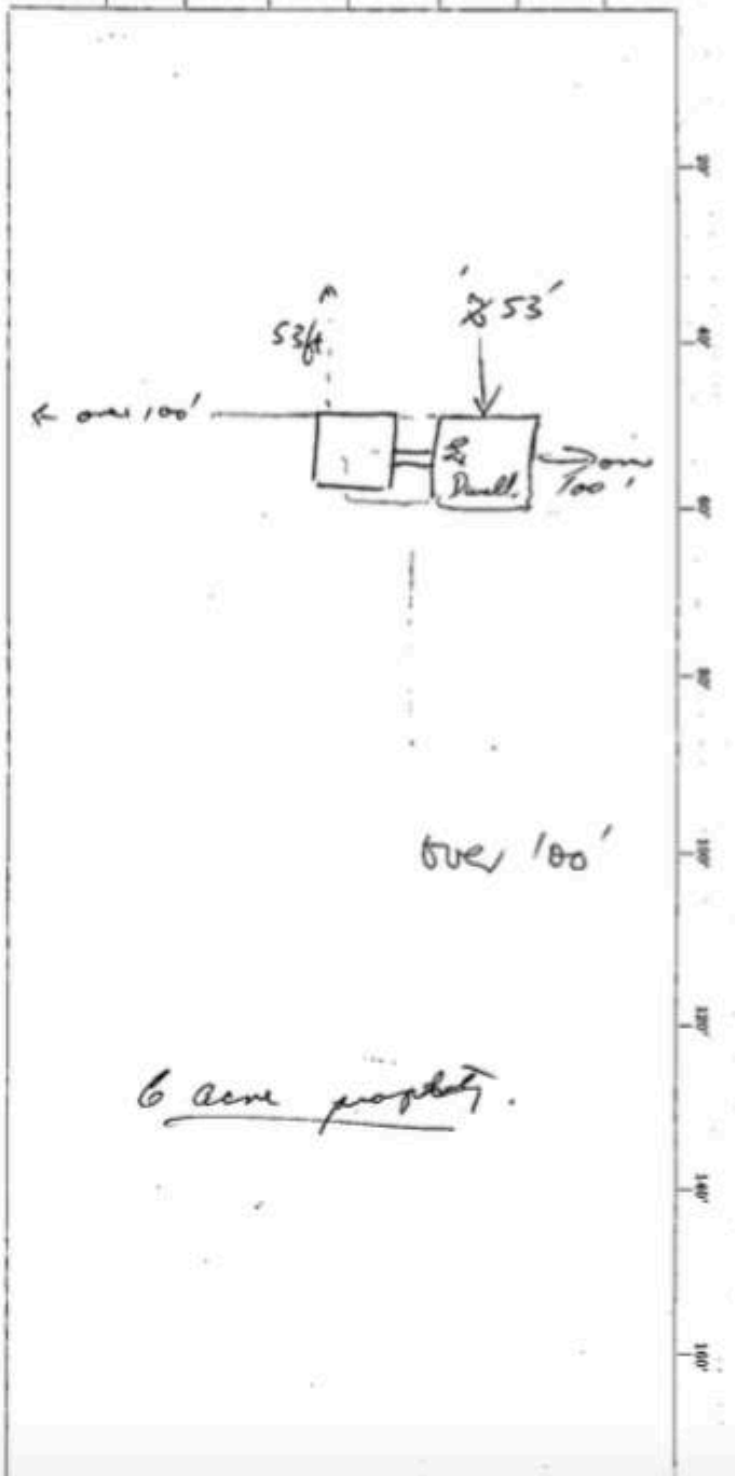
Note

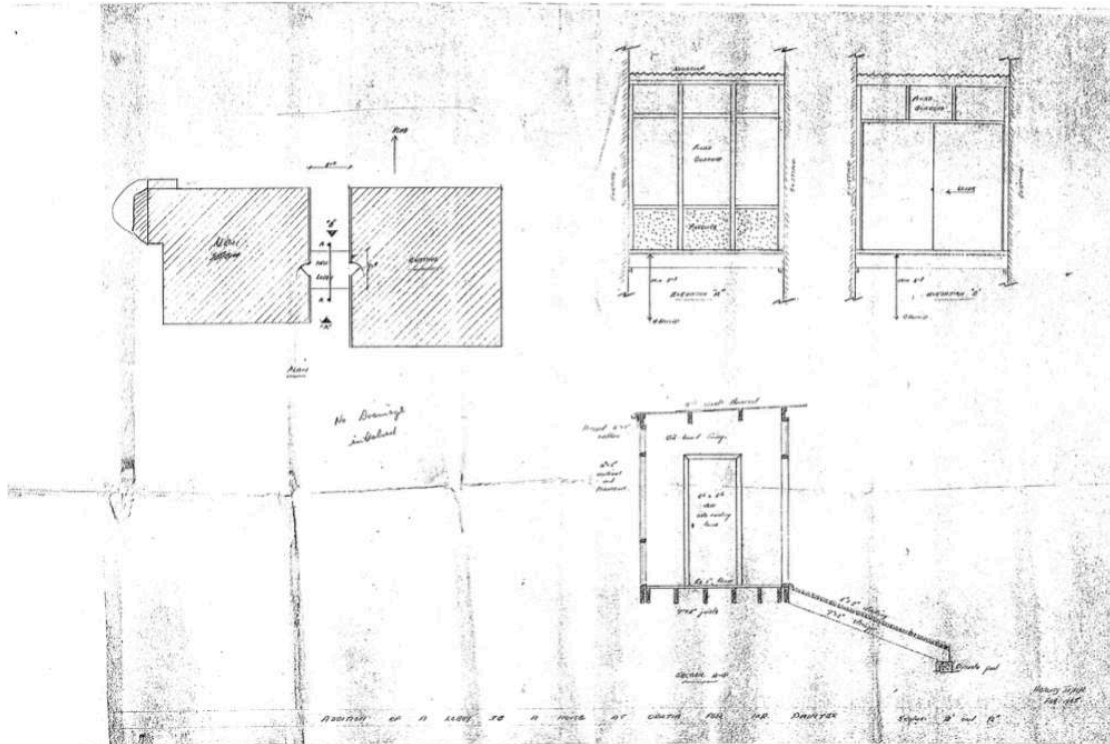
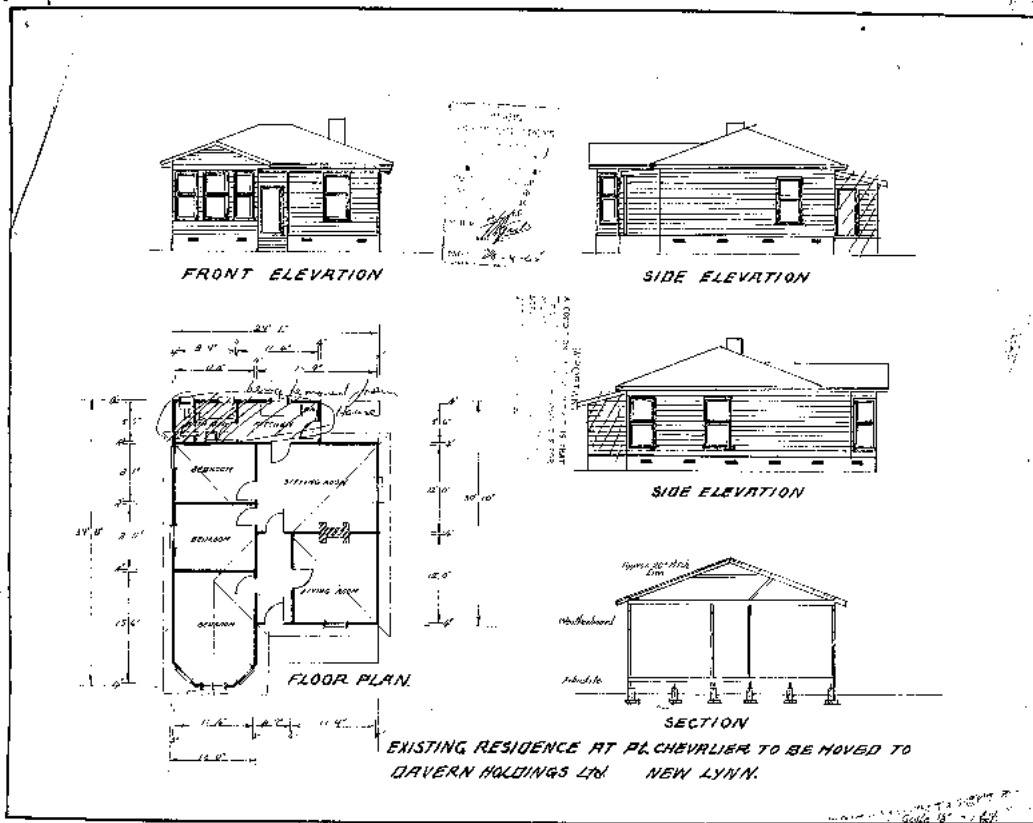
1. This site plan must show the desired position of the proposed building and also ALL existing buildings.
2. Distances of each building from boundary lines must be clearly indicated. Consult your Building Inspector if in doubt as to Council's requirements as to Siting of Buildings.  
BUILDING INSPECTORS ARE AVAILABLE AT COUNTY OFFICE BETWEEN 8:30-9:45 A.M. MONDAY TO FRIDAY.
3. Separate plans, drawn to scale (preferably 1/4" or 1/8" to 1'), must be submitted, showing a ground plan, and elevations of two sides. In cases of extensions to existing buildings, these plans should show the whole building, and the extension should be shaded or coloured.
4. Applications, plans and specifications MUST be made in duplicate, except for minor outbuildings.
5. Location plan must be completed.

PENCIL DRAWINGS WILL NOT BE ACCEPTED.

IMPORTANT:

A condition of this permit is that THE BUILDER is responsible for all stormwater drains being constructed to comply with health inspectors requirements.





Attachment 2  
Auckland Council Property File  
1975 Building Consent

Riding

CITY OF WAITEMATA

Roll No. / /  
3315/600

**BUILDING PERMIT**

No 1629

Owner of Section P. Painter  
Address West Coast Road, Oratia

Date 10.6.75

THIS PERMIT is granted to the undermentioned person authorising the following building work on Lot No. 3 DP 43830 on West Coast Road Oratia in accordance with the plans lodged and subject to the following conditions: To notations on plans.

Nature of proposed work  
Add to dwelling

Value of work, \$ 3,000

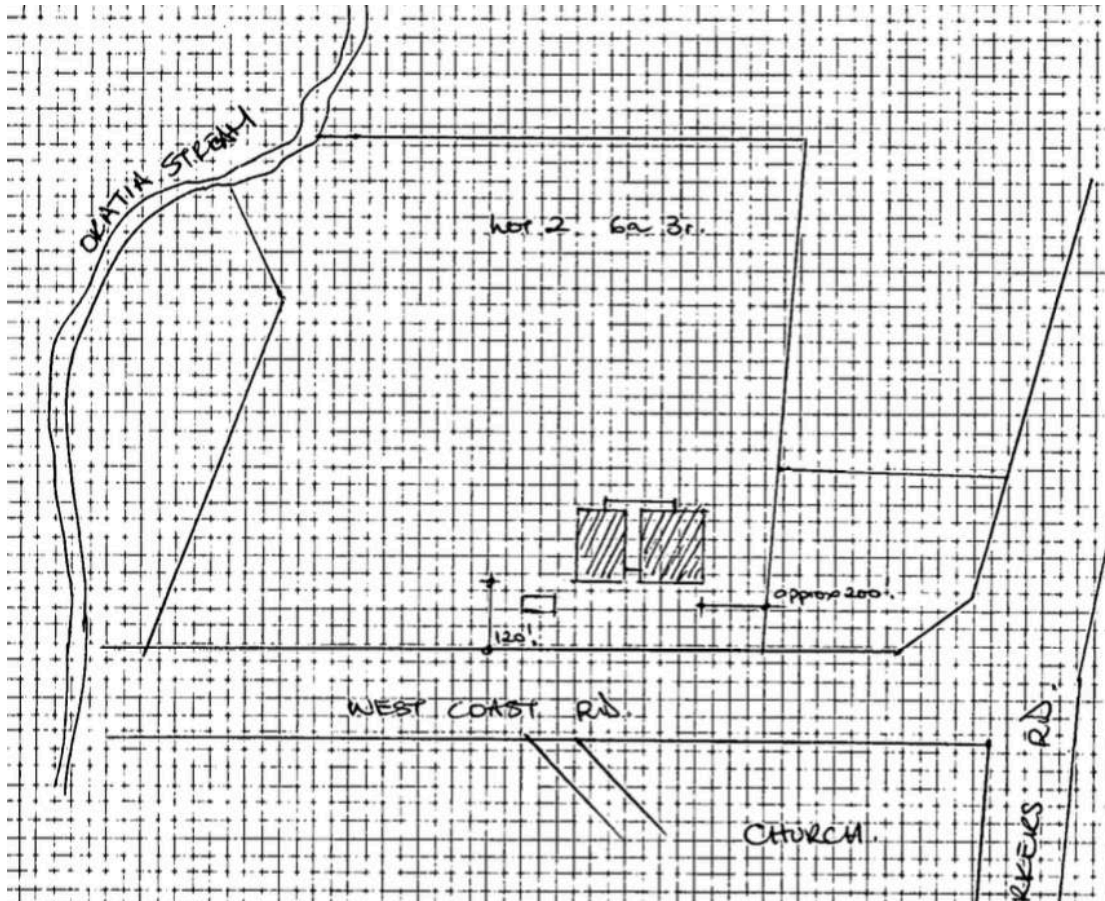
Construction Management Ltd.,  
Box 44080  
AUCKLAND. 2

Fee \$ 15 : 00 : Rec. No. 79056 - 30.4.05

For the Waitemata City Council

Duly Authorised Officer.

FOR FURTHER CONDITIONS SEE OVER



Dear Sir or Madam

RE: ID 1006 Te Arotai 17 Queen Street, Northcote Point

I am the owner of the above property which is affected by the proposed plan change and as such I would like to make a submission for consideration as below.

Removal of Te Arotai, 17 Queen Street, Northcote Point from Heritage Schedule

- 6.1 I would like to request the removal of the above property from the historic heritage schedule, as the Queen street road frontage is not original and a sunroom was added to the house in the 1950's. This addition to the original 1922 Californian Bungalow style house is not in keeping with the architectural style of the era, particularly as it is this elevation which faces a heritage street.

I do not believe this property is a true and original representation of the architectural style it was listed for initially and should therefore be removed from the schedule, as it is currently being changed and it would seem like an appropriate time to review the listing.

I would appreciate your confirmation of this submission to the above email address.

Yours faithfully

Deborah Manley

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Rebecca Stanley

Organisation name: Auckland Botanic Gardens

Agent's full name:

Email address: [rebecca.stanley@aucklandcouncil.govt.nz](mailto:rebecca.stanley@aucklandcouncil.govt.nz)

Contact phone number:

Postal address:

[rebecca.stanley@aucklandcouncil.govt.nz](mailto:rebecca.stanley@aucklandcouncil.govt.nz)

Auckland

Auckland 2105

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:

01270 Mill site, Botanic Gardens, 102 Hill Rd

Property address: 102 Hill Road Manurewa (Lot 3 DP 59551)

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

In 2015 the Auckland Botanic Gardens sought two amendments to the Unitary Plan in relation to the Heritage Overlays (Mill site R11\_1633). A discrete site of a European-era farm waterwheel (removed in the mid 1980's) was incorrectly assigned to one third of the land area at the ABG (the whole extent of the legal parcel of land the site is found within). The site was also incorrectly labelled as a site of significance to Maori. This plan change: PC27: Amendments to Schedule 14.1 Schedule of Historic Heritage rectifies these errors. We support the Amendments to the Plan maps (extent of place) and the confirmation this Mill Site is not known to be a place of interest or significance to Māori.

7.1 | I or we seek the following decision by council: Accept the plan modification

Submission date: 21 June 2019



**Attend a hearing**

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: David Barber

Organisation name:

Agent's full name:

Email address: [david.barber@xtra.co.nz](mailto:david.barber@xtra.co.nz)

Contact phone number:

Postal address:

[david.barber@xtra.co.nz](mailto:david.barber@xtra.co.nz)

Manurewa

Manurewa 2102

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:

ID 1456 proposed plan modification

Property address: 8-10 Earls Court, Hillpark, Manurewa

Map or maps: ID 1456

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

ID 1456 consists of protecting the gardeners cottage/garage alongside the Orford Lodge property, as it has significant historical value such as being occupied by American Officers during WW2 as their mess and who built the existing fireplace in the cottage. The cottage/garage forms an integral part of the Orford Lodge property which has existing heritage protection.

8.1 | I or we seek the following decision by council: Accept the plan modification

Submission date: 24 June 2019

**My submission relates to**

Rule or rules:  
ID 1456 proposed plan modification

Property address: 8-10 Earls Court, Hillpark, Manurewa

Map or maps: ID 1456

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:  
ID 1456 consists of protecting the gardeners cottage/garage alongside the Orford Lodge property, as it has significant historical value such as being occupied by American Officers during WW2 as their mess and who built the existing fireplace in the cottage. The cottage/garage forms an integral part of the Orford Lodge property which has existing heritage protection.

I or we seek the following decision by council: Accept the plan modification

Submission date: 24 June 2019

**Attend a hearing**

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Matthew Nicholas Dunning

Organisation name:

Agent's full name:

Email address: [matthew@dunningqc.co.nz](mailto:matthew@dunningqc.co.nz)

Contact phone number: 027 294 7959

Postal address:  
4 Tohunga Crescent  
Parnell  
Auckland 1052

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

**My submission relates to**

Rule or rules:  
Schedule 14.1, Chapter L

Property address: 3 Dilworth Terrace, Parnell, Auckland

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

9.1 | Given that Council has ignored the heritage status of Dilworth Terrace by abandoning the viewshaft entirely, it is more than ironic that it should seek to categorise it as worthy of the highest protection when very few people in future will be able to see it, meaning that private owners will continue to be restricted in what they can do to their property, for something which Council itself has diminished in heritage value to the public. Council talks heritage but does not walk it, and if it is going to abandon something as important as the viewshaft in favour simply of commercial interests, it should in exchange moderate its approach to what owners of Dilworth may be able to do to their properties in future, and this should be recorded on an appropriate file or register or the plan.

9.2 | I or we seek the following decision by council: Accept the plan modification with amendments

9.3 | Details of amendments: Formally note that the discretion as to what owners of Dilworth may do to their properties will be exercised generously in future.

Submission date: 28 June 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

## PC 27: Amendments to Schedule 14.1 Schedule of Historic Heritage

Attn: Planning technician

Auckland Council

Level 24, 135 Albert Street

Private Bag 92300

Auckland 1142

### Submitter details

Ian McArthur

68 Kitchener Rd Milford

Auckland

Telephone 0273330358

Email [ianmcarthur@live.com](mailto:ianmcarthur@live.com)

### Scope of submission

PC 27: Amendments to Schedule 14.1 Schedule of Historic Heritage

### Specific provisions that my submission relates to are:

Halling homestead (former) at 68 Kitchener Rd Milford (ID 01077). This place has been reviewed because there is an error in the Schedule 14.1

### Submission

10.1 | I wish to have the provision identified amended and the Halling homestead removed from the schedule.

### The reasons for my views are:

Colleen and I are the second owners of the Halling family home. We have lived here since 1997. We have enjoyed living in Milford and our two children excelled at Takapuna Grammar School. While we have owned the property, we have done 2 major works to the house and built a new separate standalone garage.

Living here for over 20years has given us a great deal of experience relating to the property and the suburb and it is this experience that makes me believe that I am very qualified to talk about the

house and the area. **It is because of this experience that I believe that the home should be removed from the Historic Heritage register.** My reasons can be divided into three main areas.

### 1/ Style and construction

The house is a very pretty Tudor replica with some elements of American bungalow and a charming old world feel. It is placed well back on the section and has an established garden with many trees that we have planted. My dad who came to New Zealand from England in 1949 to do his master's degree at Massey liked to refer to the style as "mock Tudor".

Construction is a double brick (rough cast) base with a dormer style weatherboard second story incorporating a 45 degree Winston clay tile roof. The road front gable ends are battened in a Tudor style and all the windows have leadlight to give a very English effect. The framing timber and weatherboard is imported Oregon.

The mock Tudor design was very popular the 1970's and early 80's on the North Shore but to conclude that this popularity was in some ways due to the influence of this house would be a long string to draw. I would surmise that the Tudor style was popular because of the high number of immigrants from the UK choosing to settle in the Bays during this period, and the suitability of the style for construction using hardy sheet and battens.

This style and construction (Mock Tudor) has not remained popular and slowly these houses are being altered to remove this feature. I am not aware of any attempt to preserve any of this 70's era style and don't believe that in the future this decision will be regretted, mainly because it is very faux and hence never destined to last the test of time.

### Conclusion

Because this Mock Tudor style has not had an important influence on New Zealand architecture, I don't believe that our early example of this style should be protected or retained. It might have an amusing reference to our Englishness, but this is not a good reason to keep something .

### 2/ Precinct or Area

There is one other similar house that I am aware of at No.1 Killarney St, most likely built by the same builder. Because this is the only other similar house in our area, I don't feel that there can be a precinct or collective effect.

### Conclusion

Protecting our house can not be justified on the basis that it creates an area of special character.

### 3/ The Future

The purpose of Heritage protection is to influence the future in a good way. This must be weighted up against the rights of the property owner to make their own decisions about what is important to their needs. Currently our house is in reasonably good condition but the construction and style make maintenance difficult and expensive. The very steep tile roof requires specialist knowledge to fix and maintain. The leadlight windows are slowly deteriorating and can not be replaced with double

glazing units because of the character feature. Even though we have insulated under the floor and in the roof our heating bill is high by modern standards and we use 5 m3 of firewood a year to heat the double brick lounge. One day an owner will decide that the best thing to do is to demolish the old house and build two or three modern, well insulated low maintenance homes on the site.

#### Conclusion

Imposing heritage protection on a house requires a lot of thought. The most difficult part is to assess the future effect on the area and weight it up against the loss of rights of the property owner. Having lived in the house for over 20years and raised a family here I hope that another family will have the chance to enjoy the same benefits that we have. **Eventually though I believe time will run out for this old house and the right thing to do will be to pull her down and build more environmentally sensible homes in this great location.**

I ask that the council remove the house from the Heritage register.

**I wish to be heard in support of my submission.**

Yours Sincerely

Ian McArthur

28<sup>th</sup> June 2019



The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Paul Bernard Mora and Mary Innes Mora

Organisation name:

Agent's full name: Paul Mora

Email address: [pmora@xtra.co.nz](mailto:pmora@xtra.co.nz)

Contact phone number: 021972963 09 4899326

Postal address:

[pmora@xtra.co.nz](mailto:pmora@xtra.co.nz)

Milford

North Shore 0620

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

**My submission relates to**

Rule or rules:

Property address: 14 Muritai Road Milford Auckland

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I am writing in support of the deletion Of No. 14 Muritai Road from the schedule. When we purchased the property it did not have a heritage listing. The listing was applied 24 years ago without any consultation with us, nor was the property ever visited/inspected by any person from the council's heritage division. The property is merely an old house that had been extensively modified over the years to the stage that there is very little of the original house left, except for the two gables. The chimney is original but really needs to come down as it is very eroded. The windows are all a miss match as well as the decks. The interior was completely renovated just prior to our purchase 33 years ago, thus very little of the interior is original. We had a visit around three years ago from two members of the heritage department at the Council and they were of the same conclusion that the property has no heritage value whatsoever. I wish to be heard at the hearing.

11.1 | I or we seek the following decision by council: Accept the plan modification

Submission date: 2 July 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Anton Lush

Organisation name:

Agent's full name:

Email address: [tpfem@xtra.co.nz](mailto:tpfem@xtra.co.nz)

Contact phone number:

Postal address:  
109b Meadowbank Rd  
Meadowbank  
Auckland 1072

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:  
Property address

Property address: 10 Scherff Rd Remuera,

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:  
Refer attached documents

I or we seek the following decision by council: Amend the plan modification if it is not declined

Details of amendments: refer attached document

Submission date: 7 July 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

**1** *Re: Proposed Plan Change 27 – Amendments to Schedule 14.1 Historic Schedule (Errors, anomalies and information update and deletion of 11 places) to the Auckland Unitary Plan (Operative in Part).*

*With reference to the Lush House - 10 Scherff Rd, Remuera, ID No. 02495*

**2** **Addendum to Submission #12**

Anton Lush

Ph. 09 578 2421

Address 109b Meadowbank Rd, Meadowbank, Ak 1072

10 July 2019

**3** I wish to speak to this submission.

**4** **Summary of Submission**

This submission contests the process of classification of the house and:

- 12.1 | • supports the deletion of criteria C – Tangata Whenua
- 12.2 | • opposes the addition of criteria E Technology
- 12.3 | • contends that the heritage assessment in totality should be removed and that criteria A, B, D, F, G and H do not apply.

**5** **Basis of Submission**

6 The process of placing the Lush residence at 10 Scherff Rd, Remuera on a heritage list was not appropriately handled, given the advanced age and health of the owners. No supporting family members were aware of the process. Consequently, the only input given to the scheduling process was from the Council appointed assessor.

7 The assessor is the son of one of the original design company architects and advising in this situation must be seen as being at risk of serious conflict of interest. Accordingly, any opinions in the heritage assessment should be revisited in the light of this conflict.

8 Therefore it is appropriate that this situation be addressed in the current plan change submission process as *“an error, an anomaly and to update information”* and the opportunity taken to reassess the whole classification.

9 In essence, this submission addresses the following issues through examination of the history and scheduling report:

1. The inability of the owners and immediate family to provide input to the original assessment.
2. A severe conflict of interest on the part of the Council-appointed assessor.
3. The submission of a biased report exaggerating assessment criteria to support a desired outcome.
4. The lack of understanding by the owners of the ramifications, limitations or constraints of the "Historic" listing.

#### **10 Purpose of Historic Scheduling**

The Lush House at 10 Scherff Rd, Remuera, is included on the Heritage list as "an historically significant building", being an example of a 1950's style of house designed by "the group" Architects. The Group were exploring a significant architectural direction in the post-World War II era, namely the use of simpler forms, layouts and structures using cheaper and commonly available materials.

11 It is argued (Archifact) that because the building is in near-original condition, it should be preserved as an example of the Group's work. The assessment is clear on the architectural merits of the building and extends this architectural view to include preservation of its suburban context.

#### **12 Family circumstances at Time of Assessment**

13 Immediately prior to the heritage assessment, Frank Lush was suffering the effects of a stroke which had severely restricted his physical and mental abilities. In particular, memory and comprehension were compromised. Frank had been responsible for, and continued to try to be responsible for, the management of all house-related issues. His wife, Helen Lush, had been battling severe health issues of her own for over a decade whilst providing full-time nursing care to Frank and was in a state of emotional exhaustion.

14 The detail of the heritage inspection process and its ramifications would have been far beyond Frank's ability to engage with. The recent inclusion of the house in the books "A Fine Prospect" and the later Gatley book, "Group Architects Towards a NZ Architecture" of 2010 with associated photography work confused Frank as he had mentioned to me that someone had visited the house. He could provide no further detail than that, neither who it was or why they were there.

15 As such, it was not until the sale of the neighbouring property in 2017 that the family members assisting with care were eventually made aware that a heritage order had been placed on the property.

16 Accordingly no input was given to the assessment at the appropriate time.

**17 Archifact Assessment**

18 The Council-appointed assessor for this house was Adam Wild of Archifact Limited. Adam Wild is the son of Allan Wild, who was one of the members of the house's designing architectural company, *the group*, and later Dean of Architecture at Auckland University.

19 Accordingly, given these close family links, it is very hard to accept that the report was not strongly biased in favour of achieving the strongest preservation outcomes.

20 The report itself, in its recommendations, shows this bias and a confusion between a veneration of the greater architectural context of *the group's* work and an assessment of the house itself. It confuses the significance of *the group's* greater work with just one of its many projects, a simple house built to a small budget, in the middle of the company's work period.

21 It is perhaps pertinent that the only historical point referenced in the Archifact report and that is directly attributable to the Lush House (*Section 4.2 Historical Summary*) is that it was "the longest and the skinniest" of *the group's* extruded houses.

22 This is a quote from the detailed and well-researched Gatley book of over 200 pages which has only 1/6 page of text devoted to the Lush House. This brief text includes a simple description of the house and no critique or comment is included. It is likely that the availability of the three old photos included were a welcome find and addition to flesh out an historical compendium, particularly given that they could be updated with current photos.

23 *Group* houses are clearly of architectural interest. A recent auction of the Rotherham's own at Stanley Pt (one of the original *group* architect partners' own house) attracted a very large audience of over 100 people. Many of these were clearly architects who were obviously interested in the building, yet only 2 bids were made, with only 1 serious bid coming from the son of the owner. There appears to be a significant difference between "interest" or "value" and market or user need.

24 Unfortunately, the planning guides to historical assessment are unable to differentiate between these values and this is the issue at stake with this house caught in this conundrum: how can the city protect heritage yet allow for the often brutal and sad reality of change and the needs of citizens who want to live in different houses.

**25 Significance Criteria**

26 To commit a house to the severe ramifications and restrictions of a Heritage listing one would expect a very compelling argument to have been made for an "historical significance" to be applied. Yet the discussion of the Archifact report in the following sections on close inspection actually offers very little support for inclusion in the heritage list.

**27 (a) Historical**

In their historical assessment report Archifact Limited has not distinguished between the enduring architectural and historical merit of **the group's** work as a whole and those of the particular house. The only identified specific significance that the Lush House might have is described in the one sentence "(...as having) integrity and authenticity".

28 The significance of **the group's** architectural work and influence is not challenged. Even though the house has not been significantly altered, it does not follow that it, in particular, is of any more "considerable historical significance" than any other **group** house per se, or one of say, the tens of thousands of bungalows of an earlier period.

29 It is illogical that an untouched house is more valuable than one altered to improve its design or usefulness when, if it is old enough, we celebrate those changes as representing full historical context. Given that, any surviving group house is as valuable as another in this respect.

30 A relative has just finished restoring a late 1800's era building with 3 additions from different periods. All the additions are valuable, protected and represent the history of the greater "building". It is not anything to do with being "authentic".

**31 (b) Social**

The Archifact report hangs a "considerable social significance" assessment on the house because "it has been continuously occupied by its commissioning owners with almost no change". It is a tenuous thought and assumption that, because the designers were developing concepts, then this design somehow represents a unique solution to the greater social aspect of housing.

32 In reality, it was continuously occupied not specifically because it was "such (a) success" but because the owners were unusually part of a subdivision of family land. Three brothers lived next door to each other where they grew up and were obviously used to being there and did not want to move.

33 My parents loved their house because it represented their best efforts to get a house they could afford on their meagre income. The compromises of the house were always apparent in day to day life and coped with as best they could. My Mother would have always have moved if she could and would always have wanted to take her house with her.

34 The assumption that the "the almost no change(s)" aspect represented the owners satisfaction is incorrect and in fact a result of the limited ability of the owners to make the house work better given its somewhat original strict adherence to the designer's philosophy and of course construction budget.

35 It was a small house for a then average sized family of four children. (My brother slept outside under the verandah for many years and later he and I in a garden shed). The house was cold and had very limited sun exposure. It had a very windy western courtyard due to its elongated form which funneled prevailing winds. It tended to be lived in at one end largely as a result of its length and difficulty in getting light and heat to the far end. It had no logical entrance and endlessly confused new visitors navigating the unresolved entry style and the necessary alterations to gain privacy and shelter.

36 To imply that the new way of thinking about "..... spatial planning" was of "considerable value for the success of these qualities" is at best inaccurate.

37 Given these attributes the assessment as "considerable social significance" seems inappropriate and wrong.



**38 (c) Tangata Whenua**

Council has acknowledged the error with this classification and we agree with its removal.

**39 (d) Knowledge**

Archifact's report recognizes the importance of the group architects as part of a greater awareness of post-Second World War architectural influences. Yet the report merely states, but fails to describe why, this house is a "considerable example of this work".

40 Exactly how the fact that it has not been altered "further lends value" to the knowledge it affords is not explained either.

41 Given that many, if not all, of the defining architectural features used in group houses were of high quality and as such are likely to remain in any alteration as essential features of any house, it is not even relevant that it is "authentic and intact". Such features as the copper guttering lives on well to this day, presumably in all group houses as do the lengths of exposed structural timber, the cedar joinery and cladding, the sheet products where used, the clerestory windows, the large wooden sliding doors, the concrete blocks, the paving and so on.

42 The **Group** architect's work has been extensively documented, both in the Gatley book and in the University of Auckland archives as has the Lush house (ref: gp 113 Juriss). As such, it would seem on closer inspection of this issue that in fact very little Knowledge is critically enshrined in the Lush House.

**43 (e) Technological**

44 With respect to technology, Archifact has again mixed the greater appreciation of historical context of the group's work with the needs for a specific assessment of this particular house.

45 The technology of **the group's** greater work has been documented in the archives and in particular in the Gatley book's text, drawings and photos.

46 As regards the specifics of the Lush House, there is little to be gained in looking at the reality of a simple connection of a post and beam construction in the flesh or the simplicity of an exposed rafter. Or a commonly obtained sheet cladding product being fixed to a framed wall – this work is hardly "technological accomplishment" nor are the window treatments which are very simple or standard. To consider the house as showing "considerable technical significance" is somewhat overstated.

47 The construction methods are not technically world leading, merely a response to the cost of housing and the use of cheaply available materials that arguably developed through **the group's** humble beginnings designing cowsheds and a converted chook house.

48 It should be noted that post and beam construction had been used by farmers for millennia. It is not new. Farm buildings and accommodations have always been closely allied.

49 It is the architectural concepts of the groups work in using these cheap materials in a different context that is the more historically valuable, not the specifics of any one house.

50 It can be strongly argued that the "considerable technological significance" just does not apply.

**51 (f) Physical Attributes**

52 The lush house **is** an easily identified example of a **group** house. This condition however probably applies to **any** object designed by any specific designer or resulting from any school of thought or design period.

53 This classification attribute seems to be misapplied here and seems to be meant for rarer and more specific needs as indicated by the words “notable and representative”.

54 Archifact have themselves alluded to this in their comment “increasingly rare”. This evaluation does not necessarily lead straight to the protective enclosure of “considerable significance” given for the historical attribute.

55 The house’s “**intactness**” and “**integrity and authenticity**” are mentioned in several of the criteria assessments. Yet these particular factors are variably measured as “considerably valuable”, “lends value” and “extremely high”.

56 In this assessment case the term “considerably valuable” is used to highlight how **notable** it is when in fact these aspects are unrelated. Just because an item is in original condition, it does not imply that it has high or notable value. They seem to have confused several aspects and concepts in this attribute.

57 In the report, the **particular** identified physical attributes of the house are its clerestory windows, exposed interior structure and modular construction system. Yet these are the characteristics of the group’s greater work and common to all houses in some respect. In other words, once again, the report confuses the group’s greater work with the specifics of this house.

58 This is also expressed more clearly in the summary sentence referring to “physical attributes and design provenance” being of considerable significance.

59 There is nothing in this report that indicates that the house’s physical features hold any special physical significance.

**60 (g) Aesthetic**

61 The fact that the house is identified as private and discreet and yet of notable aesthetic and visual quality seems to be a conflicted view.

62 In terms of aesthetic significance, the house is in fact not only difficult to see from the road, but what is seen makes little impression. The aesthetically significant features of the house – both internal and external – cannot be appreciated in its current location.

63 The well preserved and tastefully altered interior will never be seen by the public.

64 Likewise the aesthetically pleasing external features of the house are mainly on the fenestrated northern and western elevations. The public cannot see these views.

65 All our lives my family have heard comments on how brutal the eastern façade is and iterations of the comment about “long and skinny” have always been around, not necessarily in a positive way.

66 Archifact acknowledge that “its landmark values, as seen from public places, are considered to be little”.

**67 (h) Context**

68 In spite of, in the words of Archifact, the house “as a discreetly sited private residence its streetscape, townscape and landscape setting is less dramatic”, its context is assessed as being considerable **but** with respect to a wider historical and cultural context. Not local as the guidelines seem to be referring to.

69 Once again **the group’s** greater architectural legacy is confused with the specifics of one simple house and they have used the word “wide” to include this stretching of the guidelines terms.

70 In respect of its actual relationship to the neighbourhood (streetscape and cultural context) no comment is made.

71 The slow but inexorable removal and alteration of the neighbouring State houses and bungalows, loss of open spaces, trees and gardens and replacements with crossleased sections and new and significantly larger houses is dramatically changing the neighbourhood.

72 Over 50% of the houses on Scherff Rd have been altered or removed. This is typical throughout the valley. There is little of the old neighbourhood feel to preserve.

73 Accordingly the house provides arguably little association or contribution to a neighbourhood that no longer exists.

**74 Section 8**

75 It is particularly restrictive and unfair to tie the whole property to the heritage assessment. The whole site is, and has been, a difficult aspect of the whole life of the house.

76 It is steep, of marginal stability, heavily shaded, very difficult to garden, affected by uncontrolled drainage from developments and drainage failures from above and overall of very little benefit to the house.

## Submission to Auckland Council

**Subject: Proposed Plan Change 27 – amendments to Schedule 14.1 Historic Heritage Schedule to the Auckland Unitary Plan.**

- 13.1
1. This submission is in relation to the **Dilworth Terrace Houses** where the category is proposed to be changed from Category B to Category A.
  2. My husband, Tuiloma Neroni Slade, and I own No. 6 Dilworth Terrace, Parnell, Auckland 1052.
  3. We do not oppose the plan change from Category B to Category A. However we wish to amend and add to the proposed list of exclusions.
  4. The interiors of all the Dilworth Terrace Houses have been altered significantly over the past century. Originally built as houses, they were, over time, turned into flats and bedsitters and then, in the 1980's back to individual houses which have been owned and altered by a variety of owners to the extent that they no longer bear any resemblance to the original interiors.
  5. For example, there are a number of alterations made by previous owners in our house (6 Dilworth Terrace) which, we believe, detract significantly from the values which would justify its scheduling as a historic heritage place and which we wish to rectify/restore. These alterations include:
    - Removal of a fireplace and surround in one of the rooms on the entrance floor
    - Removal of the original kauri floorboards in the entrance hall and replacement with unattractive stone tiles
    - Removal (or boxing in) of the original balustrade on the stairs
    - Construction of an additional archway in the hallway on the entrance level
    - Insertion of windows in internal walls and repositioning of doors
    - Creation of extra rooms with dividing walls
    - Closing off entrances into various rooms
  6. We would note that the rear elevation entrances of several of the Dilworth Terrace Houses have already been modified through the construction/installation of French doors. We believe that these modifications have enhanced the livability of the houses and provide for comfortable, modern living and should be included in the exclusions for all the houses. In addition, the ability of owners to construct/install French doors from the bedroom/s to the verandahs on the lower would enable more convenient access to the lower level verandahs/patios and gardens which, in most houses is only through one of the bedrooms.
  7. We would also note that the exterior spaces around the houses – the courtyards at the rear elevation entrances, the steps as well as the railings on the verandahs on the lower levels, and the gardens on the lower levels have also been modified by various owners. The fencing between and the bottom of the gardens are constructed of timber posts with timber trellis infill, all of which need to be repaired/replaced from time to time.

13.2

8. We therefore request Council to amend the Plan Change for the Dilworth Terrace Houses to include the following additional EXCLUSIONS (in addition to those already listed in the proposed Plan Change), namely, modifications and alterations to:
- ALL Interiors;
  - Existing French doors that have been added on the rear entrance level on the Dilworth Terrace side to Houses 1,2 & 8;
  - Add French doors to the rear elevation entrance level to allow access to courtyards and to add French doors to the bedroom/s on the lower level which mirror those on the midlevel to enable direct access to the verandah/garden area rather than having to access this area through another bedroom;
  - Landscaping of rear entrance level courtyards;
  - Steps from verandahs to patio areas on the lower, garden levels;
  - Fences and gates as well as landscaping of the lower, garden levels.
9. As owners we take the opportunity to express our strong disappointment with the decision by Council to remove in its entirety the viewshaft of the Dilworth Terrace Houses, which had been in place for such a long time and which had given Aucklanders as well as thousands of visitors the ability to view and appreciate these unique historic houses.

Date: 8 July 2019



Tuiloma Neroni Slade



Jeanne Doris Schoenberger

# Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

For office use only
Submission No:
Receipt Date:

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

DONALD JOHN + ALISON MARGARET ELLISON

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

8 DILWORTH TCE, PARNELL 1052 AUCKLAND

Telephone:

0274660177

Fax/Email:

ellisonfam@xtra.co.nz

Contact Person: (Name and designation, if applicable)

## Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 27

Plan Change/Variation Name

Amendments to Schedule 14.1 Schedule of Historic Heritage

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

CHANGE TO SCHEDULE 14.1 FOR DILWORTH TCE. HOUSES (1D1634)

Or

Property Address

1-8 DILWORTH TCE.

Or

Map

Or

Other (specify)

## Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

The reasons for my views are:

WE SUPPORT THE CATEGORY CHANGE BUT WISH TO AMEND AND HAVE ADDITIONAL EXCLUSIONS INCLUDED TO THE PROPOSED LIST OF EXCLUSIONS. 14.1

\*SEE SEPARATE SHEET FOR REASONS (continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

Accept the proposed plan change / variation with amendments as outlined below

Decline the proposed plan change / variation

If the proposed plan change / variation is not declined, then amend it as outlined below.

• ALL INTERIORS TO BE EXCLUDED • FRENCH DOORS IN REAR ELEVATIONS HOUSES 1, 2, 8 TO BE EXCLUDED • ABILITY TO ADD FRENCH DOOR TO REAR + FRONT ELEVATIONS AT FUTURE DATE • REAR COURTYARDS + FRONT GARDEN FENCING + LANDSCAPING TO BE EXCLUDED 14.2 14.3

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

If others make a similar submission, I will consider presenting a joint case with them at a hearing

*David Emery*  
Signature of Submitter  
(or person authorised to sign on behalf of submitter)

9.7.19  
Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  / could not  gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am  / am not  directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.



My husband and I have been actively associated with the preservation of the eight Dilworth Terrace houses since the 1960s when they had fallen into disrepair and were the subject of a proposed demolition order.

Over the years since they were built at the end of last century and up to the modern day, our house and the other 7 houses have undergone numerous use changes ranging from grand houses to rooming houses to slum boarding houses to 28 flats and subsequently back to 8 individually owned modern day town/terrace houses. Since conversion back to town houses in the 1970s onwards each house has had several different owners who have each done renovations and alterations yet again to suit their individual modern lifestyles. Consequently the interior of our house 8 and the other 7 houses bear little resemblance to the original interiors.

As well as the proposed exclusions already listed in the schedule, for the above reasons we wish to add to and amend the exclusions as follows

- All interiors to be excluded.
- French Doors that have been added on the street level rear elevations of Houses 1, 2 & 8 .to be excluded.
- Include the ability for individual owners to in future add French doors (in keeping with the existing original feature French doors opening onto the seaside street level balconies of each house) to the street level rear elevations, to allow access to the courtyards, and front lower level of the building to allow access from bedrooms directly to the lower verandah /garden areas rather than having to access through another bedroom.
- All fencing and landscaping of courtyards and lower garden areas to be excluded.

Although we as owners are passionate about the preservation of the old building or it would not still be standing, we feel we must be permitted to continue to improve and upgrade the houses so that they remain attractive and desirable modern residences to live in. Unfortunately as a result of the recent loss of the view channel, in time it is likely that the people of Auckland will be unable to view the building from any vantage point other than from the private property itself.

Without sensible Council Heritage discretion it is possible that the houses may end up being undesirable to future owners with the likely outcome that they will become badly maintained and revert to the slum state that has happened in the past.



**Submission on a notified proposal for policy statement or plan change or variation**

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5

#15



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

For office use only
Submission No:
Receipt Date:

**Submitter details**

**Full Name or Name of Agent (if applicable)**

Mr/Mrs/Miss/Ms (Full Name)

BRUCE ANDREW & SHARON LAMIE RICHARD

**Organisation Name (if submission is made on behalf of Organisation)**

**Address for service of Submitter**

1 DILWORTH TCE, PARNEW 1052 AUCKLAND

Telephone:

0274725272

Fax/Email:

slprichard@gmail.com

Contact Person: (Name and designation, if applicable)

BRUCE RICHARD

**Scope of submission**

**This is a submission on the following proposed plan change / variation to an existing plan:**

Plan Change/Variation Number

PC 27

Plan Change/Variation Name

Amendments to Schedule 14.1 Schedule of Historic Heritage

**The specific provisions that my submission relates to are:**

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

CHANGE TO SCHEDULE 14.1 FOR DILWORTH TCE HOUSE CID1634

Or

Property Address

1-8 DILWORTH TCE

Or

Map

Or

Other (specify)

**Submission**

**My submission is:** (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

The reasons for my views are:

We support the category changes but wish to amend and have additional exclusions included  
SEE SEPARATE SHEET FOR REASONS

15.1

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

• - ALL INTERIORS EXCLUDED | 15.2

ABILITY TO INSTALL FRENCH DOORS AT A LATER DATE ON LOWER SEASIDE VERANDA FROM LARGE 2ND BEDROOM

15.3

FRONT GARDENS, FENCING & LANDSCAPING TO BE EXCLUDED

15.4

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

*B. Richard*

Signature of Submitter  
(or person authorised to sign on behalf of submitter)

9<sup>TH</sup> JULY 2019

Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  / could not  gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am  / am not  directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

**Sharon Fryer**

---

**From:** Sharon Prichard [s/prichard@googlemail.com]  
**Sent:** Wednesday, 10 July 2019 8:46 a.m.  
**To:** [REDACTED]  
**Subject:** Dilworth - unitaryplan@aucklandcouncil.govt.nz

These Historic Buildings 1-8 Dilworth Terrace, Parnell, built in 1890 usage has changed dramatically over the life of the buildings. They have changed from rooming houses, to overcrowded slums, to 28 flats, to today as 8 individual modern townhouses each privately owned. Our own home "Number 1 Dilworth Terrace" has been extensively modified over the years including our recent major complete renovation to update all rooms and facilities to a modern life standard. This was all approved and signed off by Council. Our home bears no resemblance to the original 1890's interiors. For these reasons we request that all Interiors be excluded. The ability to install French doors onto the lower seaside veranda from the 2nd bedroom to provide direct access to the garden, to avoid the only access is through the other bedroom. The lower veranda cannot be seen from the front elevation from "The Strand" so does not effect the Historic value of the building.

Sent from my iPad=

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Ian Jarvie

Organisation name:

Agent's full name:

Email address: [ianjarvie2@gmail.com](mailto:ianjarvie2@gmail.com)

Contact phone number: 0211120542

Postal address:  
20 Seascape Rd  
Remuera  
Auckland 1050

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:  
Inappropriate Heritage listing

Property address: 10 Scherff Rd, Remuera.1050

Map or maps: Schedule 14:1 ID # 02495

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:  
To have heritage overlay removed. See attached submission.

I or we seek the following decision by council: Amend the plan modification if it is not declined

Details of amendments: Removal of heritage overlay

Submission date: 10 July 2019

Supporting documents  
CCF\_000009.pdf  
CCF\_000010.pdf

## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

**Heritage Submission. Schedule 14:1 ID # 02495 10 Scherff Rd**

16.1

The purpose of this submission is to have the heritage restriction placed on 10 Scherff Rd (Lush house) uplifted so the house can be removed and preserved if so desired.

The process to achieve this heritage order, I feel was not transparent, inappropriate and unfair to the elderly owners, Frank and Helen Lush. It appears there was minimal consultation to outline the implications and understanding of the restrictions to be imposed.

It is understood the Heritage order was notified in early 2013. Frank had a severe stroke late 2012, making it impossible for him to comprehend, let alone respond. Helen, in poor health was under stress coping.

There was no mention ever made of any heritage proceedings to the family or any council correspondence sighted by family at any time during this process. The Property file has no listings of anything Heritage.

The family were totally unaware of the Heritage order until late 2017, when 12 Scherff Rd was for sale. A potential combined multi-unit development was proposed but disallowed due to the overlay.

The heritage evaluation for scheduling purposes, 29th Nov 2012, appears not impartial with over stated comments. It was prepared by Adam Wild, Archtifact, son of Allan Wild, a founding member of Group Architect and past Auckland University Dean of Architecture.

We acknowledge the sentiment for heritage but lack to fully understand why 10 Scherff Rd was singled out from all Group Architect designs. It has no real recorded significance or street appeal.

A google search for 10 Scherff, Lush house comes up with nothing. Similarly there is no mention under Group Architect or Ivan Juriss. A brief mention is made in the book, Group Architect by Julia Gatley.

Who will be responsible to maintain the property to appropriate standards? We understand it is proposed to be kept as original and will require Resource consents to renovate. Who is expected to pay?

Who wants to live in a 1950's museum in Remuera, described as being thermally uncomfortable, with a large sloping site to maintain. It may also be difficult to rent under the new regulations.

Who will appreciate, view and research the property in future generations? What real benefit is achieved for whom. I know of no interest from anyone in the last 6 years, since being scheduled.

The value is greatly reduced by this overlay according to Real Estate personal.

Rateable Value \$2,150,000. Land Value \$1,950,000 House Value \$200,000

Comparable Market Value. \$1,700,000 - \$1,900,000.

Assessed market value with Heritage overlay. \$1,200,000 - \$1,500,000

See attached references from real estate agent, Dermot Kelly ( B&T Unitary Plan Man)

There is an obligation and responsibility, under Enduring Power of Attorney, to preserve the value of a 1011sqm site in the double grammar zone for the owners.

I would appreciate the opportunity to speak on behalf of my in- laws.

Ian Jarvie (son- in- law ) 20 Seascape Rd, Remuera. Auck 1050

Ph 0211120542 Email: ianjarvie2@gmail.com



17<sup>th</sup> June 2019

Ian & Penny Jarvie

20 Seascape Rd

Remuera

Auckland

Re – 10 Scherff Rd – Valuation with existing overlay remaining in place.

Dear Ian and Penny

Thank you for the opportunity to catch up at Scherff and discuss the property and various implications under the Unitary Plan.

I have furnished you with a valuation based on the eventuality that the Heritage overlay is removed from 10 Scherff.

In the event that it is not and you wish to sell the property it will in my opinion create a major obstacle to a successful sale and in turn will have significant impact on buyer's perception of value.

In the current market which has been softening since September 2016, buyers are loathe to take on properties with "hooks" as they can generally find suitable properties to meet their needs elsewhere. The challenges we would face (in buyers perceptions terms) could include the following

- Difficulty to renovate and or alter the existing structure to modern standards
- Difficulty in obtaining consents for any future development of the site (overlay is more restrictive in this regard and takes precedence over zone rules)
- Perception that property may be difficult to on sell in the future
- Additional costs with Council interactions because of the overlay
- There may be a perception that an architect or similar would be motivated to pay a market price given the history of the property, my experience in this regard is that I get a lot of enquiry from interest groups but no offers, as witnessed in my recent sale at 36 The Parade – St Heliers which was a 7 month journey to sell.

For these reasons I have not been able to furnish you with a traditional valuation as comparative sales in the area are not really relevant in determining value.

Given all of the above I would estimate that in the event we could source a buyer to purchase they would demand a significant discount in terms of value to justify acquisition.

I would assess that discount to be 20 -30% of normal market value, thus giving you a sales range of \$1.2 - \$1.5m

Many thanks,

Dermot Kelly

Barfoot & Thompson, Residential Sales

**CONNECT**

021 954 573

09 391 4573

d.kelly2@barfoot.co.nz

417 Remuera Road, Remuera

Barfoot & Thompson

# Current market analysis

Barfoot & Thompson

Prepared for: Ian & Penny Jarvie

Subject property: 10 Scherff Road, Remuera, Auckland City

Prepared on: 17 June 2019

This Comparative Market Analysis provides an estimate of the probable selling price for 10 Scherff Road, Remuera, Auckland City.

The estimated selling price is based on other properties deemed 'comparable' – either sold or currently for sale in the area – plus supporting market information.

Capital Value: \$2,150,000  
 Land Value: \$1,950,000  
 Valuation Reference: 4/1320/007/01/00  
 Valuation Date: 1 Jul 2017  
 Land Area: 1,011 m<sup>2</sup>  
 Floor Area: 160 m<sup>2</sup>  
 Bedrooms: 0  
 Bathrooms:  
 Car Spaces:



Age: 1950-1959

Wall Material: Mixed Material

Category: RD195B

Roof Material: Fibre Cement

Description: VALUATION BASED ON HERITAGE OVERLAY NOT EXISTING ON PROPERTY.

The value for the property lies in the land value, zoned mixed suburban the property could be further developed (no scheduled trees) with the existing home most likely moved off site to another location.

Development of the site would present some challenges given the contours, however it is located in Double Grammar Zone in a very sought after part of central Auckland.

Comparable Market Value Range: \$1.7- \$1.9m (Based on land value of (\$1,700 - \$1,900 psm)

Estimated Appraisal Price: Auction or Tender Program Recommended

Yours sincerely

Dermot Kelly  
Barfoot & Thompson



The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Penelope Jane Jarvie nee Lush

Organisation name:

Agent's full name:

Email address: [jarviefam@actrix.co.nz](mailto:jarviefam@actrix.co.nz)

Contact phone number: 09 5246596

Postal address:  
20 Seascape Rd  
Remuera  
Auckland 1050

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:  
Proposed plan change 27 Schedule 14.1

Property address: 10 Scherff Rd, Remuera, 1050

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:  
The impact of the scheduling on the management of my parents affairs.

I or we seek the following decision by council: Amend the plan modification if it is not declined

Details of amendments: Removal of Heritage Overlay

Submission date: 10 July 2019

Supporting documents  
CCF\_000011.pdf

## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

## Submission to Proposed Plan Change 27 Amendment Schedule 14.1

- 17.1 | This submission supports the deletion of criteria C - Tangata Whenua  
 17.2 | This submission opposes the addition of criteria E - Technology  
 17.3 | and further submits that the heritage assessment in entirety is removed from 10 Scherff Rd, ID# 02495

This, and two others, are doing what the owners were unable to do in 2013. As EPOA (enduring power of attorney) I do so in their best interests. This proposed plan change gives us an opportunity to redress this complicated issue.

The scheduling has affected the owners' ability to live in their family home. The uncertain future of the home and the financial costs of the maintenance and the owners care are impacting on their children. The ongoing care and maintenance of the property to a suitable level is of concern.

The process of heritage scheduling in 2012-13 was flawed in that no response from the owners was taken as assent. It is not acceptable or appropriate that such a significant process can be imposed on an elderly couple without due regard to their mental capacity.

The family learned of the scheduling in October 2017 when a purchaser of 12 Scherff Rd inquired about a partial land purchase to improve his multi unit development. The option to sell was not available due to the scheduling of 10 Scherff Rd.

We wonder how two pensioners can be forced to maintain a private 1950 museum piece that the public has no access to.

The historic restrictions have already cost them their home as time and finances were not available to get consents to modify their home for aged care.

If the home's interior is so important why hasn't it been earmarked for MOTAT or similar heritage site?

There has been no apparent interest in the property since scheduling so who is the property being preserved for?

The home is now empty. It cannot be rented in its current state and there is no money for maintenance.

A long list of maintenance issues needs to be addressed.

This includes rewiring, asbestos roof replacement, insulation, ground water control, replacement of services, fixing failing retaining walls and establishing a non-shared road crossing / street access.

Under the scheduling this work will need to preserve the historical integrity and will incur unknown time delays, building and heritage consents, construction issues and costs.

The family are unable to do more than minor maintenance.

Real estate agents have implied that the property is difficult to sell under these conditions. For many years they have advised the removal of the house as it does not meet the needs of the market.

They advise that prospective buyers would be deterred by

1. Additional and unknown costs due to the heritage restrictions and constraints
2. Difficulty to renovate and modernise the home
3. Difficulty obtaining consents for future improvements and site development
4. Potential difficulty with onselling the property.

The house is small by modern standards, is very cold and on a difficult site. Any attempt to personalise the property to the new owners taste or needs will require council approval. Whilst an historical property attracts interest it does not produce a quick or easy sale.

The property's value is in the land (91% of the councils own current CV) but it is greatly reduced by the restrictions of the heritage overlay (20-40% of market value)

It may take a long time to sell which will increase the pressure on the family to maintain the property and fund their parents private hospital care.

We feel our parents have been unfairly treated for choosing to live in and care for a very modest home built to meet their needs and finances 65 years ago. It is now effectively denied any significant value to them.

We would like buyers to be allowed the option of moving the house or to easily renovate or modernise the home in a respectful manner without the onerous restrictions of the heritage scheduling.

In conclusion, the preservation of the building might be best achieved by allowing the house to be moved to a more appropriate site and repurposing it.

The owners could more easily sell their land and the funds used for their care thereby easing the financial pressure on the family.

The present site could be developed with greater density to suit the city's needs especially as it is close to the CBD and public transport.

I wish to speak at the public hearing.

*PJ Jarvie* 10/7/19

Penelope Jane Jarvie  
daughter of F. & H. Lush

20 Seascapes Rd  
Remuera  
Auckland 1050

Ph. 09 524 6596

11 July 2019

Auckland Council  
Plans and Places  
Private Bag 92300  
Auckland 1142  
Attention: John Duguid, General Manager Plans and Places

Email: [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)

**SUBMISSION ON PROPOSED PLAN CHANGE 27: AMENDMENTS TO SCHEDULE 14.1  
SCHEDULE OF HISTORIC HERITAGE**

Please find attached Auckland Transport's submission on Proposed Plan Change 27 to the Auckland Unitary Plan Operative in Part.

Should you have any queries in relation to this submission, please contact Alastair Lovell (Manager Land Use Policy and Planning) on 09 447 5317.

Yours sincerely



**Tracey Berkahn**  
**Acting Executive General Manager, Planning and Investment**



## **SUBMISSION ON PROPOSED PLAN CHANGE 27 – AMENDMENTS TO SCHEDULE 14.1 SCHEDULE OF HISTORIC HERITAGE**

**To:** Auckland Council  
Plans and Places  
Private Bag 92300  
Auckland 1142

**From:** Auckland Transport  
Planning and Investment  
Private Bag 92250  
Auckland 1142

### **1. Introduction**

This is Auckland Transport's submission on Proposed Plan Change 27 (PPC27) to the Auckland Unitary Plan - Operative in Part (AUPOIP). The plan change proposes to amend Schedule 14.1 Schedule of Historic Heritage and/or the planning maps of the AUPOIP for 73 historic heritage places already included in Schedule 14.1. The Council has proposed the plan change to correct errors and anomalies and, where appropriate, update information on these places.

Auckland Transport (AT) is a Council-Controlled Organisation of Auckland Council with the legislated purpose to contribute to an "effective, efficient and safe Auckland land transport system in the public interest"<sup>1</sup>. In fulfilling this role, AT is responsible for the planning and funding of public transport; operating the local roading network; and developing and enhancing the local road, public transport, walking and cycling network.

AT could not gain an advantage in trade competition through this proposal.

### **2. Auckland Transport's submission**

Auckland Transport generally supports PPC27, subject to the resolution of AT's concerns as outlined in this submission.

### **3. Specific parts of the plan change that this submission relates to**

The specific parts of PPC27 that this submission relates to are the extent of place for the scheduled items listed in **Attachment 1**.

### **4. Reason for Auckland Transport's submission**

AT has concerns about the inclusion of road reserve or other land/infrastructure related to transport within the historic heritage extent of place. AT recognises the need to protect historic heritage places with significant historical values that warrant protection of a building or structure. AT also understands the historic heritage overlay is used to identify the extent

---

<sup>1</sup> Local Government (Auckland Council) Act 2009, section 39.

of place, that is, the location and physical extent of each historic heritage place to be identified.

In the case of the items identified in **Attachment 1**, AT is of the view that some of the road reserve or other land included within the extent of place does not form part of the setting of the place or contribute to its identified values.

PPC27 has the potential to undermine AT's ability to continue to meet its responsibilities under section 39 of the Local Government (Auckland Council) Act 2009, including:

- a. the planning and funding of public transport;
- b. promoting alternative modes of transport (i.e. alternatives to the private motor vehicle);
- c. operating the local roading network; and
- d. developing and enhancing the local road, public transport, walking and cycling network.

AT makes this submission to ensure the amendments proposed will not unreasonably inhibit AT's ability to effectively manage Auckland's land transport network.

**5. The decision sought by Auckland Transport is:**

AT supports the adoption of the PPC27, subject to the amendments sought in **Attachment 1** of this submission. The amendments sought in **Attachment 1** seek to reduce the extent of the Historic Heritage overlay applying to identified scheduled items. AT also seeks any consequential amendments required to address the matters raised in this submission.

18.1

18.2

**6. Appearance at the hearing:**

AT wishes to be heard in support of this submission at a hearing, but only if there are other submitters also seeking to be heard.

Signed for and on behalf of Auckland Transport

Tracey Berkahn

**Acting Executive General Manager Planning and Investment**

Date: 10 Jul 2019



**Address for service of submitter:**

Alastair Lovell

Manager Land Use Policy and Planning, Planning and Investment

Auckland Transport

Private Bag 92250




Auckland 1142

Telephone: 09 447 5317



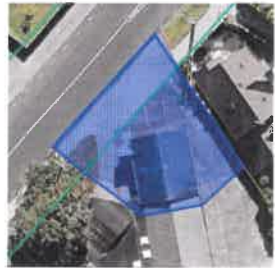
Email: [alastair.lovell@at.govt.nz](mailto:alastair.lovell@at.govt.nz)



**Attachment 1**

Place	Map	Support/Oppose	Reasons for Submission	Decision Requested	
<p>Panmure Basin, 100 et al.                      3/10 Peterson Road,                      Panmure</p> <p>ID: 01587</p>		<p>Oppose in part</p>	<p>The proposed extent of place includes formed road which is not relevant to the historic heritage values of the place. Inclusion of this land has the potential to unreasonably inhibit AT in meeting its statutory responsibilities.</p>	<p>Reduce the extent of place by removing the Historic Heritage Overlay from the formed cul-de-sac head at Peterson Road.</p>	<p>18.3</p>
<p>15 Cumberland Street,                      Leigh</p> <p>ID: 00532</p> <p>Workers' cottage (former)                      / Leigh Library</p>		<p>Oppose in part</p>	<p>The proposed extent of place includes road reserve which is not relevant to the historic heritage values of the place. Inclusion of this land has the potential to unreasonably inhibit AT in meeting its statutory responsibilities. It appears that the scheduled building is partly on the road reserve. AT supports protection of the building but does not think all of the identified road reserve needs to be included in the extent of place.</p>	<p>Reduce the extent of place by removing the Historic Heritage Overlay from the road reserve, except for where the scheduled building is located on the road reserve.</p>	<p>18.4</p>
<p>67 Shegadeen Road,                      Wharehine</p> <p>ID: 00542</p> <p>Minniesdale Chapel and                      graveyard</p>		<p>Oppose in part</p>	<p>The proposed extent of place includes road reserve which is not relevant to the historic heritage values of the place. Inclusion of this land has the potential to unreasonably inhibit AT in meeting its statutory responsibilities.</p>	<p>Reduce the extent of place by removing the Historic Heritage Overlay from part of the road reserve, so that it aligns with the fence/property boundary.</p>	<p>18.5</p>



Place	Map	Support/Oppose	Reasons for Submission	Decision Requested
<p>68 College Hill, Freemans Bay</p> <p>ID: 01627</p> <p>Suffolk Hotel (former) / Cavalier Tavern</p>		<p>Oppose in part</p>	<p>The proposed extent of place includes formed road (footpath) which is not relevant to the historic heritage values of the place. Inclusion of this land has the potential to unreasonably inhibit AT in meeting its statutory responsibilities. Some of the balcony extends over the footpath, AT accepts that this balcony and the footpath beneath it should be included in the extent of place.</p>	<p>Reduce the extent of place by removing the Historic Heritage Overlay from the road reserve, except where the building overhangs the road reserve.</p>
<p>Otahuhu Railway Station, 1 Walmsley Road, Otahuhu</p> <p>ID: 02578</p> <p>Railway signal box</p>		<p>Oppose in part</p>	<p>The proposed extent of place includes additional land around the building which is not relevant to the historic heritage values of the place.</p>	<p>Reduce the extent of place by reducing the Historic Heritage Overlay closer to the building.</p>
<p>504-506 Blockhouse Bay Road, Blockhouse Bay</p> <p>ID: 01612</p> <p>Green Bay Mission (former) / Blockhouse Bay Baptist Church</p>		<p>Oppose in part</p>	<p>The proposed extent of place includes legal road (footpath and vehicle crossings) which is not relevant to the historic heritage values of the place. Inclusion of this land has the potential to unreasonably inhibit AT in meeting its statutory responsibilities.</p>	<p>Reduce the extent of place by removing the Historic Heritage Overlay from the road reserve.</p>

18.6

18.7

18.8

# Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

For office use only
Submission No:
Receipt Date:

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Julie Rogers

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

15 B Rangiwai Road  
Tiitirangi, 0604

Telephone:

0274804690

Fax/Email:

julierogers1961@yahoo.co.nz

Contact Person: (Name and designation, if applicable)

## Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 27

Plan Change/Variation Name

Amendments to Schedule 14.1 Schedule of Historic Heritage

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

[Empty box]

Or

Property Address

15 / 15B Rangiwai Road

Or

Map

[Empty box]

Or

Other (specify)

## Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

The reasons for my views are:

Refer attached document  
appendix I

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

Update information, ammend  
the scope of Heritage status and  
correct errors related to 15 Rangiwai Road

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

J A Rogers

Signature of Submitter  
(or person authorised to sign on behalf of submitter)

10 July 2019  
Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  /could not  gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am  am not  directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

## Submission to Proposed Plan Change #27

### Submitter Julie Rogers - to be attached as part of submission to the above Proposed Plan Change #27

15 Rangiwai Road as a Category B heritage place identified in Schedule 14.1 and was included in the legacy plan historic heritage schedule and “rolled over” into the Proposed Auckland Unitary Plan (**PAUP**).

Schedule 14.1 of the AUP acknowledges 15 Rangiwai Road as a scheduled, Category B historic heritage place and identified and described in Schedule 14.1 and shown spatially in the Plan maps (by an extent of place).

The 15 Rangiwai Road listing in Schedule 14.1 is subject to errors and/or require information to be amended and updated. 15 Rangiwai Road requires amendments to ensure there is consistency with how similar places are identified within Schedule 14.1.

PPC27 is the second dedicated plan change to correct errors and update information for scheduled historic heritage places and should include the correction of errors and update of information as it relates to 15 Rangiwai Road.

The unitary plan “rollover” research, (Schedule UP ID # 00163) only identified the “building / house” as the only notable feature of the property and the current extent of place does not reflect this.

Auckland Council did not send any letter(s) to the owners of 15 Rangiwai Road as part of the proposed plan change and we have yet to have the opportunity to provide input to the amendment and correction process, and there have been no recorded Council visits in recent decades.

The Category B heritage listing errors include:

1-The 15 Rangiwai Road listing does not align with the Council’s property information with respect to the owners, the house condition, and the street address, noted as 15 B Rangiwai Road on Council property maps. There are no recorded heritage visits to the property on the property file.

2-15 Rangiwai Road CHI #00163 references are out of date and the extent of place does not accurately reflect the residence being primary feature of this historic heritage place.

These errors include:

(i)The “vault” is a disused and unusable underground water tank that is cracked and does not hold water. It is an advanced state of disrepair and creates a danger to the occupants. The ceiling has rusted through and is crumbling and it is not safe to use or enter. Removal of the “vault” from the schedule is proposed, to enable it be made safe urgently. The water storage tank/vault is not central to the primary feature which is the residence itself, and offers no historic heritage value in its state of disrepair.

(ii)There are no caves on the property. There is a crumbling water vault / excavation adjacent to the road, that is a similar state of repair to the vault. ie about to fail structurally.

(iii) There is no horse trough on the property. The records suggest it was relocated from another site, as with the claim of a cave, the listing of these features is an error in need of correction. There is no photographic or site visits records that confirm if or when the horse trough was removed or demolished.

Recent development under the AUP (which offers no protection from development activities for heritage listed properties) have significantly impacted the extent of site. These include:

- Imposing fencing around a significant portion of the perimeter,
- Loss of view shafts from adjacent infill housing,
- Three consents on an adjacent property to fell native forest in 3 consents in 3 consecutive years within a sensitive ecological reserve.

The above activities have combined to significantly degrade the extent of place when compared to the predevelopment extent of place.

From a practical access perspective, the existing easement carriage-way across a neighbouring property is narrow and has very tight turns which prohibit fire engine access should the need arise. The section design has a planned road access that would enable fire engine access, if the heritage assessment was re-focussed on the primary feature of the site – i.e. the residence itself.

19.1 | The owners of 15 Rangiwai Road, by way of this submission, support the deletion of 15 Rangiwai Road from Schedule 14.1., and for it to be replaced with an amended and more accurate appropriate extent of place that focuses on the primary feature i.e. - the residence itself.

We look forward to engagement with Council to amend the extent of place, and amend the content of the listing, and correct the listing errors.

Regards,

Julie Rogers

10 July 2019

# ROLLOVER PACK CHECKLIST

Unitary Plan Heritage Item Rollover

Checkers Name: .....

Date: .....

UP ID # 163

Legacy Plan: Waitakere Rollover

Address: 15 Rangiwai Road Titirangi

<input checked="" type="checkbox"/>	Bulding/object
<input type="checkbox"/>	Archaeological
<input type="checkbox"/>	Coastal

Name of feature (if has one): Residence

### Items in Rollover pack

- |   |                                     |   |
|---|-------------------------------------|---|
| 1 | <input checked="" type="checkbox"/> | Annotated Aerial showing extent of place (keep)       |
| 2 | <input type="checkbox"/>            | North Shore Inventory Form (keep)                     |
| 3 | <input type="checkbox"/>            | Historic Buildings in Manukau City (keep)             |
| 4 | <input type="checkbox"/>            | CHI inventory form (keep)                             |
| 5 | <input type="checkbox"/>            | Waitakere - Listed in the DP heritage appendix (keep) |
| 6 | <input type="checkbox"/>            | Archaeological desktop study checklist (keep)         |
| 7 | <input type="checkbox"/>            | NZAA Archsite site record form (recycle)              |
| 8 | <input type="checkbox"/>            | Data entry - values checklist (keep)                  |
| 9 | <input type="checkbox"/>            | NZHPT registration report (recycle)                   |

### Images in Rollover pack

Number of images: 1 Aerial, 2 Historical Aerials (1940, 1959) 1 site photo

Date: .....





# Cultural Heritage Inventory



## CHI all fields with entries template

Select template you wish to view the results in: CHI All Fields with Entries Template

Sort records by:  
 CHI Places Number   
  NZAA Site No   
  Site Type   
  ArcView Category

[Save search results](#) [Export records to Excel](#)

Your search returned 1 result(s).

Search results	
<a href="#">Hide record</a>	<a href="#">View record details</a>
<b>CHI Places Number:</b>	3437
<b>WCC Computer Number:</b>	304
<b>Date Record Updated:</b>	21/05/2019 1:10:38 p.m.
<b>Data Entered by:</b>	Anna Boyer
<b>Local Authority:</b>	Waitakere City Council
<b>District/Regional Plan Name:</b>	Waitakere City Council District Plan Operative 2002
<b>Listing Status in District/Regional Plan Scheduling:</b>	Registered
<b>Upgrade Exclusion:</b>	None
<b>Photograph and Map Filepaths:</b>	
<b>ArcView Category:</b>	Historic Structure
<b>Site Type:</b>	Building - Dwelling
<b>Location:</b>	15 Rangiwai Road   Titirangi   Waitakeres   Waitakere Ranges
<b>Description:</b>	C.1920 (Auck Heri Trust) c 1916 (WCDS) one of earliest remaining houses in Titirangi facade architecturally signif, principally because of Vernon Browns's 1940s additions, shuttered windows now faces view garde, horse trough signif. former...?
<b>Keywords:</b>	ATKINSON   Atkinson Homestead   CAVE   Geddes House   HORSE TROUGH   HOUSE - HISTORIC   Proposed Auckland Unitary Plan   PROPOSED PLAN SCHEDULE   UP Category B   UPID00163   VAULT   VERNON BROWN
<b>Notes:</b>	AAdditional information by anon, no date. This house is one of the earliest built in Titirangi which still remain, being built in about 1915. As well as the facade the house which is architecturally significant, (principally due to major operations undertaken in 1940 by architect Vernon Brown), there are a number of other features on the site worthy of protection. Within the garden is a horse trough which once stood near where the Titirangi Pot Office now is. There is a vault used in the past as a reservoir at the end of the tennis court and a cave reputedly used for storage. The horse trough is Class A, the house Class B and Vault and reservoir Class C.    Additional information by Sally Burgess (March 2000): "House dating from 1915, horse trough, vault and cave, originally owned by Atkinson, altered in 1940 by architect Vernon Brown."(WC district plan 1998)
<b>Name:</b>	Geddes House   Atkinson Homestead
<b>Legal Description:</b>	Lot 1 DP 191856
<b>Date of Construction:</b>	1915
<b>Architect:</b>	Vernon Brown (additions)
<b>Significance Statement:</b>	The place at 15 Rangiwai Road, Titirangi has architectural and historical significance because it was built about 1915 for Henry Atkinson and is considered to be the last remaining house of the period still existing in Titirangi village. The house is a two storied wooden Victorian bungalow probably built as a holiday home for Henry Atkinson's family. It has been modified over time, notably in 1940 by the renowned Auckland architect Vernon Brown. It was built on part of what was originally a 323-acre lot owned by William Hall in 1861. March 1905 marked the beginning of the Atkinson family connection, when 15 Rangiwai Road was acquired by Anne Jane Atkinson, a daughter of Henry Atkinson. It remained in the Atkinson family until it transferred to Ethelwyn Geddes in 1940. The Geddes family lived there until 2016. Atkinson was an engineer and a property investor who bought large tracts of land in the Waitakere Ranges starting in 1884. The house sits on the remnants of a large Atkinson land holding that was subdivided into sections later sold by Atkinson's daughter, and a reserve that stretches from Park Road to Titirangi Beach. The place is secluded from the road and has extensive gardens and trees making this elevated point in Titirangi village a very private green oasis. Its two owner/families between 1905 and 2016 have long histories of commercial, cultural and social activity and both made a mark on Titirangi, the Waitakere Ranges and in Auckland. The Geddes' business interests stretched from the Bay of Islands to Auckland and the South Island, and the Atkinsons invested in land and gas and water utilities in the greater Auckland region.



# Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

For office use only
Submission No:
Receipt Date: <b>RECEIVED</b> 10 JUL 2019 AUCKLAND COUNCIL

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

*Michael Duggan*

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

*15 B Rangiwai Road  
Titirangi, 0604*

Telephone:

*0274459558*

Fax/Email:

*Duggan@orcon.net.nz*

Contact Person: (Name and designation, if applicable)

## Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 27

Plan Change/Variation Name

Amendments to Schedule 14.1 Schedule of Historic Heritage

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

[Empty box]

Or

Property Address

*15 / 1513 Rangiwai Road*

Or

Map

[Empty box]

Or

Other (specify)

## Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

The reasons for my views are:

Refer Appendix 1  
attached to this submission

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

Accept the proposed plan change / variation with amendments as outlined below

Decline the proposed plan change / variation

If the proposed plan change / variation is not declined, then amend it as outlined below.

update information, amend the scope  
of heritage status and correct  
errors related to 15/1513  
Rangiwai Road

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

If others make a similar submission, I will consider presenting a joint case with them at a hearing

Signature of Submitter  
(or person authorised to sign on behalf of submitter)

10 July 2019

Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  / could not  gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am  / am not  directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

## Submission to Proposed Plan Change #27

### Submitter Michael Duggan - to be attached as part of submission to the above Proposed Plan Change #27

15 Rangiwai Road as a Category B heritage place identified in Schedule 14.1 and was included in the legacy plan historic heritage schedule and “rolled over” into the Proposed Auckland Unitary Plan (PAUP).

Schedule 14.1 of the AUP acknowledges 15 Rangiwai Road as a scheduled, Category B historic heritage place and identified and described in Schedule 14.1 and shown spatially in the Plan maps (by an extent of place).

The 15 Rangiwai Road listing in Schedule 14.1 is subject to errors and/or require information to be amended and updated. 15 Rangiwai Road requires amendments to ensure there is consistency with how similar places are identified within Schedule 14.1.

PPC27 is the second dedicated plan change to correct errors and update information for scheduled historic heritage places and should include the correction of errors and update of information as it relates to 15 Rangiwai Road.

The unitary plan “rollover” research, (Schedule UP ID # 00163) only identified the “building / house” as the only notable feature of the property and the current extent of place does not reflect this.

Auckland Council did not send any letter(s) to the owners of 15 Rangiwai Road as part of the proposed plan change and we have yet to have the opportunity to provide input to the amendment and correction process, and there have been no recorded Council visits in recent decades.

The Category B heritage listing errors include:

1-The 15 Rangiwai Road listing does not align with the Council’s property information with respect to the owners, the house condition, and the street address, noted as 15 B Rangiwai Road on Council property maps. There are no recorded heritage visits to the property on the property file.

2-15 Rangiwai Road CHI #00163 references are out of date and the extent of place does not accurately reflect the residence being primary feature of this historic heritage place.

These errors include:

(i)The “vault” is a disused and unusable underground water tank that is cracked and does not hold water. It is an advanced state of disrepair and creates a danger to the occupants. The ceiling has rusted through and is crumbling and it is not safe to use or enter. Removal of the “vault” from the schedule is proposed, to enable it be made safe urgently. The water storage tank/vault is not central to the primary feature which is the residence itself, and offers no historic heritage value in its state of disrepair.

(ii)There are no caves on the property. There is a crumbling water vault / excavation adjacent to the road, that is a similar state of repair to the vault. ie about to fail structurally.

(iii) There is no horse trough on the property. The records suggest it was relocated from another site, as with the claim of a cave, the listing of these features is an error in need of correction. There is no photographic or site visits records that confirm if or when the horse trough was removed or demolished.

Recent development under the AUP (which offers no protection from development activities for heritage listed properties) have significantly impacted the extent of site. These include:

- Imposing fencing around a significant portion of the perimeter,
- Loss of view shafts from adjacent infill housing,
- Three consents on an adjacent property to fell native forest in 3 consents in 3 consecutive years within a sensitive ecological reserve.

The above activities have combined to significantly degrade the extent of place when compared to the predevelopment extent of place.

From a practical access perspective, the existing easement carriage-way across a neighbouring property is narrow and has very tight turns which prohibit fire engine access should the need arise. The section design has a planned road access that would enable fire engine access, if the heritage assessment was re-focussed on the primary feature of the site – i.e. the residence itself.

20.1

The owners of 15 Rangiwai Road, by way of this submission, support the deletion of 15 Rangiwai Road from Schedule 14.1., and for it to be replaced with an amended and more accurate appropriate extent of place that focuses on the primary feature i.e. - the residence itself.

We look forward to engagement with Council to amend the extent of place, and amend the content of the listing, and correct the listing errors.

Regards,

Michael Duggan

10 July 2019

# Cultural Heritage Inventory



## CHI all fields with entries template

Select template you wish to view the results in: CHI All Fields with Entries Template ▾

[Change template](#)

Sort records by:

CHI Places Number  NZAA Site No  Site Type  ArcView Category

[Sort results](#)

[Save search results](#)

[Export records to Excel](#)

Your search returned 1 result(s).

Search results	
<a href="#">Hide record</a>	<a href="#">View record details</a>
<b>CHI Places Number:</b>	3437
<b>WCC Computer Number:</b>	304
<b>Date Record Updated:</b>	21/05/2019 1:10:38 p.m.
<b>Data Entered by:</b>	Anna Boyer
<b>Local Authority:</b>	Waitakere City Council
<b>District/Regional Plan Name:</b>	Waitakere City Council District Plan Operative 2002
<b>Listing Status in District/Regional Plan Scheduling:</b>	Registered
<b>Upgrade Exclusion:</b>	None
<b>Photograph and Map Filepaths:</b>	
<b>ArcView Category:</b>	Historic Structure
<b>Site Type:</b>	Building - Dwelling
<b>Location:</b>	15 Rangiwai Road   Titirangi   Waitakeres   Waitakere Ranges
<b>Description:</b>	C.1920 (Auck Heri Trust) c 1916 (WCDS) one of earliest remaining houses in Titirangi facade architecturally signif, principally because of Vernon Browns's 1940s additions, shuttered windows now faces view garde, horse trough signif. formerl...?
<b>Keywords:</b>	ATKINSON   Atkinson Homestead   CAVE   Geddes House   HORSE TROUGH   HOUSE - HISTORIC   Proposed Auckland Unitary Plan   PROPOSED PLAN SCHEDULE   UP Category B   UPID00163   VAULT   VERNON BROWN
<b>Notes:</b>	AAdditional information by anon, no date. This house is one of the earliest built in Titirangi which still remain, being built in about 1915. As well as the facade the house which is architecturally significant, (principally due to major operations undertaken in 1940 by architect Vernon Brown), there are a number of other features on the site worthy of protection. Within the garden is a horse trough which once stood near where the Titirangi Pot Office now is. There is a vault used in the past as a reservoir at the end of the tennis court and a cave reputedly used for storage. The horse trough is Class A, the house Class B and Vault and reservoir Class C.
<b>Name:</b>	Additional information by Sally Burgess (March 2000): "House dating from 1915, horse trough, vault and cave, originally owned by Atkinson, altered in 1940 by architect Vernon Brown."(WC district plan 1998)
<b>Legal Description:</b>	Geddes House   Atkinson Homestead
<b>Date of Construction:</b>	Lot 1 DP 191856
<b>Architect:</b>	1915
<b>Significance Statement:</b>	Vernon Brown (additions) The place at 15 Rangiwai Road, Titirangi has architectural and historical significance because it was built about 1915 for Henry Atkinson and is considered to be the last remaining house of the period still existing in Titirangi village. The house is a two storied wooden Victorian bungalow probably built as a holiday home for Henry Atkinson's family. It has been modified over time, notably in 1940 by the renowned Auckland architect Vernon Brown. It was built on part of what was originally a 323-acre lot owned by William Hall in 1861. March 1905 marked the beginning of the Atkinson family connection, when 15 Rangiwai Road was acquired by Anne Jane Atkinson, a daughter of Henry Atkinson. It remained in the Atkinson family until it transferred to Ethelwyn Geddes in 1940. The Geddes family lived there until 2016. Atkinson was an engineer and a property investor who bought large tracts of land in the Waitakere Ranges starting in 1884. The house sits on the remnants of a large Atkinson land holding that was subdivided into sections later sold by Atkinson's daughter, and a reserve that stretches from Park Road to Titirangi Beach. The place is secluded from the road and has extensive gardens and trees making this elevated point in Titirangi village a very private green oasis. Its two owner/families between 1905 and 2016 have long histories of commercial, cultural and social activity and both made a mark on Titirangi, the Waitakere Ranges and in Auckland. The Geddes' business interests stretched from the Bay of Islands to Auckland and the South Island, and the Atkinsons invested in land and gas and water utilities in the greater Auckland region.

**Grid Reference Source:** GIS Calculated  
**Metric Map Number:** R11  
**NZTM Easting:** 1747739  
**NZTM Northing:** 5910743  
**NZTM Map Sheet:** BA31  
**NZMG Easting:** 2658143  
**NZMG Northing:** 6472488  
**Metric Map Name:** None  
**Date Recorded:** 15/12/1993 | 0 | 00/03/2000 | 21/05/2019  
**Reported By:** Waitakere City Council | Anon | Sally Burgess | Anna Boyer  
**Last Visited:** Not visited  
**Owner:** J McRail, A Geddes  
**Owners Address:** PO Box 60-060 Titirangi  
**State or Condition:** | Very good.  
**Information Source:** Historical summary  
**NZHPT Registration Type:** None

**Linked Biblio records:**

▣ [16072](#)

[Click on this link to view this cultural heritage site in the Auckland Council GIS Viewer](#)

[Suggest changes to this record](#)



# ROLLOVER PACK CHECKLIST

Unitary Plan Heritage Item Rollover

Checkers Name: .....

Date: .....

UP ID # 163

Legacy Plan: Waitakere Rollover

Address: 15 Rangiwai Road Titirangi

Discipline	<input checked="" type="checkbox"/>	Bulding/object
	<input type="checkbox"/>	Archaeological
	<input type="checkbox"/>	Coastal

Name of feature (if has one): Residence

### Items in Rollover pack

- |   |                                     |   |
|---|-------------------------------------|---|
| 1 | <input checked="" type="checkbox"/> | Annotated Aerial showing extent of place (keep)       |
| 2 | <input type="checkbox"/>            | North Shore Inventory Form (keep)                     |
| 3 | <input type="checkbox"/>            | Historic Buildings in Manukau City (keep)             |
| 4 | <input type="checkbox"/>            | CHI inventory form (keep)                             |
| 5 | <input type="checkbox"/>            | Waitakere - Listed in the DP heritage appendix (keep) |
| 6 | <input type="checkbox"/>            | Archaeological desktop study checklist (keep)         |
| 7 | <input type="checkbox"/>            | NZAA Archsite site record form (recycle)              |
| 8 | <input type="checkbox"/>            | Data entry - values checklist (keep)                  |
| 9 | <input type="checkbox"/>            | NZHPT registration report (recycle)                   |

### Images in Rollover pack

Number of images: 1 Aerial, 2 Historical Aerials (1940, 1959) 1 site photo

Date: .....

Notes and scheduling recommendations  
(demolished, recommended for removal, category  
A or B etc)

Other items (List reference material in pack):

# Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

For office use only
Submission No:
Receipt Date:

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

*Terrence Anderson & Lynette Eden*

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

*5 Dilworth Terrace Parnell 1052 Auckland*

Telephone:

*021 342 667*

Fax/Email:

*ferryanderson256@gmail.com*

Contact Person: (Name and designation, if applicable)

## Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

*PC 27*

Plan Change/Variation Name

*Amendments to Schedule 14.1 Schedule of Historic Heritage*

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

*Change to Schedule 14.1 for Dilworth Tree Houses (FD/1634)*

Or

Property Address

*1-8 Dilworth Terrace*

Or

Map

Or

Other (specify)

## Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

21.1

The reasons for my views are: We support the category change from B to A but request the exclusions be amended and increased to allow for the changes that have occurred over the life of the building. \* See separate sheet. (continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

'All' interiors to be excluded. - All grounds front & rear, fencing & including driveway to be excluded. - French doors be allowed to be installed at 3, 4, 5, 6 and 7 to match those at 1, 2 and 3 rear elevation. - French doors be allowed at front ground elevation.

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

Signature of Submitter (or person authorised to sign on behalf of submitter)

Date 10-7-2019

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  / could not  gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am  / am not  directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Submission from 5 Dilworth Terrace

10/7/2019

We have resided and been owners of 5 Dilworth Terrace for over seven years.

As per the submission we agree with the Category change from B to A .

However we believe the exclusions need to be modified and extended to reflect the current situation where the building has been developed internally into 8 modern houses.

We are passionate supporters of Heritage Buildings as are all the owners of houses in Dilworth Terrace .For this reason we as a Bodycorp put a lot of time and resource into trying to preserve the viewshaft that was in place that would have protected the public view of this iconic building.

That support was in recognition of the Primary feature of Dilworth Terrace being the external view of the iconic building sitting on the ridgeline above what was St Georges Bay .

However the history of the building has meant the internal layouts and facilities have changed considerably. The building went from Terraced houses in 1899 with facilities that were available in that era such as outhouses and night carts through to being a rooming house slum after WWII that included brothels and bootleggers which resulted in major deterioration internally and externally that resulted in the demolition order put on the Terraces by council in the 70's

It was very fortunate that Don Ellison was able to save this Heritage building ,at a time when heritage was not really appreciated ,by undertaking renovating the rundown building into 28 flats that helped provide the funds for him to begin returning them back to modern houses, with sympathetic features where possible, in the 1980's .

With the re establishment of the houses and the establishment of unit titles and a Bodycorp ,various owners over the years have invested heavily in upgrading all aspects of the building .We have just finished a repaint of the building for example at a cost of \$235,000 .

To ensure this investment continues we need the heritage classification to allow for modern living so that Dilworth continues to be an attractive place to reside .

Flexibility should be part of the increased recognition of the status of Dilworth Terrace.

We therefore reiterate our request that the exemptions be extended to include the following:

- 21.2 | ALL interiors be excluded.
- 21.2 | All Gardens rear and front including fences courtyards and driveways be excluded.
- 21.3 | French Doors be allowed to be put in courtyards of Houses,3 ,4,5,6 and 7 to match existing French doors at 1, 3 and 8
- 21.4 | French Doors matching upper deck doors be allowed on lower decks to allow access from bedrooms.  
(cannot be seen from public view)

In regards to the Proposed changes to St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) 80 Wyllie Road, Papatoetoe Lot 1 DP 149864 A\*A

- 22.1 | • We support the exclusion of the buildings built post 1963 from the property.
- 22.2 | • We support the placing of the St Saviour's chapel under Category A
- 22.3 | • We do not support the scheduling of the rest of the buildings.
- 22.4 | • We propose that the Extent of Place be reduced.
- 22.5 | • We propose to demolish the kitchen and laundry buildings.

Mary Autagavaia

For Manukau Pacific Islands Presbyterian Church, Samoan Group  
(Owners)

## SUBMISSION ON PROPOSED PLAN CHANGE 27

Clause 6 of Schedule 1, Resource Management Act 1991

**To:** Auckland Council (“**Council**”)  
  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142  
Attn: Planning Technician  
via email: [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)

**Submitter:** Fire and Emergency New Zealand (“**Submitter**”)

### 1.0 SCOPE OF SUBMISSION

1.1 This is a submission on Proposed Plan Change 27 (‘PC27’) named “Amendments to Schedule 14.1 Schedule of Historic Heritage”. The specific aspects and provisions of PC27 that this submission relates to are set out below.

### 2.0 REASONS FOR SUBMISSION

2.1 For those provisions of the PC27 that the Submitter supports set out below, those provisions:

- (a) will promote sustainable management of resources, will achieve the purpose of the RMA and are not contrary to Part 2 and other provisions of the Resource Management Act 1991 (‘RMA’);
- (b) will enable the social and economic well-being of the community in the Auckland region;
- (c) will meet the reasonably foreseeable needs of future generations; and
- (d) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means.

2.2 Without limiting the generality of paragraphs 2.1, further specific reasons for the Submitters' submission are set out below.

### 3.0 RELIEF SOUGHT

3.1 The Submitter seeks the following decision from Auckland Council on the PC27 provisions:

- (a) That the proposed provisions as set out in paragraph 3.2 below be retained so as to provide for the sustainable management of Auckland's natural and physical resources and thereby achieve the purpose of the RMA.

(b) Such further or other consequential or alternative relief as may be necessary to fully give effect to the matters raised and relief sought in this submission.

- 3.2 The Submitter is the owner of the site at 50-60 Pitt Street in Auckland Central, which currently used as an operational Fire Station. The Submitter **supports** the amendments to Schedule 14.1, which clarify that the **Fire Station is the primary feature and that the interiors of the building are not scheduled, with the exception of the fire engine bays only**. This approach is consistent with previous Central Area District Plan and recognises that much of the interior of the building has been modified.
- 3.3 The Submitter could not gain an advantage in trade competition through this submission.
- 3.4 The Submitter wishes to be heard in support of its submission.
- 3.5 If others make a similar submission, the Submitter will consider presenting a joint case with them at the hearing.

23.1



Rachel Morgan, Barker & Associates Limited,

(as person authorised to sign on behalf of Fire and Emergency NZ)

**DATE:** 11 July 2019

**Address for Service:** Fire and Emergency NZ  
c/- Barker & Associates Limited  
PO Box 1986  
Shortland Street  
Auckland Central 1140  
Attn: Rachel Morgan  
Ph: 09 375 0900  
Email: rachelm@barker.co.nz



## FORM 5

**SUBMISSION ON A PUBLICLY NOTIFIED PROPOSAL FOR POLICY  
STATEMENT OR PLAN, CHANGE OR VARIATION UNDER THE  
RESOURCE MANAGEMENT ACT 1991**

To: Auckland Council

Submission on: Auckland Unitary Plan: Operative in Part (AUP:OP) Proposed Plan Change 27 – Historic Heritage Schedule

**Name of submitter: Fire and Emergency New Zealand (FENZ)**

Address: c/o Beca Ltd  
Attention: Kristina Gurshin  
PO Box 6345  
Auckland

This is a submission on behalf of Fire and Emergency New Zealand (FENZ or Fire and Emergency) on the notified Proposed Plan Change 27, which seeks to amend and update information provided in Schedule 14.1 Historic Heritage of the Auckland Unitary Plan: Operative in Part (AUP:OP).

**The specific parts of the proposal that FENZ's submission relates to are:**

The proposed amendments related to the existing listed Central Fire Station (ID 01997), located at 50-60 Pitt Street, Auckland Central.

**Reason for submission:**

In achieving the sustainable management of natural and physical resources under the Resource Management Act (RMA 1991), decision makers must have regard to the health and safety of people and communities. Furthermore, there is a duty to avoid, remedy or mitigate actual and potential adverse effects on the environment. The risk of fire represents a potential adverse effect of low probability but high potential impact. Fire and Emergency has a responsibility under the Fire and Emergency New Zealand Act (2017) to provide for firefighting activities to prevent or limit damage to people, property and the environment. As such, Fire and Emergency monitors development occurring under the RMA 1991 to ensure that, where necessary, appropriate consideration is given to fire safety.

The Central Fire Station is currently protected as a scheduled heritage building and any changes to the interior or exterior would require a resource consent. Plan Change 27 proposes to amend the legal description of the site and add an exclusion to enable alterations/ modifications to be made to the interior of the building(s), but exclude any modifications to the fire station bays.

FENZ supports the proposed addition of the 'exclusion of interior areas' relating to the Central Fire Station (ID 01997) in Schedule 14.1. This will enable alterations/ modifications to be made to the interior of the building(s), but excludes any modifications to the fire station bays. The proposed addition appropriately enables FENZ to provide for ongoing use and modernisation of the station without requiring resource consent, whilst protecting the key historic heritage elements of the

building, which is the fire engine bays and its exterior appearance. Any alterations to the fire station bays will require resource consent in accordance with D17 Historic Heritage Overlay of the Plan.

Auckland Council proposes to amend the current legal description of the Central Fire Station (ID 01997) in the operative plan from Lot 1 DP 102572 to Lot 36 DP 102572, which is the legal description identified in the Auckland Council GeoMaps GIS tool. This is incorrect as the Record of Title (see Attachment 1), clearly identifies the site as Lot 1 DP 102572, which is located at the intersection of Pitt Street and Greys Avenue. FENZ opposes this change and seek to have this correctly reverted within Schedule 14.1 and the GeoMaps GIS tool as Lot 1 DP 102572 as included in the Auckland Unitary Plan: Operative in Part .


The site will soon be affected by the compulsory acquisition of some of the subsoil by Auckland Council for the City Rail Link project. Once the Public Works Act 1981 process is completed, the legal description for the balance of the site will change to Section 98 SO 470831. Should this be concluded prior to this Plan Change becoming operative, the new legal description should be incorporated. If this is after the Plan Change becomes operative, it is requested Auckland Council updates the legal description in consultation with Fire and Emergency in accordance with Schedule 1 Clause 20A of the Resource Management Act 1991, which allows minor errors to be corrected.

**Fire and Emergency seeks the following decision from the local authority:**

- A. **Accept** the proposed 'exclusion' that applies to the Central Fire Station (ID 01997), which allows for alternations/ modification to the interior of the building(s), but excludes any modifications to the fire station bays. 23.2
- B. **Reject** the change to legal description for the Central Fire Station (ID 01997) and correctly revert the legal description within Schedule 14.1 and the Auckland Council GeoMaps GIS tool to Lot 1 DP 102572, as defined in Record of Title. 23.3
- C. **Confirm** that Auckland Council will update the legal description to Section 98 SO 470831, once the new legal description is confirmed, in accordance with Schedule 1 Clause 20A of the Resource Management Act 1991. 23.4

**Fire and Emergency could not gain an advantage in trade competition through this submission.**

**Fire and Emergency wishes to be heard in support of their submission.**

  
 .....  
 (Signature of person authorised to sign on behalf of Fire and Emergency New Zealand)

08/07/2019  
 .....  
 Date

Title and address for service of person making submission:

Fire and Emergency New Zealand  
c/o Beca Ltd

Attention: Kristina Gurshin

Address: Beca Ltd  
PO Box 6345  
Wellesley Street  
Auckland 1411

Email: [kristina.gurshin@beca.com](mailto:kristina.gurshin@beca.com)

## **Submission on the Auckland Council Proposed Plan Change 27: Amendments to Schedule 14.1 Schedule of Historic Heritage**

To: Auckland Council  
 Name of Submitter: Biblical Education Services Trust  
 Address for Service: c/- Resource Management Solutions Limited  
 PO Box 68 954  
 Newton  
 Auckland 1145  
 Attention: Matt Feary  
 Phone: (09) 377 4046 / 021638803  
 Email: matt@rms.co.nz

**This is a submission on the Proposed Plan Change 27 to the Auckland Unitary Plan, and specifically to the proposed amendments to the scheduling details under Schedule 14.1 and the Auckland Unitary Plan maps for 1-3 McLean Street Mount Albert relating to the Caughey House "Rahiri"/Auckland Karitane Hospital (ID 01728).**

### **Background:**

The Caughey House "Rahiri"/Auckland Karitane Hospital is located at 1-3 McLean Street, Mount Albert (previously known as Murdoch Road). It was constructed in the late 19<sup>th</sup> century by the Caughey's as a family home, later known as the Caughey House "Rahiri". In 1923, the Caugheys gifted the building and the surrounding two acres of land to the newly formed Plunket Society with this property becoming Auckland's first long term Karitane hospital for expectant mothers and babies. Following changes to Plunket Society's philosophy and practices in the 1970's, the property was sold and became known as the Hebron Christian College. It has since been sold again to the 'Biblical Education Services Trust' with an ongoing educational use of the site. The Biblical Education Services Trust is the submitter.

Since the development of the heritage building, understood to be a 'prominent Edwardian mansion'<sup>1</sup>, the site has been developed with a number of buildings either designed for educational use or designed as structures allied to the heritage building. None of these structures appear to support the heritage values of the site in terms of their design and location so that a rather eclectic mix of buildings are located on the site .

Since the construction of the heritage building a number of trees have grown in close vicinity of the building. Historic photos show that these trees are not associated with the origins of the house and would not appear to have historical significance as a consequence.

### **This submission is that:**

1. The Proposed Plan Change is supported to the extent that the values associated with the heritage building are better reflected by decreasing the 'Extent of Place'.

---

<sup>1</sup> Rahiri House Restoration publication by Hebron Christian College 2005 pg.7

- 2. A further reduction to the 'Extent of Place' is made to exclude the existing buildings that surround the heritage feature which are clearly not of heritage value. This is a preferred stance to the inclusion of these buildings as an 'Exclusion' as it provides greater up-front certainty about the sites' overall heritage features, and does not lead to ongoing assessment. | 25.1
- 3. The Exclusions include the trees and shrubs located on the site, as none are related to the heritage building or its history. | 25.2
- 4. Reference to 'Hebron Christian College' is deleted from the Verified Location associated with the matrix for ID 01728. | 25.3

**For the purposes of RMA Regulation it is confirmed that no trade competition advantage can be gained through this submission.**

**The submitter, though its agents, wishes to be heard at the hearing.**

**A joint case would be considered, if appropriate and at the discretion of the submitter.**

Please don't hesitate to contact the agent for clarification of the submission.

**Matt Feary**

Director - Resource Management Solutions Limited

**For:**

**Biblical Education Services Trust.**

1- 3 McLean Street, Mount Albert.

# Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

For office use only
Submission No:
Receipt Date:

## Submitter details

**Full Name of Submitter:** SAMSON CORPORATION LTD and STERLING NOMINEES LTD  
("Samson")

**Address for Service:** C/- Brown & Company Planning Group, PO Box 1467, QUEENSTOWN

**Email:** reception@brownandcompany.co.nz

**Contact Person:** J A Brown

## Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number	Proposed Plan Change 27 ( <b>PC27</b> ) to the Partially Operative Auckland Unitary Plan ( <b>AUP</b> )
Plan Change/Variation Name	Amendments to Schedule 14.1 Schedule of Historic Heritage (Errors, anomalies and information update, and deletion of 11 places)

## The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)	Schedule 14.1 Schedule of Historic Heritage - Item 01810
Or	
Property Address	256-262 Ponsonby Road, Ponsonby, AUCKLAND
Or	
Plan Map	Extent of Place Map: Waitematā – Item 01810

## Submission

**My submission is:** (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

Samson generally **SUPPORTS** Proposed Plan Change 27, subject to the matters raised in the following submission:

**1. The details of the submission are:**

- 1.1 Samson owns property identified as a historic heritage place within Schedule 14.1 Schedule of Historic Heritage (**'the Schedule'**) of the AUP;
- 1.2 Samson supports the purpose of PC27;
- 1.3 Samson supports the modifications to Item 01810 of Table 1: Historic Heritage Places within the Schedule, with the exception of the modifications to the details in the "Exclusions" column which, in conjunction with the modifications sought below at 1.4, should be amended as follows (the ~~strike through~~ is to the notified PC27 version of the Schedule text):

26.1

**Table 1: Historic Heritage Places**

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions
...	...	...	...	...	...	...	...	...
01810	Shops	256-262 Ponsonby Road, Ponsonby	ALLOT 68 SEC 8 SUBURBS AUCKLAND; road reserve	B	Circa 1910 shop buildings	F, H	Refer to planning maps	Interior of building(s)- <del>buildings and structures that are not the primary feature</del>

- 1.4 Samson supports in part the inclusion of a mapped extent of place on the planning maps for Item 01810, but opposes the extent of the proposed modifications and considers that the mapping of the extent of place for Item 01810 should be reduced to only include the identified Primary Feature (Circa 1910 shop buildings) as generally set out in **Figure 1** below:



**Figure 1:** Proposed amended extent of place for Item 01810

## 2. The reasons for this submission are as follows:

- 2.1 Samson generally supports the purpose of PC27 as set out in *Proposed Plan Change 27 Amendments to Schedule 14.1 Historic Heritage Schedule (Errors, anomalies and information update, and deletion of 11 places) to the Auckland Unitary Plan (Operative in part) - Section 32 Evaluation Report* as being to correct errors, and, where required, update information for 73 historic heritage places in Schedule 14.1 of the AUP and in the Plan maps.
- 2.2 Samson supports the proposed modifications to the details of Item 01810 within the Schedule, in the following columns:
- (i) Verified Location;
  - (ii) Verified Legal Description; and
  - (iii) Primary Feature.
- 2.3 These modifications help clarify the location of the historic heritage place that is subject to the rules of Chapter D17 Historic Heritage Overlay. In particular the inclusion of a Primary Feature, being “Circa 1910 shop buildings”, is appropriate as it ensures that the protection afforded by Chapter D17 is given to those buildings with historic heritage value.
- 2.4 However, the modifications to the details in the “Exclusions” column, and the mapped extent of place as detailed for Item 01810 in the *Extent of Place Map: Waitemata* as notified, are not supported. The buildings that would fall within the Primary Feature as being “Circa 1910 shop buildings” are located on the east boundary of the property, with attached verandas extending over the road reserve and it is appropriate that these be included within the mapped extent. However, the mapped extent has been extended over the entire legal parcel and includes modern additions, car parking, loading, storage and utility areas. The form and design of these parts of the property do not contribute to the historic heritage values of the scheduled place (indeed they detract from the historic heritage values).
- 2.5 The modification to the “Exclusions” column for Item 01810 acknowledges that any feature that is not the primary feature is not included in the historic heritage place. It is inefficient to include these exclusions in the mapped extent while specifically excluding them in the text of the Schedule. It would be more efficient to reduce the mapped extent of place to cover only those buildings identified as the Primary Feature and remove “buildings and structures that are not the primary feature” from the “Exclusions” column in the Schedule. However, in the event the reduction of the mapped extent as sought is not accepted, the additional exclusion of “buildings and structures that are not the primary feature” as proposed by PC27 should remain.
- 2.6 The amendments as proposed in this submission will better serve the principles of the Resource Management Act 1991 (**‘the Act’**), in particular:
- (i) Section 6(f), in that correcting the mapped extent to accurately reflect the historic heritage place will help ensure the protection of historic heritage from inappropriate subdivision, use, and development;
  - (ii) Section 7(b), in that the exclusion of areas with little or no historic heritage value from the mapped extent of place will provide for more efficient development of the land resources;
  - (iii) Section 7(g), in that the exclusion of areas with little or no historic heritage value from the mapped extent of place will enable better use of the finite land resources.
- 2.7 The modifications proposed in this submission will also enable to the community to better provide for its wellbeing, and for sustaining the potential of the land resource



to meet the reasonably foreseeable needs of future generations. Future development or redevelopment of the land that is not identified as having historic heritage values would not result in any adverse environmental effects that cannot be adequately avoided or mitigated in that the requirements of the underlying zone and any applicable overlays or controls would still need to be complied with. Accordingly, removing the mapped extent of place from the land that is not identified as having historic heritage values will be consistent with and achieve the purpose stated in Section 5 of the Act.

- 2.8 The subject matter of this submission can be augmented by further information (in further submissions and hearings) if there is any identified risk of acting or not acting in respect of this submission.

**3. Samson seeks the following decision from Auckland Council:**

- 3.1 Modify the mapped extent of place and “Exclusions” column for Item 01810 in the Schedule as set out in paragraphs 1.3 and 1.4 of this submission, which has the effect of removing the application of Chapter 17D from those areas of Samson’s property which are not identified as having historic heritage value, by:
- (i) Reducing the mapped extent of place to only include the identified primary feature, being the circa 1910 shop buildings; | 26.2
  - (ii) Removing the text “buildings and structures that are not the primary feature” in the “Exclusions” column; or | 26.3
  - (iii) Any other further amendments necessary to give effect to the intent of this submission. | 26.4

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

As outlined in submission above

---



---

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing



Signature of Submitter  
(or person authorised to sign on behalf of submitter)

11 July 2019  
Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  /could not  gain an advantage in trade competition through this submission.

*If you could gain an advantage in trade competition through this submission please complete the following:*

I am  / am not  directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

# Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

For office use only
Submission No:
Receipt Date:

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Fiona Wynne Wouldes + Terry Lynne Wouldes

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

4 Dilworth Terrace, Parnell, Auckland 1052

Telephone:

021-873603

Fax/Email:

fiona@tracys.co.nz

Contact Person: (Name and designation, if applicable)

Fiona Wouldes

## Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 27

Plan Change/Variation Name

Amendments to Schedule 14.1 Schedule of Historic Heritage

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Change to schedule 14.1 for Dilworth Tee Houses (ID 1634)

Or

Property Address

1-3 Dilworth Terrace, Parnell, Auckland 1052

Or

Map

Or

Other (specify)

## Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

27.1 | The reasons for my views are: We support the category change but wish to amend and have additional exclusions included.  
Please see separate sheet for reasons.  
 (continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

27.2 | All interior spaces to be excluded

27.3 | Existing French doors that have been added to houses to be excluded

27.4 | Ability to add French doors to rear & front elevations at future date

27.5 | Fencing & landscaping to courtyards & lower gardens to be excluded

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

Signature of Submitter  
(or person authorised to sign on behalf of submitter)

10th July 2019  
Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  / could not  gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am  / am not  directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

My husband and I purchased 4 Dilworth Terrace in August 2015.

Today Dilworth Terrace comprises of eight Queen Anne style houses that were originally built in 1899. Over the years these houses have been modified to accommodate the lifestyle of the residents who have occupied them.

In the 1960's the Terrace was divided into 28 flats and in the 1980's they were converted back to the original eight houses.

Since the conversion back to the original eight houses, each house has had several different owners who have undertaken interior renovation and maintenance work to suit their individual modern lifestyles.

Over time, the interior spaces have been changed considerably and no longer represent historical significance from the original era.

The exterior architecture and detail has been well preserved and retains major historical significance that is valuable to the city and helps frame what is unique and distinctive about Auckland.

My husband and I support the category change but believe the proposed exclusions for the interior are not appropriate for the living style of today or the future residents of the homes and should be extended to include all of the interior spaces.

As well as the proposed exclusions listed in the schedule we wish to add to and amend the exclusions as follows:

- All interior spaces at the Dilworth Terrace Houses to be excluded in schedule 14.1 in the proposed plan change.
- Existing french doors that have already been added to houses on the mid level Dilworth Terrace side to be excluded.
- In the future all individual owners have the ability to add french doors (in keeping with the existing architectural detail) to the mid level rear elevation to allow access to the existing courtyards, and the front lower level of the houses to allow access from bedrooms to the lower verandah / garden areas.
- All fencing and landscaping to courtyards and lower garden area to be excluded.

The Dilworth Terraces are of considerable historic heritage value for the city of Auckland and it is important to protect them for future generations. However it is also important that the present and future residents are permitted to improve and upgrade the houses so they are maintained and remain desirable, modern residences to live in.

**SUBMISSION ON PROPOSED PLAN CHANGE 27: AMENDMENTS TO SCHEDULE 14.1  
HISTORIC HERITAGE**

To:           Attention: Planning Technician  
                Auckland Council  
                Private Bag 92300  
                **Auckland 1142**  
                unitaryplan@aucklandcouncil.govt.nz

From:         Housing New Zealand Corporation

**HOUSING NEW ZEALAND CORPORATION** (“**Housing New Zealand**”) at the address for service set out below makes the following submission on Proposed Plan Change 27: Amendments to Schedule 14.1 Historic Heritage (“**PC27**”) to the Auckland Unitary Plan Operative in Part (“**AUP**”).

This submission provides an overview of the matters of interest to Housing New Zealand, followed by detail of submission matters related to PC27.

***Introduction***

1.       This submission on PC27 is made on behalf of Housing New Zealand.
2.       Housing New Zealand does not consider it can gain an advantage in trade competition through this submission. In any event, Housing New Zealand is directly affected by an effect of the subject matter of the submission that:
  - (a)     Adversely affects the environment; and
  - (b)     Does not relate to trade competition or the effects of trade competition.

***Background to Housing New Zealand***

3.       Housing New Zealand’s role includes the efficient and effective management of state houses and the tenancies of those living in them. Housing New Zealand’s tenants are people who face barriers (for a number of reasons) to housing in the wider rental and housing market.
4.       It is essential that Housing New Zealand is able to meet its responsibility of providing efficient and effective state housing for the most vulnerable members of our society, so as to deliver to the social and economic wellbeing of both these people and the wider

community. This responsibility drives Housing New Zealand's strategic goals for the reconfiguration of its portfolio to meet regional demand, reduce deprivation levels in communities with a high state housing presence, and meet the Crown's financial performance requirements.

5. These goals require Housing New Zealand to have the ability to construct and develop quality housing, and maintain this housing in a manner that:
  - (a) Provides healthy, comfortable, and fit-for-purpose housing to people in need, for the duration of their need;
  - (b) Improves the diversity and effectiveness of state housing delivery in Waikato District to meet the changing needs of our communities and aligns the state housing portfolio with demographic trends and demand;
  - (c) Enables vacant homes to become ready for tenants and specific tenants' needs as quickly as possible;
  - (d) Enables increased supply for the delivery of state housing and other affordable housing options; and
  - (e) Undertakes the above in a cost effective way.
6. In the Auckland context, the housing portfolio managed by Housing New Zealand comprises approximately 27,750 dwellings. The Auckland Region is identified as a key area for Housing New Zealand to reconfigure and grow its housing stock to provide efficient and effective state housing that is aligned with current and future residential demand in the area, and the country as a whole.

#### *Housing New Zealand and Local Government*

7. Housing New Zealand has a shared interest in the community as a key stakeholder, alongside local authorities. Housing New Zealand's interest lies in the provision of state housing to persons who are unable to be sustainably housed in private sector accommodation. Housing New Zealand works with local authorities to ensure that appropriate services and infrastructure are delivered for its developments.
8. Apart from its role as a state housing provider, Housing New Zealand also has a significant role as a landowner, landlord, rate payer and developer of residential housing. Strong relationships between local authorities and central government are key to delivering government's priorities on increasing housing supply.

9. Policy decisions made at both central and local government level have impacts on housing affordability. The challenge of providing affordable housing will require close collaboration between central and local government to address planning and governance issues to reduce the cost of construction, land supply constraints, infrastructure provision and capacity as well as an improved urban environment. For example, the supply and available development capacity of residentially zoned land, impacts on the location, form and typology and density of housing. These factors directly contribute to the cost of residential land and capital costs of housing developments. The form, function and future operating costs of housing are managed through the regulatory processes of Council and the outcomes of these processes has a correlation with the long-term affordability and quality of housing.
10. Housing New Zealand is interested in all issues that may affect the supply and affordability of housing, as well as the delivery of urban growth and quality intensification in appropriate locations. These include the provision of services and infrastructure and the availability of appropriately zoned land.

### ***Scope of the Submission***

11. The submission relates to PC27 as a whole.

### ***The Submission is:***

12. Housing New Zealand supports PC27, for the reasons set out below.
13. Provided that the relief sought below is granted:
  - (a) PC27 will be in accordance with the purpose and principles of the Resource Management Act 1991 (“**the Act**”) and will be appropriate in terms of section 32 of the Act; and
  - (b) The potential adverse effects that might arise from activities allowed by PC27 will have been addressed appropriately.
14. In the absence of the relief sought, PC27:
  - (a) Is contrary to the sustainable management of natural and physical resources and is otherwise inconsistent with Part 2 of the Act;
  - (b) Will in those circumstances impact significantly and adversely on the ability of people and communities to provide for their social, economic and cultural wellbeing.



15. In particular, but without limiting the generality of the above:
- (a) While Housing New Zealand do not have any specific land holdings which are directly impacted by the proposed amendments to Schedule 14.1 (Schedule of Historic Heritage) of the AUP, Housing New Zealand do have landholdings which immediately adjoin five sites which are to be amended by PC27. These five sites are noted as follows:
    - (i) 65 Mountain Road (ID 01432) – PC27 proposes amendments to the schedule to update the name of the scheduled site (Shenstone Cottage), as well as additions to the list of ‘exclusions’;
    - (ii) 302 West Coast Road (ID 00032) – PC27 proposes amendments to the schedule to update the name of the scheduled site (Glen Eden Methodist Church), as well as additions to the list of ‘exclusions’;
    - (iii) 45A Swanson Road (ID 00141) – PC27 proposes amendments to the schedule to update the property address and Certificate of Title references;
    - (iv) 60R Finlayson Avenue (ID 01460) – PC27 proposes amendments to the schedule to update the name of the scheduled site, as well as additions to the list of ‘exclusions’; and
    - (v) 79 Coronation Road (ID 01437) – PC27 proposes to delete this property from Schedule 14.1.
  - (b) Housing New Zealand supports the intent of updating Schedule 14.1 to delete incorrect references / information as well as to include additional references to more appropriately identify the stated list of ‘exclusions’ noted in Schedule 14.1. Housing New Zealand also seeks that, should any further amendments be proposed through PC27 which would seek to expand the spatial extent of any ‘extent of place’ which relates to a historic heritage site, they are notified by Council of any such proposed amendments.
  - (c) Housing New Zealand also supports the proposed amendments in relation to the five sites noted above and seeks no further amendments be proposed to these sites through PC27 which would increase the identified ‘extent of place’ for these five sites which immediately adjoin Housing New Zealand landholdings.

**Relief Sought**

- 16. Housing New Zealand seeks the following decision from Auckland Council on PC27:
  - 28.1 | (a) That the proposed provisions of PC27 as notified, in relation to the five sites noted in this submission, are confirmed and approved.
  - 28.2 | (b) Such further or other relief, or other consequential or other amendments, as are considered appropriate and necessary to address the concerns set out herein.
- 17. Housing New Zealand does not consider it can gain an advantage in trade competition through this submission.
- 18. Housing New Zealand wishes to be heard in support of this submission.
- 19. If others make a similar submission, Housing New Zealand would be willing to consider presenting a joint case with them at hearing.

**Dated** the 11<sup>th</sup> of July 2019.

**HOUSING NEW ZEALAND CORPORATION** by its solicitors and duly authorised agents Ellis Gould



**C E KIRMAN / A K DEVINE**

**ADDRESS FOR SERVICE:** The offices of Ellis Gould Lawyers, Level 17, Vero Centre, 48 Shortland Street, PO Box 1509, Auckland 1140, DX CP22003, Auckland, Telephone: (09) 307-2172, Facsimile: (09) 358-5215. Attention: Dr Claire Kirman / Alex Devine. ckirman@ellisgould.co.nz / adevine@ellisgould.co.nz.

Copies to:      Beca Limited PO Box 6345 Auckland Attention: Matt Lindenberg Email: matt.lindenberg@beca.com	Housing New Zealand Corporation PO Box 74598 Greenlane, Auckland Attention: Gurv Singh Email: gurv.singh@hnzc.co.nz
--	---

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Bruce Griffith Burton and Sarah Jane Burton

Organisation name:

Agent's full name: Bruce Burton

Email address: [burton.group@xtra.co.nz](mailto:burton.group@xtra.co.nz)

Contact phone number: 6421435564

Postal address:

PO Box 37 817

Parnell

Auckland 1151

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

**My submission relates to**

Rule or rules:

Change to schedule 14.1 for Dilworth Terrace Houses, Parnell

Property address: 2 Dilworth Terrace, Parnell, 1051

Map or maps:

Other provisions:

We do support the category change from B to A, but with certain amendments to the exclusions as listed in the attached.

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We propose amendments to the exclusion list to reflect the fact the houses have had many changes over the years and need to provide a "modern" living environment. The main heritage attraction of the houses we believe is the unique terrace design of the houses and the roof line they provide--unique to Auckland that in particular is currently best seen from Tamaki Drive and the Strand rail overpass. Unfortunately certain councillors do not share this view and this feature may be lost in years to come.

I or we seek the following decision by council: Accept the plan modification with amendments

Details of amendments: See attachment

Submission date: 11 July 2019

Supporting documents

Number 2 Dilworth Terrace attachment\_20190711161615.798.pdf

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

### Plan change 27 – Number 2 Dilworth Terrace

Plan Change 27 is proposing the following changes to Schedule 14.1 of the Auckland Unitary Plan relating to the Dilworth Terrace Houses: Change from Category B to Category A.

29.1 | We support the change from B to A subject to the points below:

29.2 | • We believe the external exclusions should be: Garages; gate posts on driveway entrance to Dilworth Terrace; modern skylights; French doors in rear elevation entrances of Dilworth Terrace on the ground floor; paving, landscaping and fencing.

29.3 | • We would like to see the ability to add French doors on the lower seaside veranda. This is a part of the house that is no longer visible to the public. By replacing the window (using the same lintel) this would help open up the houses into the garden.

- The fact that much or most of the interior of our house has been changed over time, and there are little original features left, we believe that all the interiors should be excluded. To live in these houses you have to be passionate about historic houses and for this reason you will want to maintain heritage, while at the same time ensure the houses provide a modern living environment.
- We remain very concerned that certain Auckland Councillors chose to go against the recommendations of their planning team and heritage advisors in not pursuing the retention of Dilworth Terrace House viewshaft and the protection that offered these houses. These houses originally were on the foreshore and views to the houses and views of the harbour from the houses has always been a characteristic. If Auckland's future development grows to the point these houses lose this characteristic we would want to see some ability for the houses in the future to get some protection but we are not sure if the move from B to A in fact helps or hinders this.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Susan Andrews

Organisation name: Heritage New Zealand Pouhere Taonga

Agent's full name:

Email address: [sandrews@heritage.org.nz](mailto:sandrews@heritage.org.nz)

Contact phone number: 09 307 9920

Postal address:

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:

The entire plan change, and specifically the exclusions proposed for Dilworth Terrace Houses (Schedule ID. 01634).

Property address: 1-8 Dilworth Terrace, Parnell, Auckland

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Please see attached submission.

I or we seek the following decision by council: Accept the plan modification with amendments

Details of amendments: Please see attached submission.

Submission date: 11 July 2019

Supporting documents

HNZPT Submission - PC27 Amendments to Schedule of Historic Heritage - 11th July 2019.pdf

## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



11<sup>th</sup> July 2019

File ref:

Auckland Council  
Unitary Plan  
Private Bag 92300  
Auckland 1142  
Attention: Planning Technician

Dear Sir or Madam

**SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA**

**PROPOSED PLAN CHANGE 27: AMENDMENTS TO SCHEDULE 14.1 SCHEDULE OF HISTORIC HERITAGE (ERRORS, ANOMALIES AND INFORMATION UPDATE AND DELETION OF 11 PLACES)**

**To:** Auckland Council

**Name of submitter:** Heritage New Zealand Pouhere Taonga

**1. This is a submission on the following proposed change to the Auckland Unitary Plan (Operative in Part) (the proposal):**

Proposed Plan Change 27: Amendments to Schedule 14.1 Schedule of Historic Heritage (Errors, anomalies and information update and deletion of 11 places): to amend Schedule 14.1 and/or the planning maps for 73 historic heritage places already included in Schedule 14.1. The amendments will correct errors and anomalies and, where appropriate, update information on these places. The amendments include the deletion of 11 historic heritage places from Schedule 14.1.

**2. Heritage New Zealand could not gain an advantage in trade competition through this submission.**

**3. The specific provisions of the proposal that Heritage New Zealand's submission relates to are:**

The entire proposed plan change.

**4. Heritage New Zealand's submission is:**

4.1. Heritage New Zealand is an autonomous Crown Entity with statutory responsibilities under the Heritage New Zealand Pouhere Taonga Act 2014 for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage.

4.2. Heritage New Zealand supports, with the exception of the exclusions for the Dilworth Terrace Houses, Schedule ID. 01634, the proposed amendments intended to enable the provisions of the AUP to apply appropriately to these historic heritage places, and assist in their management and protection.

4.3. Heritage New Zealand opposes the proposed addition of exclusions to Schedule 14.1 in relation to the Dilworth Terrace Houses Historic Heritage Place.

**Dilworth Terrace Houses**

4.4. Dilworth Terrace Houses are included on the New Zealand Heritage List/Rārangi Kōrero as a Category 1 Historic Place (List No. 567).

4.5. Heritage New Zealand fully supports the proposal to alter the historic heritage scheduling from Category B to Category A, in accordance with our previous submission to Auckland Council on the



PAUP regarding Topic 32 (Heritage Schedules), which sought that all Category 1 places be scheduled as Category A.

4.6. However, Heritage New Zealand does not consider the proposed addition of exclusions to Schedule 14.1 in relation to the eight Dilworth Terrace Houses appropriate, but rather considers that all of the place – the exterior, interior and site surrounds – should be included in the scheduling.

**5. The reasons for Heritage New Zealand's position are as follows:**

5.1. It is Heritage New Zealand's view is that potential future changes to this significant place should be considered in relation to the effects on the whole of the place. Accepting that modifications have been made to some of the original fabric and features over time, comprehensive scheduling permits assessment of change and further change on all of the building's elements and is inclusive to the possibility of reversing previously changed elements and potential restoration.

5.2. Heritage New Zealand considers that the addition of exclusions as proposed would be contrary to the stated Unitary Plan objective to support and enable the restoration of scheduled historic heritage places (Objective D17.2.(1)), via modifications or restoration that recover or reveal heritage values of the place, or remove features or additions that compromise the heritage values of the place (Policy D17.3.(10)(a) & (b)).

5.3. Further the proposed addition of exclusions to the place seems contrary to the intention of elevating Dilworth Terraces Houses from Category B to Category A.

**6. Heritage New Zealand seeks the following decision from the local authority:**

30.1 | That the plan change be approved in its entirety as notified, with the exception of the proposed exclusions relating to the Dilworth Terrace Houses, Schedule ID 01634 at 1-8 Dilworth Terrace Parnell, which should be declined.

**7. Heritage New Zealand does wish to be heard in support of our submission.**

Yours sincerely



Sherry Reynolds  
Director Northern Region

Address for Service:  
Susan Andrews  
PO Box 105 291, Auckland  
09 307 9920  
[sandrews@heritage.org.nz](mailto:sandrews@heritage.org.nz)

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Richard Paul van Bremen and Susan Louise Gibson

Organisation name:

Agent's full name:

Email address: [rvb@cwv.co.nz](mailto:rvb@cwv.co.nz)

Contact phone number: 021445192 0276414117

Postal address:  
PO Box 15 723  
New Lynn  
AUCKLAND 0640

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:

Property address: 54 Iona Avenue, RD3 ALBANY

Map or maps: Rear portion of 54 Iona Avenue

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

We are the owners of 54 Iona Avenue. We purchased this property about 17 years ago. 1) As is normal, we asked for a LIM report for the property as part of the sale agreement. The council provided LIM report contained no reference to a village whatsoever. Had we known, it is quite likely that we would not have proceeded with the purchase. 2) Over the years I have dug numerous trenches for drainage, including in the area that is the subject of this plan change. I have also buried a number of sheep in this area. I have found nothing. 3) Some time ago, a heritage person from the council inspected an area along the bank of the Paremoremo creek that runs at the rear of 54 Iona ave. He advised of a Maori Village. 4) On investigation, I found a "dot" on one of the council overlay maps which apparently pinpointed the location of the village. This dot was precisely in the middle of a lake on the property. This lake was man made some 50 years ago. Any evidence of a village on site would have been lost at the time. Presumably, the dot was a "best guess" of the location at the time. The current proposal is no doubt the latest best guess. Only this time it encompasses around 20% of 54 Iona Ave. I think this is unreasonable. The council either knows where this village was located or it

doesn't. If it doesn't know, it can't just put a caveat over a large area as a possible site. If this is allowed then there is nothing to stop the council making the area even larger at some later date. 5)I have made some enquiries with local historians and have been told that the village actually burned down. If that is indeed the case, I can't really understand the special interest. 6)The chap from the council also pointed out an area of Ivy well outside the land that is the subject of this amendment and stated that that would have been the site of the Pakeha person's home. Must admit to being a little concerned about that. There would be nothing to stop the council from ring fencing that area also. 7)Along with the village area at the rear of the site, the council has helped themselves to 300 - 400 m<sup>2</sup> of our land along the front boundary. The part of Iona Ave (the road) that is along our front boundary is built on our land. In conclusion we feel that 1)The council was derelict in its duty when we asked for and received LIM report. We have since asked for and received the council file on this property and it runs to 100s of pages 2)The council has made a "guess" as to where the village was located and then expanded it to cover a relatively large area in the hope that the village is somewhere inside this area. We take the view that if the council wants to effectively quarantine off large pieces of our land, they should just buy the property and do what they will. I understand that the council wants a coastal walkway around to Sanders park. At the very least, we should be offered some sort of compensation for both the front boundary issue and now the rear part of the land.

31.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 11 July 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Ben Meadows

Organisation name: Oratia Church Trust

Agent's full name: N/A

Email address: [benjaminmeadows@msn.com](mailto:benjaminmeadows@msn.com)

Contact phone number: 021 890 253

Postal address:  
176 Parker Road  
Oratia  
Auckland 0604

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:

Property address: 1-5 Parker Roa, Oratia Auckland

Map or maps: ID 00119

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This is a site of significant historical interest which should not be modified as described below: In the year 1867 three settlers in the area applied on behalf of the Oratia community for a section of land under the Auckland Waste Lands Act 1858 and were given a Crown Grant and Trust. "Victoria by the Grace of God, of the United Kingdom of Great Britain and Ireland, QUEEN: To all whom these presents shall come: Know ye that for good considerations, Us thereunto moving; We, for Us, our heirs and successors, do hereby grant unto Andrew Kelly, William Cantwell and Thomas Parr of Auckland, settlers, their heirs and Assigns all that parcel of land in the province of Auckland in our Colony of New Zealand, containing by admeasurement . . . 4 acres more or less situated in the Parish of Waikomete in the County of Eden and being allotment number 238 ... with all the rights and appurtenances thereunto belonging: 'To hold unto the Said Andrew Kelly, William Cantwell and Thomas Parr in trust for the purpose of building a place of Public Worship in which Sacred worships shall be held and for the purpose of building a schoolhouse in which the English language shall be taught' their heirs and assigns for ever. Signed Sir George Grey, KCB., 15th. July 1867

32.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 11 July 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To **Auckland Council**  
 Name of submitter: **Civic Trust Auckland (Civic Trust)**  
 Submission on: **Proposed Plan Change 27.**

Civic Trust has no advantage in trade competition to gain through this submission.

1.0 The specific provisions of the proposal that Civic Trust's submission relates to include changes to entries in Schedule 14.1 of the AUP, in particular changes to the schedule involving:

- amendments to 'Exclusions' column and
- amendments to delete places

2.1 Civic Trust opposes the amendment proposed to the 'Exclusions' column for Schedule Item ID\_01997, the Central Fire Station at 50-60 Pitt Street, Auckland Central. | 33.1

2.2 Reasons for our views:

There has been no evidence presented, but which was discoverable, as to the original assessment of the building, nor any re-assessment showing that the interiors no longer contribute to or detract from the values for which the historic heritage place was scheduled.

3.1 Civic Trust opposes the deletion of the Schedule Item ID\_ 01461, a residence at 1 Beihlers Road, Weymouth in Manurewa. | 33.2

3.2 Reasons for our views:

Consultation undertaken with the Heritage Advisory Panel noted the cottage has been significantly extended and modified, being now almost triple its original size, that it has had a verandah added, along with new door and window openings. None of this necessarily provides sufficient reason to remove the building from the Schedule

It was suggested that historical information held by the Council is largely speculative and relates primarily to the land rather than the residences itself. Council records note that Beihlers Road: Named after Charles Beihler, of German descent, who had a store at the end of the road. He was also a fisherman at Weymouth, and had a launch named Renahau. He built the original wharf from wattle poles, from where two barges took wattle to the tannery, and also had a grocery store by the wharf. He drowned at sea in his own boat. Civic Trust submits further research is required.

Civic Trust submit that the changes made to the house do no preclude the retention of primary features of heritage significance that appear to exist, and consequently that at this stage, insufficient evidence has been presented to warrant deletion from the Schedule.



4.1 Civic Trust submits that Council should have disclosed how many and which of the proposed deletions or other changes to the Schedule were instigated at the Owner's request.

5.1 Civic Trust seek the following decision from the local authority:

- That Council make the two revisions proposed as per Civic Trust's submissions at 2.1 and 3.1 above. | 33.3

---

Civic Trust does wish to be heard in support of its submission.

Signature of person authorised to sign  
on behalf of submitter

Handwritten signature of Audrey van Ryn.

11 July, 2019

**Organisation name:** Civic Trust Auckland  
**Contact phone number:** 09 368 1516  
**Email address:** cta@civictrustauckland.org.nz  
**Postal address:** PO Box 74049 Greenlane Auckland 1546  
**Contact name:** Audrey van Ryn

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: General Trust Board of the Anglican Diocese of Auckland

Organisation name: on behalf of St Stephens Anglican Church Whangaparoa

Agent's full name: Clare Covington

Email address: [c.covington@harrisingrierson.com](mailto:c.covington@harrisingrierson.com)

Contact phone number: 0212888795

Postal address:

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:

Amendments to the Schedule and Extent of Place for Historic Heritage Overlay Place - 616, St Stephens Church

Property address: 5 Stanmore Bay Road

Map or maps: Hibiscus and Bays

Other provisions:

Amendments to wording supported. Amendments to Extent of Place opposed.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Refer to attached submission

I or we seek the following decision by council: Accept the plan modification with amendments

Details of amendments: Refer to attached submission

Submission date: 11 July 2019

Supporting documents

S001v2-pc27-ctc-final\_20190711101132.976.pdf



memorial wall plan.pdf  
Wall elevation plan.pdf

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



## Submission

# ON A PUBLICLY NOTIFIED PROPOSED PLAN

Under Clause 6 of the First Schedule to the Resource Management Act 1991

**TO** Auckland Council

**SUBMISSION ON** Plan Change 27 – Historic Heritage Overlay and Schedule

**NAME OF SUBMITTER** The General Trust Board of the Diocese of Auckland

**ADDRESS** C/- Harrison Grierson Consultants Limited  
PO Box 5760  
Wellesley Street  
**AUCKLAND 1141**

**Attention: Clare Covington**

This is a submission on Proposed Plan Change 27 – Historic Heritage Overlay ('PC27') to the Auckland Council Unitary Plan (Operative in Part).

The General Trust Board of the Diocese of Auckland ('GTB') could not gain an advantage in trade competition through this submission.

### SUBMISSION IN SUPPORT SUBJECT TO THE FOLLOWING

The specific provisions of PC27 that the GTB's submission relates to is the amendments to the Schedule and Extent of Place for Historic Heritage Overlay Place - 616, St Stephens Church.

#### 1.0 Submitter's Background

- 1.1 The GTB ('the submitter') owns the sites at 1-5 Stanmore Bay Road. The site contains St Stephen's Anglican Church (the historic church building referred to as the chapel), the newer St Stephen's Church building (completed in January 2012) and surrounding carparks.
- 1.2 For the past 5 years, members of the parish have been working towards the construction of a memorial wall next to the chapel. This wall would be used for the interment of ashes and memorial plaques and is represented in red on the drawing below (refer to section 3.3). The Parish have also been advised by a Health and Safety expert that they should have a safety barrier erected between the patio and the moat around the chapel, even though it is not required by the building code, and they have been working towards having this built at the same time as the memorial wall and in a way that is compatible with it. This barrier is represented in blue on the attached drawing. The proposed Wall will be entirely consistent with the historic building in that it seeks to highlight that the Church was built as a memorial to the men killed on the Western Front and honour some of those who worked hard to make sure the church wasn't demolished and was restored. The Wall will in fact help to ensure that the Chapel continues to serve as an enhancement of the chapel's history.
- 1.3 Members of the parish have been in discussions with Nick Stott, Heritage Arborist, in relation to the proposed Memorial wall and have been careful to work with the heritage arborist in relation to both the oak tree and the 4 cypress trees so that the proposed wall will have minimal impact on their root systems.
- 1.4 The parish members have also been in touch by email with Rebecca Foley from Built Heritage on the same matter. Ms Foley has advised:

*Resource consent requirements: This is a bit of a grey area because there is a known error with the scheduling of your property. The church does not have an 'Extent of Place' mapped around it, and therefore there is some*

ambiguity as to what rules apply. Since the wall follows an existing retaining wall, and it does not require direct modification of the scheduled church, then at the present moment you do not trigger a resource consent.

- 1.5 The parish consider that what they are proposing is supporting the history of the place and wish to see this recognised in the proposed amendments to the schedule details for this site.

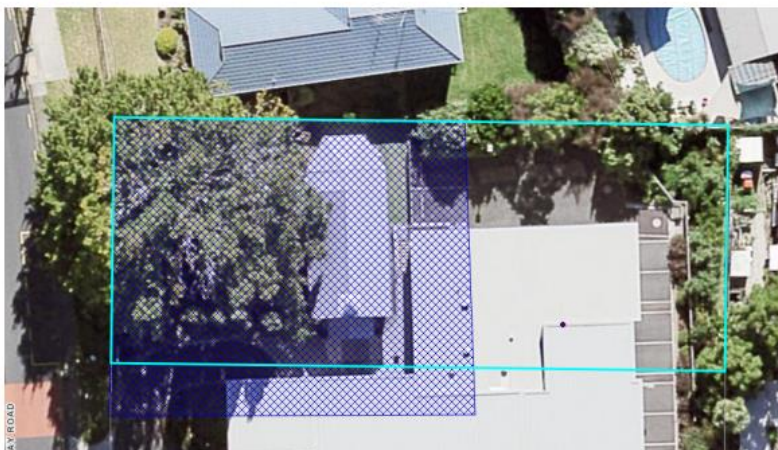
## 2.0 Main Areas Supported by the Submitter

- 2.1 Council proposes to add wording in Schedule 14.1 to indicate that the 1917 church on the site is the primary feature of the place and at the same time amend the exclusions listed for the Extent of Place to include “buildings and structures that are not the primary feature; freestanding sign”. These amendments are supported.

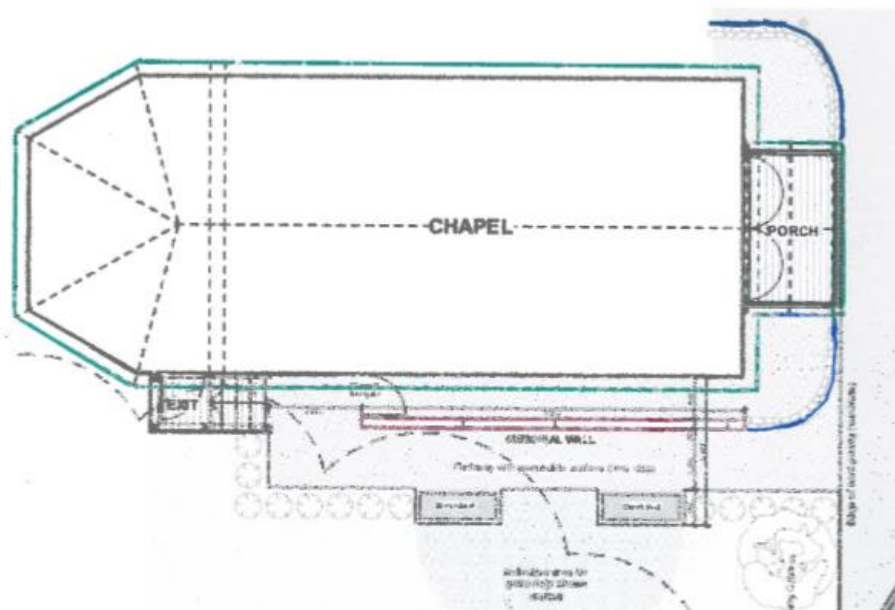
## 3.0 Main Issues Raised by the Submitter:

- 3.1 Notwithstanding the above, the submitter does not support the proposed Extent of Place. The inclusion of an extent of place is supported as there currently isn't one, however, the proposed extent of place includes a large portion of the 2012 church building and also the area in front of the chapel where the proposed memorial wall is proposed (refer to map below showing PC27 extract). While it is understood that the existing buildings that are not the primary feature would have less restrictions (due to the exclusions listed), the limitations on modifications are considered to be an undue restriction when it relates to a modern building.
- 3.2 As noted above, the Parish have been working for some time on an appropriate memorial wall within the proposed extent of place and are concerned that these works will require a resource consent and could no longer be possible due to the restrictions proposed for new buildings within this extent of place (refer to attached plans).
- 3.3 The area in front of the chapel is already protected through the notable trees overlay which requires consideration of any work within the rootzone in terms of, among other things, “any loss or reduction of amenity values provided by the tree or trees”. The extent of place will therefore place additional unnecessary controls over this part of the site.

### Proposed extent of place:



- 3.4 In particular, the submitter would like the extent to be limited to the green line indicated on the plan below. This extent would include the original chapel, plus the porch which was added when the Chapel was restored about 7 years ago and would not overlap the new building. (The proposed safety barrier is represented in blue on the plan).



3.5 The parish consider that a reduction in the size of the extent and, in particular, reasons why the proposed columbarium-style wall would be entirely compatible with the heritage status of the chapel building are as follows;

1. *The sight lines from the road would not be disturbed. The architect has provided for the top of the wall to be lower than the bottom of the windows.*
2. *The proposed location would not compromise the memorial cypress trees.*
3. *An interpretation panel on the wall and the wall itself would reinforce the historical significance of the chapel by drawing attention to the contribution made by soldiers in World War I and by past parishioners regarding the preservation of the building. The provision of two benches would allow people to make the area a place of reflection and contemplation.*
4. *The wall would replace an existing low retaining wall and would help to hide the rather unsightly trench that runs alongside the chapel.*
5. *A resin-bound gravel path that would be created on the road-side of the wall would improve emergency fire egress from the chapel.*
6. *After having worked with the Heritage arborist to reach agreement about a proposal that isn't too bulky and doesn't compromise the roots of the historic oak tree it seems unreasonable to be told that the rules under which this planning has occurred are to be changed.*

3.6 It is noted that the S32 analysis does not list the reason for the extent of place chosen and the parish are unaware of anyone visiting the site in relation to the identification of the extent.

3.7 In addition, the S32 report states that 'Mapping errors may reduce the protection and management of historic heritage places, or result in the application of the Historic Heritage Overlay onto places that do not contain significant historic heritage values, resulting in the generation of unnecessary consenting activity'. This is the concern for the Parish with the proposed extent including areas beyond the green line shown.

3.8 For these reasons, either a reduced extent of place is sought or, alternatively, the parish seek that the proposed wall and safety barrier are treated as an exception for resource consent purposes and resource consent fees.

#### 4.0 The submitter seeks the following relief from Auckland Council

- |     |  |      |
|-----|--|------|
| 4.1 | The Historic Heritage Extent of Place Overlay is reduced to a smaller area around the existing chapel as identified in section 3.3 of this submission. | 34.1 |
| 4.2 | Alternatively, the exclusions within the schedule are amended to include the proposed memorial wall and safety barrier.                                | 34.2 |
| 4.3 | The amendments to the schedule wording are supported.  | 34.3 |

- 4.4 Such other additional or consequential relief as is necessary to achieve consistency with the above and to satisfy the concerns of the submitter; or
- 4.5 Such other alternative relief to satisfy the concerns of the submitter.
  
- 5.0 **The submitter wishes to be heard in support of their submission.**
  
- 6.0 **If others make a similar submission the submitter will consider presenting a joint case with them at a hearing.**



Signature:

Date: 11 July 2019

**Address for Service of Submitter:**

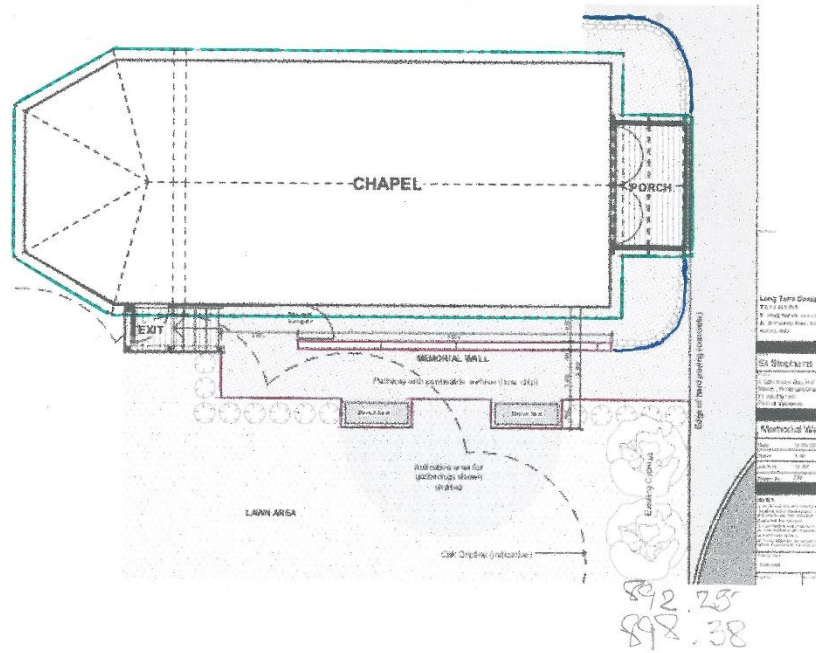
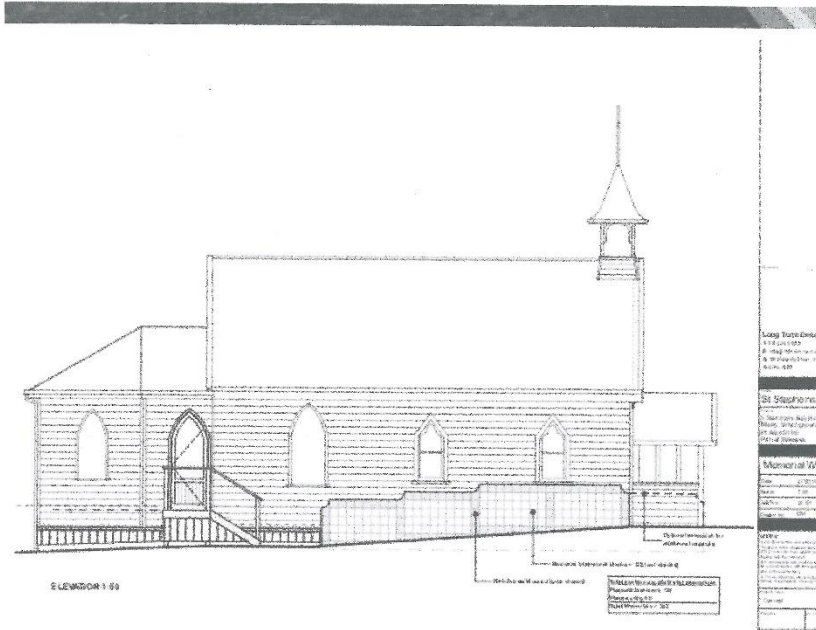
The General Trust Board of the Diocese of Auckland  
C/- Harrison Grierson Consultants Limited  
P O Box 5760  
Wellesley Street  
**Auckland 1121**

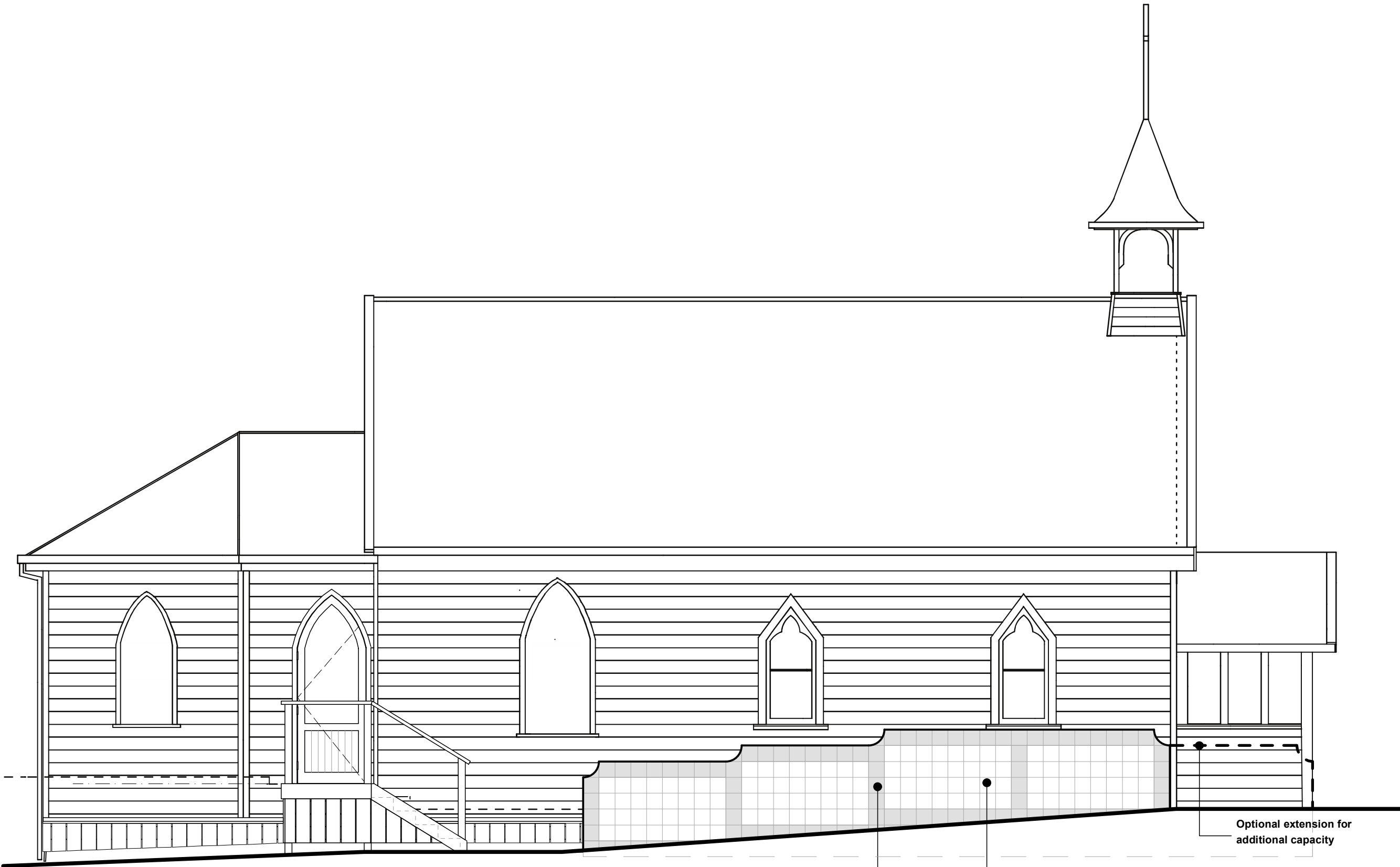
Attention: Clare Covington

Telephone: 09 9175000

Facsimile/email: [c.covington@harrisingrierson.com](mailto:c.covington@harrisingrierson.com)

U:\1020\143350\_02\2019\PC27 5 Stanmore Bay Road St Stephens Submission\S001v2-pc27-ctc-final.docx





ELEVATION 1:50

Reinforced blocks shown shaded

Memorial interment blocks = 128 (not shaded)

Optional extension for additional capacity

<b>Total positions available for memorials:</b>
Plaque/Interment: 128
Plaque only: 55
<b>Total Memorials = 183</b>

Revisions:

**Long Term Design LTD**  
 T 09 424 0088  
 E info@ltdarch.co.nz.co.nz  
 A 1B Polarity Rise, Silverdale 0944  
 AUCKLAND

Client:  
**St Stephens**

Project:  
 5 Stanmore Bay Rd  
 Manly, Whangaparaoa  
 Pt Allot S190  
 Psh of Waiwera

**Memorial Wall**

Date: 21/02/2019

Scale: 1:50 @ A3

Job No: 12157

Drawn by: DM

- NOTES:**
- 1) All dimensions and underground service locations to be checked prior to construction.
  - 2) Do not scale from drawings. If in doubt please ask the designer.
  - 3) Construction and method of construction to be in accordance with the specification, the NZBC and with local bylaws.
  - 4) These drawings are subject to copyright and remain the property of Long Term Design LTD.

Drawing Issue:  
Concept

Page No. No. of Pages

# Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

For office use only
Submission No:
Receipt Date:

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Ms/Miss/Ms (Full Name)

JAMES PARKINSON

Organisation Name (if submission is made on behalf of Organisation)

ST AIDAN'S CHURCH, REMUERA

Address for service of Submitter

c/o 52 NAMATA RD, ONE TREE HILL, AUCKLAND 1061

Telephone:

021 830 935

Fax/Email:

jandjparkinson@gmail.com

Contact Person: (Name and designation, if applicable)

JAMES PARKINSON, PEOPLE'S WARDEN

## Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 27

Plan Change/Variation Name

Amendments to Schedule 14.1 Schedule of Historic Heritage

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or

Property Address

ST AIDAN'S CHURCH, 3-9 ASCOT AVE, REMUERA

Or

Map

Or

Other (specify)

## Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No



The reasons for my views are:

THE EXCLUSIONS CURRENTLY IDENTIFIED IN THE PROPOSED PLAN CHANGE 27 SHOULD BE EXPANDED UPON FOR THE REASONS OUTLINED IN OUR ATTACHED SUBMISSION

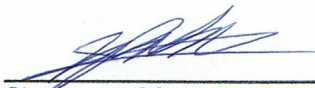
(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

AMENDMENTS TO THE EXCLUSIONS, AS DETAILED IN OUR ATTACHED SUBMISSION

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

  
Signature of Submitter  
(or person authorised to sign on behalf of submitter)

21 July 2019  
Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  / could not  gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am  / am not  directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

## Proposed Plan Change 27 – St Aidan’s Church, Remuera.

- 35.1 | We support the proposed Plan Change 27 subject to our requested amendments in relation to the Exclusions identified for St Aidan’s Church, Remuera.
- 35.2 | We support the Category B protection and the three identified primary features being the 1905 Church, the lych gate (spelling in PPC27 needs correcting), and the war memorial. The proposed
- 35.3 | amendment to the Plan maps ensures each of the identified primary features is incorporated within the extent of place.

However, we submit that the exclusions currently identified should be expanded. We do not believe the identified exclusions adequately capture all of the additional features within the extent of place that do not contribute to the heritage values of the place.

The 2002 Gathering area appears to be excluded in its entirety by virtue of it being a post 1956 addition to the Church. We agree, but, the 1967 structure, which in turn, connects to the Gathering Area is not explicitly excluded. This 1967 structure includes the Social Lounge, Parish Administration Offices, and the Hall. Of these features, the only aspect explicitly excluded is the interior of the hall. We believe these features are functional in nature and incorporated within an accessory building that does not in any way contribute to the heritage value of the place. We therefore request that these built features (ie the 1967 Hall in its entirety) be excluded rather than being limited to the interior of the hall. Photos of the 1967 building are attached highlighting its functional nature and absence of any heritage value.

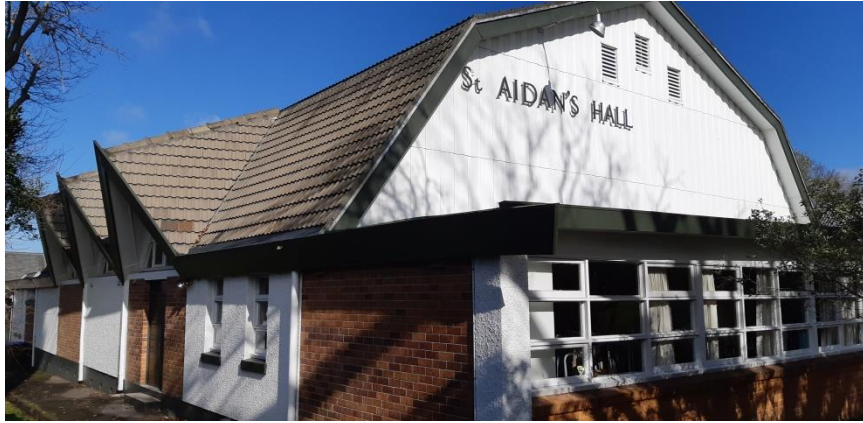
For the same reasons, we request that all on-grade car parks within the extent of place be identified as exclusions.

Exclusions would therefore encompass:

- 35.4 |
- Post 1956 additions to the 1905 Church and modifications to the interior of the 1905 Church
  - 1967 Church hall including the Social Lounge, Parish Administration Offices, and Hall
  - 2002 Gathering Area
  - On-grade car parks.

# St Aidan's Church Hall

Hall from Lych Gate



Social Lounge & Offices



Hall from Remuera Rd Driveway





Dear Sir/Madam,

36.1 | I am writing to support the part of

*Plan change 27 to the Auckland Unitary Plan Operative in part  
Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage*

That refers to Minnesdale Chapel: (as below)

I and my family are directly affected by this plan change as my ancestors (Rev. Edwin Stanley Brookes, Jemima Hovey Brookes and their children) built this church in a particular way to reflect their non-conformist Christian practices.

They are buried and their headstones are still there and legible. Others of their family are also buried there. We still have family members with these names.

**Therefore:**

- **I support the inclusion of the graveyard in the description**
- **I support the exclusion of the water-tank & stand as they are later additions**
- 36.2 | • **I am very concerned about the exclusion of the interior of the church, and ask the council to immediately act to survey and protect it in a subsequent plan change.** The interior is original to the 1860s and very particular as it includes framing (and windows) brought from England, native timber pews, and most importantly a central pulpit, reflecting the Baptist belief and practice. These are essential to the historic character of the chapel and its historic use. It is important that they are protected and not lightly disposed of without serious consideration of the past as well as current use (in any particular year in the next 100 or so years). Most churches in NZ that had central pulpits have had them removed by later generations.

0054 2	Minniesdal e Chapel and graveyard	67 Shegadee n Road, Wharehin e	PT ALLOT 21 PSH OF WHAREHIN E SO 824; LOT 1 DP 31499; road reserve	B Churc h	A,B,D,E,F, H	Refer to plannin g maps	Interior of building(s ) ; water tank including stand
-----------	--	--	--	-----------------	-----------------	----------------------------------	--

I also note the excellent work of the Minnesdale Chapel Trust and ask Council to offer all support possible to the preservation of the Chapel and Graveyard.

References:

<https://www.heritage.org.nz/the-list/details/84>

<https://www.localmatters.co.nz/blogs/616-opinion-history-albertland-museum-the-cutest-chapel-whole-world.html>

**Martin Dickson**

**Address: 14 Parkfield Terrace, Grafton, Auckland 1023, New Zealand.**

Telephone: +64 - 9 - 550 4286

Text/mobile: +64 - 21 - 061 53 57

#36



30 of 8

#36



302

**From:** [martin@dickson.nz](mailto:martin@dickson.nz)  
**To:** [Unitary Plan](#)  
**Subject:** RE: submission regarding Plan change 27 Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage  
**Date:** Tuesday, 23 July 2019 7:38:02 AM

---

Hello Teuila,

Thank you for your response. No I do not need to be heard for this submission.

Regards,  
Martin

Martin Dickson

PO Box 11680 Ellerlie  
Auckland 1542  
New Zealand

Home +64 9 5504286  
Mobile +64 21 0615357

---

**From:** Teuila Young [REDACTED] **On Behalf Of** Unitary Plan  
**Sent:** Monday, 22 July 2019 9:58 AM  
**To:** [martin@dickson.nz](mailto:martin@dickson.nz)  
**Subject:** RE: submission regarding Plan change 27 Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

Good morning Martin

Thank you for your submission on Plan Change 27. This morning you will have received acknowledgement of your submission and confirmation of your submission number.

Could you please confirm if you wish to be heard in support of your submission?

Thank you  
Teuila Young  
Planning Technician | Auckland-wide  
Plans and Places

---

**From:** [martin@dickson.nz](mailto:martin@dickson.nz) <[martin@dickson.nz](mailto:martin@dickson.nz)>  
**Sent:** Thursday, 18 July 2019 5:04 PM  
**To:** Unitary Plan <[unitaryplan@aklc.govt.nz](mailto:unitaryplan@aklc.govt.nz)>  
**Subject:** submission regarding Plan change 27 Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

Dear Sir/Madam,

I am writing to support the part of

*Plan change 27 to the Auckland Unitary Plan Operative in part  
Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage*

That refers to Minnesdale Chapel: (as below)

I and my family are directly affected by this plan change as my ancestors (Rev. Edwin Stanley Brookes, Jemima Hovey Brookes and their children) built this church in a particular way to reflect their non-conformist Christian practices.

They are buried and their headstones are still there and legible. Others of their family are also buried there. We still have family members with these names.



**Therefore:**

- **I support the inclusion of the graveyard in the description**
- **I support the exclusion of the water-tank & stand as they are later additions**
- **I am very concerned about the exclusion of the interior of the church, and ask the council to immediately act to survey and protect it in a subsequent plan change.** The interior is original to the 1860s and very particular as it includes framing (and windows) brought from England, native timber pews, and most importantly a central pulpit, reflecting the Baptist belief and practice. These are essential to the historic character of the chapel and its historic use. It is important that they are protected and not lightly disposed of without serious consideration of the past as well as current use (in any particular year in the next 100 or so years). Most churches in NZ that had central pulpits have had them removed by later generations.

00542	Minniesdale Chapel and graveyard	67 Shegadeen Road, Wharehine	PT ALLOT 21 B Church PSH OF WHAREHINE SO 824; LOT 1 DP 31499; road reserve	A,B,D,E,F,H	Refer to planning maps	Interior of building(s); water tank including stand
-------	--	---------------------------------------	---	-------------	------------------------------	---

I also note the excellent work of the Minnesdale Chapel Trust and ask Council to offer all support possible to the preservation of the Chapel and Graveyard.

**References:**

<https://www.heritage.org.nz/the-list/details/84>

<https://www.localmatters.co.nz/blogs/616-opinion-history-albertland-museum-the-cutest-chapel-whole-world.html>

**Martin Dickson**

**Address: 14 Parkfield Terrace, Grafton, Auckland 1023, New Zealand.**

Telephone: +64 - 9 - 550 4286

Text/mobile: +64 - 21 - 061 53 57



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

37.1

I note that Auckland Council is proposing a plan change (No 27) to delete the heritage protection controls over the old Waiwera Bath House in Waiwera Place, Waiwera. The reason given that the Bath House no longer exists. I understand the heritage protection controls were to protect the original old tiles baths that still exist and have been covered over to protect entry by vandals. The original bath house was destroyed years ago and the bath house for which the consent was issued to demolished was not the original building and had no historic or heritage value. However the old baths themselves are the originals and are still there. I object to the proposed plan change to remove protection of these baths.

Contact details

First name Raewyn

Last name Catlow

Contact phone 0278417000

Email address [gtpservices@ozemail.com.au](mailto:gtpservices@ozemail.com.au)

Can we contact you if we need more information? Yes

**Submission on a notified proposal for policy statement or plan change or variation**

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

For office use only
Submission No:
Receipt Date:

**Submitter details**

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Anurag Rasela

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

15 Chateau Rise, Flat Bush, Auckland, 2016

Telephone:

0 2 1 88 3 7 8 4

Fax/Email:

anuragrasela@yahoo.com

Contact Person: (Name and designation, if applicable)

**Scope of submission**

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 27

Plan Change/Variation Name

Amendments to Schedule 14.1 Schedule of Historic Heritage

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

ID 01476. LOT 1 DP 480623; LOT 2 DP 480623

Or

Property Address

85A and 85 Kolmar Road

Or

Map

Or

Other (specify)

**Submission**

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are: 85A Kolmar Road does not contain any heritage feature. It is a vacant lot that has resource consent for a boarding house or single dwelling. The dwelling on 85 Kolmar Road is not considered to be of heritage quality, and it is located distant from the road network and behind the consented new building on 85A Kolmar Road. It will not contribute to public streetscape.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- 38.1 | Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.
- Delete the heritage feature and extent of place annotation from 85A and 85 Kolmar Road

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

Signature of Submitter  
(or person authorised to sign on behalf of submitter)

19 August 2019

Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  / could not  gain an advantage in trade competition through this submission.

**If you could gain an advantage in trade competition through this submission please complete the following:**

I am  / am not  directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Please accept this late submission. I was not directly aware of the implications of the plan change or the opportunity to submit until late in the process. I then needed to seek professional advice. I own the subject site and the plan change provides an opportunity to directly consider the appropriateness of the heritage schedule, the existing environment, recent resource consents.

**ATTACHMENT P**  
**FURTHER SUBMISSIONS**

The following customer has submitted a Unitary Plan online further submission.

## Contact details

Full name of person making a further submission: Andrew Brown

Organisation name: Ngati Whatua Orakei

Full name of your agent: Andrew Brown

Email address: [andrewb@nwo.iwi.nz](mailto:andrewb@nwo.iwi.nz)

Contact phone number: 0275300566

Postal address:  
59b Kitemoana Street  
Orākei  
Auckland 1071  
Orakei  
Auckland 1745

## Submission details

**This is a further submission to:**

Plan modification number: PC 27

Plan modification name: Amendments to Schedule 14.1 Schedule of Historic Heritage

## Original submission details

Original submitters name and address:  
Richard Paul van Bremen and Susan Louise Gibson, 54 Iona Avenue.  
[rvb@cww.co.nz](mailto:rvb@cww.co.nz)

Submission number: 31

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:  
Point number Entire submission

The reasons for my or our support or opposition are:  
The site ID 00729 Te Marae o Hinekakea village is of high cultural value to Ngati Whatua Orakei. Te Pou o Kahupokere - the Iwi Management Plan for Ngati Whatua Orakei, recognises that cultural heritage resources are vulnerable, and includes relevant desired outcomes (policies) to guide the protection of cultural heritage. Desired outcome #31 states: 31. Ngāti Whātua Ōrākei sites of significance, and our relationships with those sites, are maintained or enhanced. This includes the protection and management of cultural heritage sites of interest in partnership with Auckland Council and the Historic Places Trust. Desired outcome #32 states: 32. All known Ngāti Whātua Ōrākei sites of cultural significance are registered with Heritage New Zealand Pouhere Taonga and/or scheduled in the Auckland Unitary Plan. The full text of Te Pou o Kahupokere is attached. It relevant planning document that must taken into account under RAMs.74(2)(a). The section "Cultural Heritage" commencing page 33 if particularly relevant. The significance of site ID 00729 Te Marae o Hinekakea is well summarised in the attached letter: Auckland Council, RE: Plan Change 27 to the Auckland Unitary Plan – further submissions, dated 29 August 2019.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 11 September 2019

Supporting documents

Ngati\_Whatua\_Orakei\_Iwi\_Management\_Plan\_FINAL.pdf

Letter - Te Marae o Hinekakea - Further Submissions.pdf

## Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Yes

## Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

Tangata Whenua - this is a matter of cultural significance

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



NGĀTI WHĀTUA ŌRĀKEI

# TE POU O KĀHU PŌKERE

Iwi Management Plan  
for Ngāti Whātua Ōrākei

2018







# NGĀTI WHĀTUA ŌRĀKEI

## TE POU O KĀHU PŌKERE

Ngā Wāhanga o te Mātātaki reflect the stages that Ngāti Whātua Ōrākei go through when laying a challenge. This is commonly referred to as a wero.

This document is a wero, a challenge, to work together to better understand the views, perspectives and priorities of Ngāti Whātua Ōrākei in relation to resource management matters.

The name of this plan is taken from one of the wāhanga (stages) of the mātātaki (challenge). This is called *Te Pou o Kāhu Pōkere*. The Kāhu Pōkere is the black hawk and is a central figure on the front of our whare tupuna, Tumutumuwhenua. It is a cultural legacy of the hapū and symbolises kaitiakitanga which is the underlying principle of this work.

The purpose of this stage and for Ngāti Whātua Ōrākei is to personify the role of the Kāhu Pōkere. It is elevated and holds dominion to protect those in its care, to look out to the distance, traversing and understanding ones domain and ascertaining the intention of others. Inherent in this stage and in this document is action, movement, focus and to be resolute with clarity and purpose.

*Te Pou o Kāhu Pōkere* is a recognised iwi planning document for the purposes of the Resource Management Act 1991.

# CONTENTS

## RĀRANGI KŌRERO

<b>RĀRANGI KŌRERO (CONTENTS)</b> .....	<b>3</b>
<b>KUPU WHAKATAKI (FOREWORD)</b> .....	<b>4</b>
<b>FROM THE MAYOR OF AUCKLAND</b> .....	<b>6</b>
<b>1 KO AU, KO NGĀTI WHĀTUA (WE ARE NGĀTI WHĀTUA)</b> .....	<b>7</b>
Brief History .....	7
Ngāti Whātua Ōrākei Today .....	9
Purpose of the Document .....	10
Statutory Context .....	10
Desired Outcomes .....	10
Contacts .....	11
<b>2 ROHE (AREA OF APPLICATION)</b> .....	<b>12</b>
Ngāti Whātua Ōrākei Rohe .....	12
Central Isthmus .....	13
Ōrākei .....	14
<b>3 TIKANGA (ENGAGEMENT PROTOCOLS)</b> .....	<b>17</b>
Priorities for Ngāti Whātua Ōrākei .....	17
Preferred Means of Engagement .....	19
<b>4 KAITIAKITANGA FRAMEWORK</b> .....	<b>20</b>
Kaitiakitanga .....	20
Climate Change .....	22
Air Quality .....	23
Common Issues and Solutions .....	23
Urban Design and Spatial Planning .....	25
Terrestrial Biodiversity .....	26
Waste Management: Zero Waste .....	28
Water .....	29
Cultural Heritage .....	33

## FOREWORD

# KUPU WHAKATAKI

---

Ko Māhūhū ki te Rangi te Waka  
 Ko Maungakiekie te Maunga  
 Ko Waitematā te Moana  
 Ko Ngāti Whātua te Iwi  
 Ko Tuperiri te Tangata  
 Ko Te Tāōū, Ngāoho, Te Uringutu ngā hapū  
 Ko Orākei te Marae  
 Ko Tāmaki Makaurau e ngunguru nei!

Māhūhū ki te Rangi is the waka  
 Maungakiekie is the mountain  
 Waitematā is the harbour  
 Tuperiri is the ancestor  
 Ngāti Whātua is the Iwi  
 Te Tāōū, Ngāoho and Te Uringutu are our sub-tribes  
 Orākei is our marae  
 Through us – Tāmaki Makaurau will flourish!

Our pepeha highlights the central markers of Ngāti Whātua Ōrākei identity.

**Māhūhū ki te Rangi** is the ocean voyaging waka that brought our ancestors to the shores of Aotearoa (New Zealand).

**Maungakiekie** is our sacred mountain and where tribal authority of the resources of the isthmus began in the mid-17th Century. It is named after the Kiekie plant (*Freycinetia banksia*), just as many places in Tāmaki Makaurau are named after nature.

**Waitematā** is our ancestral waters. It is a harbour. Literally it is ‘waters glistening like obsidian’ and references the black obsidian matā rock where the ancestors placed the mauri for fish upon arriving from Hawaiiki.

**Ngāti Whātua** is our iwi, a confederation of hapū interconnected by tātai. The rohe of Ngāti Whātua is ‘Tāmaki ki Maunganui i te Tai Hauāuru’ and ‘Tāmaki ki Manaia i te Rāwhiti’, from Tāmaki in the south to Maunganui Bluff on the west coast in the north, and Tāmaki to Whangarei Harbour on the East Coast.

**Tuperiri** is our ancestor from whom the hapū descend. He lived at Hikurangi Pā near the summit of Maungakiekie. Ngāti Whātua went from Maungakiekie and worked across a network of seasonal fishing villages and gardens dotted around the Waitematā and Manukau Harbours. Encampments were established on rivers including

Te Whau, Te Huruwharu (Henderson Creek), Te Auaunga (Oakley Creek), and Horotiu (Queen Street). The 'Wetlands of Rakataura' in Mt Albert, Wai Orea (Western Springs) and Waiatarua were carefully managed for fresh water resources. Pure spring water bubbled forth at Wai Ariki (Emily Place), Te Puna Rere a Maru (Seccombes Spring), Te Puna a Rangī (Epsom) and Ipu Pakore (Mt Eden).

**Te Tāōū, Ngāoho** and **Te Uringutu** are our 3 hapū making up what is today Ngāti Whātua Ōrākei. Tuperiri is Te Tāōū and he remained in Tāmaki Makaurau to consolidate Ngāti Whātua mana whenua (customary authority). There were marriages between Ngāti Whātua and Waiohua with the descendants of these marriages later assuming the name Ngāoho and Te Uringutu.

**Ōrākei** is the marae and the centre of our universe where the community comes to heal, learn, grieve, grow, laugh, to welcome and share, debate, unite and plan. Tumutumuhenua is the meeting house and in him are all the ancestors who've carved their stories into our landscape and our hearts. It is from the marae we draw strength, inspiration and direction. They remind us that our present actions will define the future for our children and our children's children.

Our pepeha is at the heart of Ngāti Whātua Ōrākei culture and identity placing us at the heart of the Tāmaki Makaurau landscape and calls for all peoples to flourish together. Tāmaki Makaurau, e ngunguru nei!

As mana whenua for central Auckland we want to play a key role in developing this city. We look forward to working in partnership with our wider Ngāti Whātua iwi, neighbouring iwi, Government, Auckland Council and our communities. The environmental issues we face are bigger than all of us. As well as tackling a legacy of environmental and cultural neglect, we face new and serious challenges, often global in nature: climate change, resource depletion and population growth. We can only deal with these by co-operation.

For real change, we must be able to reconnect with our heritage, stories and karakia, and share our knowledge and love of our whenua. Through collaboration with our partners, greater outcomes can be achieved for the environment, the economy, members of the iwi and the wider community.

Auckland Council is the primary administrator of resource management matters in the rohe. It is the consenting authority under the Resource Management Act, and is also charged with producing statutory development plans (notably the Auckland Unitary Plan). Effective partnership with Auckland Council, in line with the core principles of Te Tiriti o Waitangi, is therefore vital in achieving many of the aims of our Iwi Management Plan.

This Iwi Management Plan has been produced in partnership with Auckland Council. A series of design workshops were held in 2017 in which resource management practitioners of both organisations worked together in the drafting of the plan. Whilst the content is the expression of Ngāti Whātua Ōrākei tikanga, Auckland Council staff have provided the technical expertise to ensure that the provisions of the plan are appropriate and workable in practice. Successful implementation of this plan will often depend on the actions of Auckland Council in daily dealings with any Resource Management Act matters.

Ngāti Whātua Ōrākei wishes to acknowledge and give gratitude for this assistance and the open spirit of partnership which Auckland Council has brought to this mahi.

Ngā mihi,



**Marama Royal**  
Chair, Ngāti Whātua Ōrākei Trust

## FROM THE MAYOR OF AUCKLAND

---

I welcome this Iwi Management Plan and the work Ngāti Whātua Ōrākei, supported by Auckland Council, has put into its development.

The active participation of Mana Whenua in the civic and cultural life of our city helps give Auckland its unique identity and dynamism.

It is important that Auckland Council acknowledges the special role of, and works closely with, Mana Whenua and Mātāwaka, as well as our many other diverse groups, to build a city that respects the needs and aspirations of all Aucklanders.

I look forward to deepening our relationship with Ngāti Whātua Ōrākei and all Mana Whenua.



**Phil Goff**  
Mayor of Auckland



## WE ARE NGĀTI WHĀTUA KO AU, KO NGĀTI WHĀTUA

---

### Brief History ///

He aha te hau e wawa rā, e wawa rā?  
He tiu, he raki, he tiu, he raki  
Nāna i āmai te pūpūtarakihi ki uta  
E tīkina atu e au te kōtiu  
Koia te pou, te pou whakairo ka tū ki Waitematā  
Ka tū ki Waitematā i ōku wairangitanga  
E tū nei, e tū nei!

What was the wind that was roaring and rumbling?  
It was a wind in the north  
A wind that exposed the nautilus shell  
(symbolising both a sail and the unfolding of a new order)  
And in my dreams I saw that I would fetch the 'wind' from the north  
To support the mana whenua at Waitematā

- 1.1 This tauparapara tells of the vision of the matakite (seer) Titahi, who foresaw the arrival of Pākehā settlers from the north. It foreshadows Apihai Te Kawau's initiative in inviting Captain Hobson and his administration to relocate from Kororāreka to Waitematā. It has been transmitted orally within Ngāti Whātua for almost 200 years.
- 1.2 The origins of Ngāti Whātua as an iwi in Aotearoa (New Zealand) began in the far north. Over time Ngāti Whātua migrated south toward the large and bountiful Kaipara Harbour. At that point, Waiohua occupied much of Tāmaki Makaurau.
- 1.3 In the mid-17th century, Waiohua, led by Kiwi Tāmaki came into conflict with Ngāti Whātua. Battles were fought in Kaipara and Tāmaki Makaurau. Ngāti Whātua was victorious and displaced Waiohua from the northern part of the Tāmaki Isthmus.
- 1.4 Ngāti Whātua, under the leadership of Tuperiri, remained in Tāmaki Makaurau to consolidate Ngāti Whātua mana whenua (customary authority). There were marriages between Ngāti Whātua and Waiohua with the descendants of these marriages later assuming the name Ngāoho and Te Uringutu. From the mid 1700s mana whenua was maintained by Ngāti Whātua through occupation, use and management of the abundant resources of central Tāmaki Makaurau.

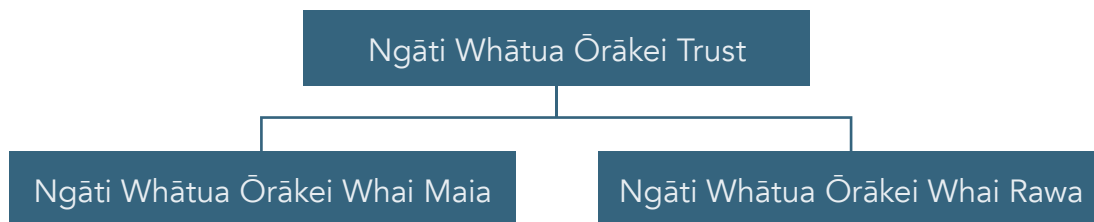
- 1.5 In 1840 Ngāti Whātua sent a deputation led by Apihai Te Kawau to Kororāreka inviting Governor Hobson to establish a township in Tāmaki Makaurau. On 20 March 1840, Te Kawau, Te Reweti and Te Tinana signed the Treaty of Waitangi on the shores of Manukau and in 1841, Governor Hobson arrived in Okahu Bay greeted by over one thousand Ngāti Whātua people. Te Kawau invited Governor Hobson to share the land, declaring:

*“Governor, Governor, welcome, welcome as a father to me:  
there is my land for you.. go pick the best part of the land and place your people,  
at least, our people (ie. yours and mine) upon it..”*

- 1.6 Support was offered to Hobson, inviting him to ‘sit on Apihai’s knees’. Hobson accepted the invitation and an alliance with the Crown was anticipated by Ngāti Whātua. Thousands of acres were made available for Pākehā use in exchange for European education, medicine and the opportunity to trade.
- 1.7 However, within 20 years of signing the Treaty of Waitangi, Ngāti Whātua in Tāmaki Makaurau would lose control of the majority of our lands. Apihai Te Kawau and Ngāti Whātua in Tāmaki, wanted to protect what remained of their lands, namely the 700 acre Ōrākei Block. Apihai used the Native Land Court to confirm Ngāti Whātua’s title to the Block and ensure that it stayed in communal ownership, rather than individual title.
- 1.8 In 1868, Chief Judge Fenton affirmed the ownership authority of the three hapū of Ngāti Whātua in Tāmaki: Te Taoū, Ngāoho and Te Uringutu. These 3 hapū are collectively referred to today as Ngāti Whātua Ōrākei. The Native Land Court declared that the Ōrākei Block would be “...absolutely inalienable to any person in any manner whatsoever”. However, to our dismay, in 1898 the Native Land Court divided the bulk of the Ōrākei Block into individual title and tribal ownership was extinguished.
- 1.9 From the signing of the Treaty of Waitangi, Ngāti Whātua Ōrākei followed a strict policy of peace, law and order. Even following the extensive land alienation we continued to protest through the Courts, but this was to no avail. By 1951 our people had been evicted from their homes at Okahu Bay and relocated as tenants of 35 state houses on the hill above. The marae, homes and buildings were pulled down and burnt. The hapū were now landless except for a ¼ acre area on the Okahu Domain which comprised of the urupā (cemetery).
- 1.10 In 1976 the Crown moved to sell off and develop the remaining 60 acres of uncommitted land that it had taken at Ōrākei. This was part of the land that the hapū had notified interest in for the settlement of the claims to the Ōrākei Block. After over 100 years of peace, law and order, a group of Ngāti Whātua, under the leadership of Joseph Parata Hawke protested by occupying Bastion Point for 507 days. On 25 May 1978 the Government sent in a massive force of police and army, the largest mobilisation of police in New Zealand’s history, to evict the protesters. 222 people, the majority being Ngāti Whātua, were arrested for trespassing on their ancestral lands. Ngāti Whātua Ōrākei lodged a claim with the Waitangi Tribunal over the loss of the 700 acre Ōrākei Block.
- 1.11 The Government agreed that the Crown failed to keep its part in the Treaty of Waitangi; the promise to protect the rights and property of the hapū. It paid a measure of compensation and returned title to some of the land in Ōrākei to the Ngāti Whātua Ōrākei Māori Trust Board. The greatest part of this land was set aside as public reserve to be co-managed by the hapū and Auckland City Council.

## Ngāti Whātua Ōrākei Today ///

- 1.12 A final settlement for Ngāti Whātua Ōrākei historical grievances was reached with the Crown in 2011 and enacted in 2012 through the Ngāti Whātua Ōrākei Deed of Settlement.
- 1.13 Today, the hapū is moving forward strongly in the spirit of renaissance. These are exciting times of change and there is still much work to do. We respect our heritage whilst adapting to the future. Ōrākei Marae is the cultural hub for the hapū. It is our focal institution for the development and maintenance of cultural heritage and language. Tumutumuwhenua is our ancestor for whom the whare tupuna (ancestral house) is named. We have a strong and increasingly diverse property portfolio with significant holdings in the CBD, on the Devonport Peninsula and within Ōrākei.
- 1.14 Ngāti Whātua Ōrākei Trust is the mandated iwi authority representing the descendants of Tuperiri and Te Tāōū. The Trust is responsible for protecting mana whenua, providing strategic direction for its subsidiaries and ensuring outcomes are achieved that improve the social, economic and cultural advancement of its people.



- 1.15 Under the Trust are two operating companies:

Ngāti Whātua Ōrākei Whai Rawa Limited is the commercial arm of the Ngāti Whātua Ōrākei Group. Whai Rawa is responsible for protecting and building the asset base of Ngāti Whātua Ōrākei. Funds generated are used to support the tribal development goals of the hapū.

Ngāti Whātua Ōrākei Whai Maia Limited is the tribal development arm, and is charged with advancing the cultural, social and environmental aspirations of Ngāti Whātua Ōrākei. It is a diverse business which encompasses environmental resource management, culture and heritage, tourism, education and learning, careers and employment, housing, health and wellbeing.

- 1.16 For further information and contact details, see: <http://ngatiwhatuaorakei.com/>





## Purpose of the Document ///

- 1.17 The Iwi Management Plan is the resource management plan for Ngāti Whātua Ōrākei. It is a statement of Ngāti Whātua Ōrākei interests and values as they apply in resource management matters. It is intended to be a succinct “manual” for resource management practitioners – particularly developers and decision makers operating under the Resource Management Act 1991. This includes Ngāti Whātua Ōrākei’s own in-house activities. This is not an “Iwi Management Plan” in the widest sense. It does not cover everything relevant to tribal development. The focus is purely on land use and Resource Management Act matters.

## Statutory Context ///

- 1.18 Iwi Management Plans have a statutory basis in the Resource Management Act 1991. Specific provisions for Iwi Management Plans in the Resource Management Act appear under the provisions of Sections 61(2A)(a), 66(2A)(a), 74(2A)(a) of the Resource Management Act, which require regional and local authorities to:

*“... take into account any relevant planning document recognised by an iwi authority and lodged with a local authority...”*

in the preparation of Regional Policy Statements, Regional Plans and District Plans (this includes the Auckland Unitary Plan). Iwi Management Plans may also be a relevant matter under Section 104(1)(c) in the determination of resource consent applications.

- 1.19 The Resource Management Act does not specify what an Iwi Management Plan should contain or the form it should take, and there is much variation between tribes in the content, form and function of their plans.

## Desired Outcomes ///

- 1.20 The desired outcomes set out in this document are intended to apply at two levels:
- Policy (plan making and review/plan changes) and
  - Implementation (primarily via resource consents).

## Policy ///

- 1.21 Under the Resource Management Act, the use of land and other natural resources is guided by a range of policy documents. In Auckland, the primary document is the Unitary Plan. This sets out policies and rules which are used as a basis for determining resource consents. There are other policy documents produced by Auckland Council, Central Government and other agencies, which relate to the use of land and natural resources. Together, such documents form a framework to guide decisions on individual development proposals.
- 1.22 The desired outcomes set out in this document are intended to inform the content of Government and Council plans. In general, this is a requirement under the Resource Management Act.

- 1.23 Our primary aim is to embed the ethic of kaitiakitanga into statutory plans and policy documents. We will do this by working directly with the relevant parties when such documents are being produced or reviewed (see section 3 for more detail).
- 1.24 In this way we hope kaitiakitanga can be “mainstreamed” into policy for the benefit of all Aucklanders.

### Implementation ///

- 1.25 The second level of influence for this plan is in regulatory decisions, primarily relating to resource consents. It is here that policy direction is actually implemented in the ground.
- 1.26 Under the Resource Management Act (s104(1)9c), this Iwi Management Plan is a relevant matter to be taken into account by decision makers (Council and the Environment Court).

### Kaitiakitanga ///

- 1.27 We hope that by working to embed kaitiakitanga into mainstream policy documents, we will not need to be so actively involved in individual resource consents. This, however will vary according to the type of activity and its relation to our primary areas of interest. More detail is set out in the Rohe (Area of Application) and Tikanga (Engagement Protocols) sections. Our own development activities will also follow the principles of this plan.

### Contacts ///

For more information about Ngāti Whātua Ōrākei, please visit our website: <http://ngatiwhatuaorakei.com/>

To discuss development proposals or find out more about this plan, please contact us at:

[Tokitaiao@ngatiwhatuaorakei.com](mailto:Tokitaiao@ngatiwhatuaorakei.com)

or telephone: **0508 NWORAKEI (0508 6967 2534)**

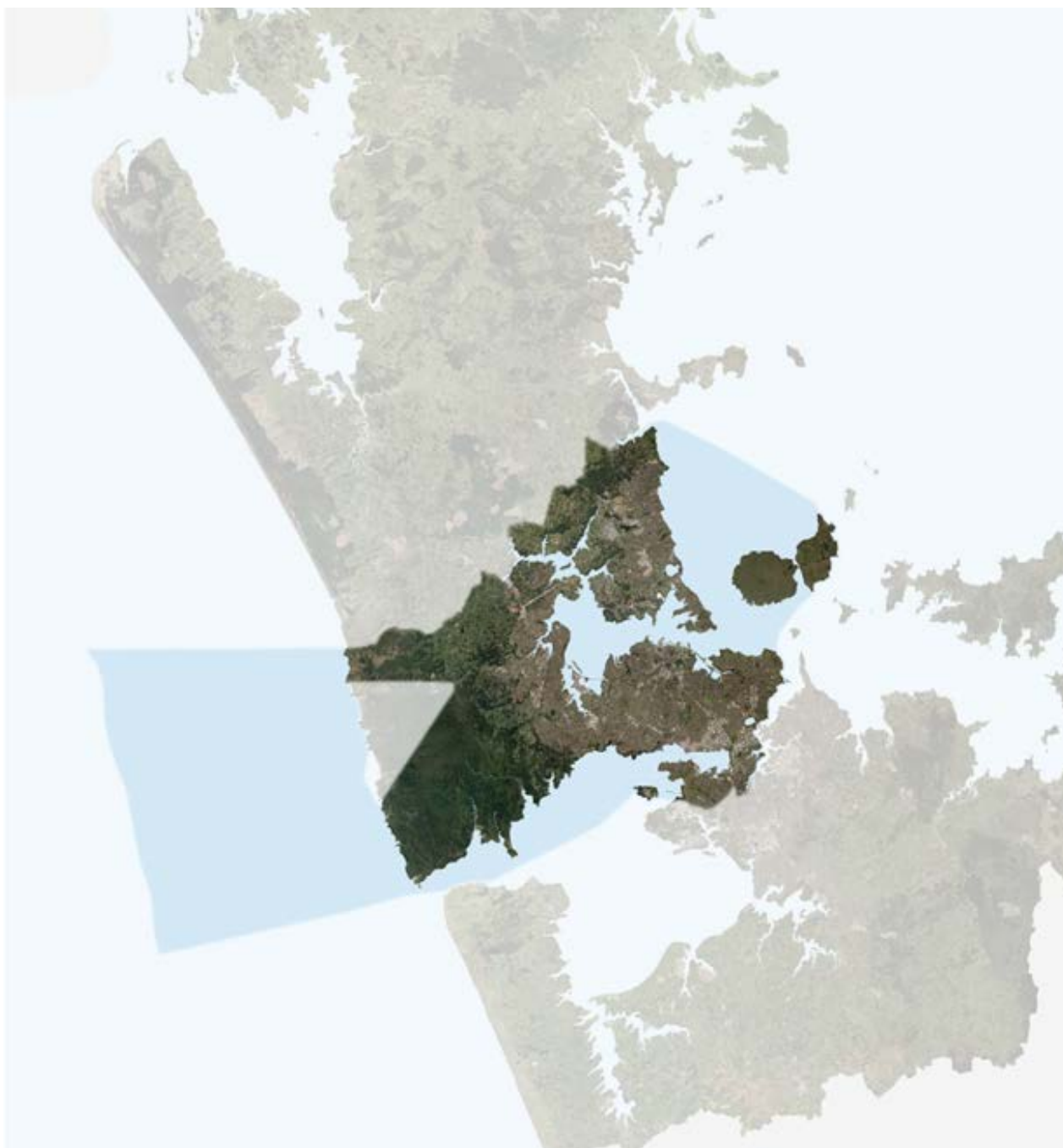
## AREA OF APPLICATION

# ROHE

---

### Ngāti Whātua Ōrākei Rohe ///

- 2.1 The Ngāti Whātua Ōrākei rohe runs from Te Wai o Tāiki (the Tāmaki River and estuary) across the isthmus to the foothills of the Waitākere Ranges, and includes the whole of the inner Waitemātā Harbour and the North Shore. It extends along the Manukau Harbour from its northern entrance to Onehunga and Māngere.



- 2.2 The rohe overlaps with interests of a number of other iwi. There are shared interests in the maunga (volcanic cones) and in a number of islands of Tikapa Moana / the Hauraki Gulf (Te Motu a Ihenga, Te Rangī i Totongia a Tamatekapua, Te Motu tapu a Taikehu, Motukōrea, Tiritiri Matangi).
- 2.3 The northern extent of the Ngāti Whātua Ōrākei rohe meets that of the closely related but distinct Ngāti Whātua o Kaipara, who have shared interests in the area through Riverhead, Coatesville, Whenuapai, Hobsonville, Greenhithe and Albany. Moving to the north-east, the rohe extends to the coast just south of Long Bay. The seas extending out from Ngāti Whātua Ōrākei lands are also part of the hapū territory.
- 2.4 Ngāti Whātua Ōrākei acknowledges the rohe of Te Kawerau a Maki, running along the west coast from Te Henga (Bethells Beach) to Karekare and up from those beaches into the Waitākere Ranges. We also acknowledge that Ngāti Paoa has mana whenua in the east of Tāmaki Makaurau and parts of the North Shore.

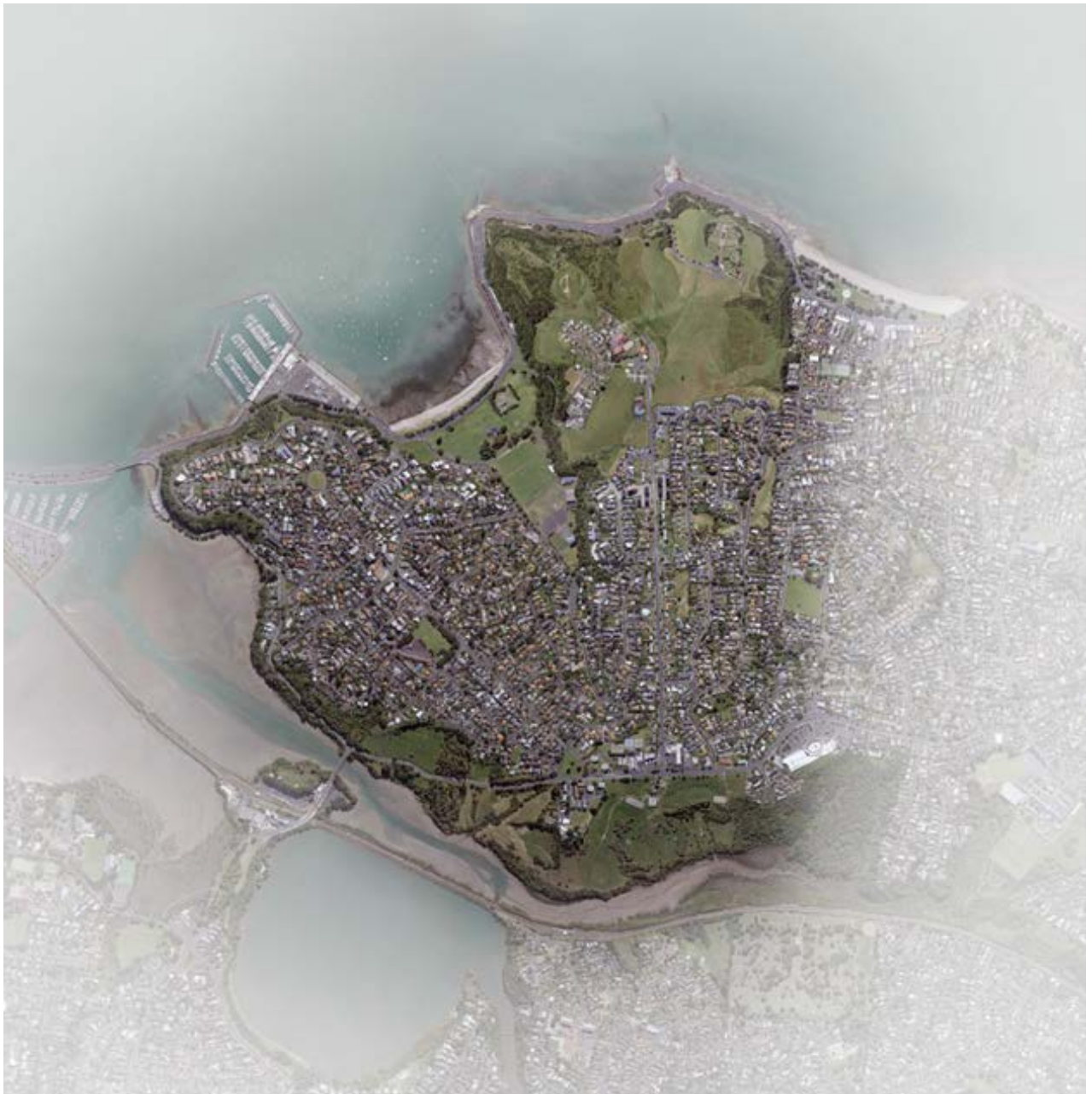
## Central Isthmus ///



- 2.5 The central Auckland Isthmus is Ngāti Whātua Ōrākei 'heartland'. The area extends from the Waitematā Harbour in the north, to the Manukau Harbour in the south, to Avondale in the west and embracing parts of Onehunga, Ellerslie, and Remuera to the east. It includes land around the Waitematā in the southern part of the North Shore and around the Upper Harbour area.

- 2.6 This is the area of Auckland that was used the most intensively by Ngāti Whātua Ōrākei ancestors from approximately 1740 onwards, having gained rights in those areas by way of conquest and ahi kā. It includes the area transferred to the Crown on 22 October 1840 to found Auckland. Ngāti Whātua Ōrākei maintains mana whenua and the ongoing connection of ahi kā with this area.
- 2.7 Ngāti Whātua Ōrākei is aware that a number of other iwi claim cultural interests in parts of the central isthmus (notably the maunga). Ngāti Whātua Ōrākei, whilst maintaining ahi kā and rangatiratanga, will endeavour to work with other iwi through the exercise of kotahitanga, whanaungatanga and manaakitanga, where outcomes of mutual benefit may be realised.

## Orākei ///



- 2.8 As Auckland was founded and developed through the 19th and early 20th centuries there was agreement that the core land at Orākei should remain forever inalienable as collective property of Ngāti Whātua Ōrākei. This agreement was reneged by the Crown in a series of Treaty breaches which are comprehensively recounted in the Report of The Waitangi Tribunal on the Orākei Claim (Wai-9, November 1987).
- 2.9 Whilst some of the 700 acres in Orākei held in Crown ownership were returned to tribal ownership, most of it remains lost to Ngāti Whātua Ōrākei through private acquisition and development. Nonetheless, we retain our spiritual and existential ties and are the kaitiaki of these lands. We expect our unique status and role in Orākei to be respected.
- 2.10 The present day suburb of Orākei is a mix of housing, local shops, schools, churches, sports fields with two large open spaces under Ngāti Whātua Ōrākei ownership; the Whenua Rangatira to the north and Pourewa Reserve to the south.
- 2.11 Ngāti Whātua Ōrākei has developed Design Guidelines and a masterplan for its Papakāinga zoned land at Orākei. Ngāti Whātua Ōrākei also wishes to work with partners to develop an area plan for the entire historic 700 acre Orākei Block, seeking to integrate its landholdings and future development plans in a sympathetic manner with plans of Auckland Council, the Orākei Local Board and relevant Council Controlled Organisations (e.g. Auckland Transport) for the Orākei suburb.
- 2.12 The hapū is developing a vision for our landholdings within Orākei to create a 'self-sufficient Indigenous urban village'. We wish to link these plans with Council-led planning for the wider Orākei area.

### *Whenua Rangatira Reserve ///*

- 2.13 The Whenua Rangatira is a premiere location, forming a prominent gateway to the Waitematā and the city. With its cultural history and prominent location, it has potential to be of international significance. It retains a vibrant Ngāti Whātua Ōrākei presence and is the first co-governed public reserve in the country. The reserve includes Okahu Bay, although the Orākei Domain was excluded from the Deed of Settlement and remains under Auckland Council control. The Whenua Rangatira is guided by a Reserve Management Plan. A comprehensive masterplan for both the Whenua Rangatira and Pourewa Creek Reserve is currently in development.

### *Pourewa Reserve ///*

- 2.14 Pourewa with the Whenua Rangatira provides an unparalleled significant open space close to the CBD and surrounding suburbs of Meadowbank, Remuera and Orākei. The land was returned to Ngāti Whātua Ōrākei under the 2011 Deed of Settlement. Like the Whenua Rangatira, the use of Pourewa is governed under a Reserve Management Plan.
- 2.15 The plan for the Whenua Rangatira and Pourewa will enhance the use of Pourewa for public use and enjoyment. It will enable ecological restoration and the development of a dedicated plant nursery for propagation of native vegetation.

## Desired Outcomes

Ngāti Whātua Ōrākei will develop its own lands, and work with Auckland Council and other agencies to achieve the following outcomes in Ōrākei.

### 1. **Higher quality parks and open spaces that are more useable, with a tangible cultural identity.**

The Whenua Rangatira and Pourewa Reserves are significant areas of public open space which are currently under-utilised. Although they are tribal lands, there is very little visible indication of this, and many visitors remain ignorant of the cultural significance.

Ngāti Whātua Ōrākei wishes to enhance the public amenity and heritage values of the reserves by appropriate development, cultural interpretation and ecological restoration.

This may include development of culturally appropriate tourist and visitor facilities together with quality play and recreation equipment. In particular we wish to develop a prominent visitor attraction on the Whenua Rangatira and a multi-use sports facility in the Ōrākei Domain. We also wish to develop a strong waka culture and daily presence in Okahu Bay.

### 2. **Ecological restoration of the land through native planting, weed removal and predator control. It will be supported by a dedicated native plant nursery established at Pourewa.**

Ecological restoration includes a catchment-based approach to improving the mauri of the waters, including daylighting and riparian planting of streams, leading to improved mauri of Okahu Bay.

Restoration should also consider ecological links between the Whenua Rangatira, Pourewa valley, Kepa Bush, St Johns Bush and Ōrākei Basin ecological areas. This may include, for example, street planting that enhances ecological corridors.

### 3. **Improved linkages between Okahu Bay, Tāmaki Drive, the Whenua Rangatira and Pourewa Reserve**

Ōrākei is already blessed with a significant network of greenways. We wish to see this network developed and enhanced. There is a particular need to improve the pedestrian interface between Okahu Beach and Okahu Domain with Tāmaki Drive, which currently suffers adverse impacts on amenity due to cars and car-parking.

## ENGAGEMENT PROTOCOLS

# TIKANGA

---

### Priorities for Ngāti Whātua Ōrākei ///

- 3.1 Ngāti Whātua Ōrākei seek engagement on any matters which effect the lands, air and water within the rohe. In general, relevant activities fall into two classes:

#### **Policy and Strategy**

The establishment of frameworks (statutory or otherwise) which serve to guide subsequent decisions on particular development activities.

#### **Specific Development Projects**

Typically requiring some form of consent under the Resource Management Act or other statutes.

- 3.2 As a general principle, Ngāti Whātua Ōrākei prefers to concentrate our resources in policy and strategy development, in the expectation that these will embed our values and principles to guide subsequent specific projects.

- 3.3 Within the 3 layers of our rohe we wish to be engaged in the following matters:

### *Wider Rohe ///*

<b>Policy and Strategy</b>	All policy and strategy proposals with a city-wide application.
<b>Specific Development Projects</b>	Any development proposal which is publicly notified under the provisions of the Auckland Unitary Plan.
<b>Sites of Cultural Significance</b>	Any proposal within 50m of a known Ngāti Whātua Ōrākei site of cultural significance.

### *Central Isthmus ///*

<b>Policy and Strategy</b>	Any policy or strategy proposal which has application in the Central Isthmus (this may be locally specific or part of a wider area of application).
<b>Specific Development Projects</b>	<b>Stormwater and other discharges of contaminants:</b> Any proposal which creates an impervious area greater than 5000m <sup>2</sup> ; any other discharge of water or contaminants onto or into land and/or into water which is a discretionary activity under Auckland Unitary Plan Rules E5.4.1 (A6)



### Central Isthmus ///

**Specific Development Projects** (Discharge not complying with relevant standards or not otherwise provided for); any other discharge of water or contaminants onto or into land and/or into water which is a controlled, restricted discretionary, or discretionary activity under Unitary Plan Rules E6.4.1 (A3-A7 inclusive)<sup>1</sup>

**Reclamation, dredging and marine structures:**

Any proposal which involves reclamation, dredging or structures in the coastal marine area;

**Terrestrial Biodiversity:**

Any proposal which involves the removal of more than 250m<sup>2</sup> of native vegetation; or more than 25m<sup>2</sup> within a significant ecological area;

**Earthworks:**

Any proposal which involves earthworks greater than 2500m<sup>2</sup> / 2500m<sup>3</sup> (whichever is the lesser); and any earthworks which disturb a known lava cave;

---

**Sites of Cultural Significance** Any proposal within 50m of a known Ngāti Whātua Ōrākei site of cultural significance

---

**Air Quality** Any proposal which falls into the non-complying use class under Auckland Unitary Plan Chapter E14 (Air Quality)

---

**Transport** Any proposal involving the development of significant transport infrastructure.

### Orākei ///

**Policy and Strategy** Any policy or strategy proposal which has application in Orākei (this may be Orākei specific or including Orākei as part of a wider area).

---

**Specific Development Projects** All development proposals within the Orākei Local Board Area.

<sup>1</sup> (A3) Discharge of untreated wastewater overflows onto or into land and/or into water from a wastewater network in existing urban areas (excluding wastewater treatment plants) where the discharge does not comply with Standard E6.6.1 and is not otherwise provided for by another rule in Table E6.4.1.

(A4) Discharge of untreated wastewater overflows onto or into land and/or into water from an existing separated wastewater network servicing existing urban areas (excluding wastewater treatment plants).

(A5) Discharge of untreated wastewater overflows onto or into land and/or into water from an existing combined sewer network (excluding wastewater treatment plants)

(A6) Discharge of treated or untreated wastewater onto or into land and/or into water from a wastewater treatment plant.

(A7) Any other discharge of wastewater onto or into land and/or into water from a wastewater network



## Preferred Means of Engagement ///

- 3.4 Whether in policy matters, or specific development projects, the keys to successful engagement are early contact together with a proactive approach in the spirit of partnership. Too often, Ngāti Whātua Ōrākei are only consulted once a project or programme is well advanced, and opportunities for constructive participation are limited.
- 3.5 Early contact enables key matters to be identified before substantive investment has been made. It also allows opportunities for constructive partnerships to be identified. Ngāti Whātua Ōrākei is a major developer, landowner and asset manager in its own right, and through partnerships, opportunities for mutual benefit may be identified.
- 3.6 In the first instance, a simple notification of a proposed plan, programme, or project should be sent to Ngāti Whātua Ōrākei. We will then arrange an appropriate level and means of further engagement.
- 3.7 Ngāti Whātua Ōrākei prefers direct communication, *kanohi ki te kanohi*, with agencies and developers. In recent times various collective *mana whenua* forums have arisen to service the consultation requirements of governmental agencies, including Auckland Council and its subsidiary organisations. These forums are increasingly seen as a collective bargaining mechanism whereby a single *mana whenua* voice, or position, might be derived. Ngāti Whātua Ōrākei does not acknowledge or participate in such forums as they have no basis in *tikanga*. Substantive engagement should always occur directly between Ngāti Whātua Ōrākei and the respective agency. In this way, we commit to enabling more meaningful direct relationships with governmental agencies which respect the *mana* of both parties and deliver mutually beneficial outcomes.
- 3.8 To further these aims, Ngāti Whātua Ōrākei, wishes to establish formal partnership agreements including *mana whakahono ā rohe* with key stakeholders including Auckland Council, Council Controlled Organisations, NZTA, the Department of Conservation and the Ministry of Fisheries.

# KAITIAKITANGA FRAMEWORK

---

## Kaitiakitanga ///

- 4.1 The assertion of this Iwi Management Plan is that Mātauranga Māori values and the active exercise of kaitiakitanga into statutory plans and policy documents are essential. We will support Auckland Council to do this by working directly with the relevant parties when such documents, plans and policies are being produced or reviewed.
- 4.2 The Māori concept of kaitiakitanga relates to guardianship and conservation. It is about wise and enduring use, and as kaitiaki, we have a responsibility to past and future generations.
- 4.3 For Ngāti Whātua Ōrākei, kaitiakitanga relates to the management of resources, including their use and protection. Effectively it refers to sustainable management and the utilisation of resources in such a way and at such a rate as to ensure that they are not diminished.
- 4.4 Kaitiakitanga requires a reciprocal and balanced relationship with our natural world and resources, and with each other. Everything is inter-related and mutually dependent. If the land and sea is polluted then the health of the people will be affected as will the mana of the iwi.
- 4.5 There are opportunities to lever our vast body of mātauranga Māori, derived from our cultural knowledge systems, and based on a fundamental relationship with the atua and their domains, detailed maramataka, understanding of natural systems and cycles, and adapting management approaches to solve contemporary problems. This mātauranga Māori enables the exercise of our ancestral rights to harvest local kaimoana, rongoa and rawa Māori and to participate in the management of our ancestral places, whilst creating new technologies and social enterprises.
- 4.6 Kaitiakitanga speaks to the notion that nature and culture cannot be separated. Our role as kaitiaki requires us to protect and nurture our environment and it will in turn protect and nurture us.
- 4.7 Whakapapa (genealogy) expresses our fundamental kinship with the atua and the natural world. Whakapapa explains the origins of animals, plants, features of the landscape and our own intrinsic relationship with them. Through these kinship obligations, kaitiakitanga is concerned with maintaining a natural and appropriate balance, particularly between the needs of people and the natural world. The perpetuation of our whakapapa (genealogy) and culture is paramount. Without a healthy environment that can sustain us, we are under threat.
- 4.8 The goal for Ngāti Whātua Ōrākei is to ensure all activities are environmentally restorative and reflects our kaitiakitanga and guardianship roles in Tāmaki Makaurau. We acknowledge that in an urban landscape there is much to do to reverse the environmental and cultural degradation of our sacred sites, whenua, bio-diversity, waterways and air, done over nearly 200 years. This will require the use and creation of innovative approaches to solving today's environmental challenges of increasing population pressures, global warming, freshwater pollution, ocean acidification, sea level rise and biodiversity decline.

- 4.9 The benefit we see in kaitiakitanga being embedded and appropriately reflected into local government policy documents may result in Ngāti Whātua Ōrākei not needing to be so actively involved in individual resource consents. However, this will vary according to the type of activity and its relation to our primary areas of interest.



## Desired Outcomes

4. **Incorporation of Mātauranga Māori values and active exercise of kaitiakitanga in ecological reporting and in the development and implementation of initiatives for environments in the rohe.**
5. **Increased acknowledgement of and support for Ngāti Whātua Ōrākei values and our active exercise of kaitiakitanga. Improved strength of Ngāti Whātua Ōrākei relationships with other parties in developing and implementing initiatives to sustain cultural resources in the rohe.**
6. **Customary activities are protected and recognised, for example the sustainable harvesting of kaimoana, waka launching and marae activities.**

## Climate Change ///

- 4.10 The Earth's climate has been changing for some time, as evidenced by trends in surface temperature and sea level rise. Since the early 1900's the mean global surface temperature has been slowly and steadily rising. Likewise, the global average sea level has been steadily rising and as of 2015, the average level was approximately nine inches higher than in 1880. Importantly, the rate of annual sea level rise has been increasing since 1980.
- 4.11 The implications of a continuation of these and other climate change trends are manifold: increased erosion and inundation of coastal zones, shifting ecosystems and habitat ranges, potential spread of sub-tropical disease and increased demand for energy and urban cooling solutions (poorly designed cities can be strong heat sinks).
- 4.12 In Auckland, the main sources of greenhouse emissions are the land transport system and electricity generation. Together, these sectors account for around two thirds of Auckland's emissions<sup>2</sup>.
- 4.13 For electricity generation, New Zealand is blessed with one of the highest rates of renewable energy generation in the world. Nevertheless around 27% of electricity comes from non-renewable sources and overall demand for electricity is growing rapidly, with projections indicating a potential 60% increase by 2040.
- 4.14 Climate change is a global issue. Each nation, community and individual carries a responsibility to minimise the climate change impacts of economic activity.

<sup>2</sup> Auckland Council Energy Resilience and Low Carbon Action Plan (July 2014)

## Air Quality ///

- 4.15 By international standards, Auckland is blessed with relatively high general air quality standards. This is partly owing to the coastal geography, and partly to the relative absence of heavy industrial activities. The most significant air quality problems relate to emissions from transport and the burning of wood for domestic heating.

## Common Issues and Solutions ///

- 4.16 Greenhouse gas emissions and air pollution share a number of common sources and solutions. The areas in which Ngāti Whātua Ōrākei will focus attention with the most immediate benefits are:
- Land Transport
  - Energy Efficient Building and Urban Design
  - Urban Trees and Planting

## Land Transport ///

- 4.17 Auckland has largely grown around the personal transport revolution of the 20th century. This has left a legacy of car dependency and an inadequate mass transport system. This legacy also creates a number of other significant problems associated with congestion. Car dependency is one of the most serious systematic problems facing urban Auckland today.
- 4.18 A key priority for Ngāti Whātua Ōrākei, therefore, is to encourage and facilitate a shift towards low carbon, mass transit, transport systems.

## Energy Efficient Building and Urban Design ///

- 4.19 Until recently, traditional building techniques in New Zealand have paid little attention to sustainability and energy efficiency. Insulation standards have been poor or non-existent, and scant attention has been given to design elements such as siting and passive solar control. A plentiful supply of firewood for heating has been assumed.
- 4.20 Matters are now improving, but building code standards remain below best practice thresholds. We also have a considerable legacy of poorly designed buildings.
- 4.21 Some measures which may be used to increase the energy efficiency of buildings include:
- Good-quality insulation;
  - Passive solar control: careful design can enable winter sun to get into the house for heating, whilst generating shade in the summer months. Natural vegetation may also be used for shade and temperature control.
  - Using water-efficient appliances and energy-efficient appliances and lighting.
  - On site power generation.
  - Further information may be found at the government's Smarter Homes website:  
<https://www.smarterhomes.org.nz/>

- 4.22 Urban design can be used to promote energy efficiency by using the following principles:
- Creating compact and well-connected urban areas;
  - Prioritising walking, cycling, and public transportation for access to jobs, services, and environmental amenities;
  - Creating transit-oriented developments and mixed-use neighbourhoods;
  - Optimising the designs of buildings and neighbourhoods to suit local climatic conditions
- 4.23 The legacy of poor energy efficiency is hard to address and requires investment. Ngāti Whātua Ōrākei is committed to investment to improve the energy efficiency of its own housing stock.

### *Urban Trees and Planting ///*

- 4.24 Planting trees is a cost-effective way to tackle urban air pollution. One recent study found that the average reduction of particulate matter near a tree was between 7% and 24%<sup>3</sup>
- 4.25 Urban planting can also help to regulate extremes of temperature, helping to cool the air in summer, and bringing heating costs down in winter by providing shelter. Urban trees and plants also intercept rain, encouraging infiltration and slowing runoff, thus reducing the pressure on drains. “Rain gardens” are specifically designed with these outcomes in mind.
- 4.26 Urban planting should maximise use of native species (see Terrestrial Biodiversity, page 26)

## Desired Outcomes

### **7. There should be a significant shift in investment away from car based transport towards mass transit and low carbon modes including rail, bus, cycling and walking.**

At a city-wide scale, this means the major agencies, New Zealand Transport Agency and Auckland Transport, need to shift investment towards network infrastructure to facilitate low carbon modes of transport. We need safer, more connected and walkable streets, protected cycleways and improved public transport.

### **8. City-level urban design should fully integrate land use with mass transit and low carbon transport networks.**

New development should be located and designed around low carbon transport networks. Ngāti Whātua Ōrākei supports the compact city design objectives which underpin the Auckland Unitary Plan, in particular the intensification of development around mass transit networks and the development of green infrastructure networks to facilitate cycling and walking.

<sup>3</sup> The Nature Conservancy, 2016, *Planting Healthy Air* (<https://global.nature.org/content/healthyair>)

## Desired Outcomes

### 9. **At the local level, all developments should incorporate energy-efficient design.**

This should include, where practical, the incorporation of on-site renewable electric generation.

### 10. **Developments should incorporate native trees and other vegetation.**

Green plants are the lungs of the city. Urban vegetation cleans particulates and other pollutants in the air as well as improving the urban aesthetic. Even the most restricted urban development site offers scope for urban planting, for example in roof top gardens or “green walls”. Often, such planting can include kai (food) plants.

Larger scale developments should make express provision for the establishment of native trees.

## Urban Design and Spatial Planning ///

- 4.27 Spatial planning is a key tool for improving strategic planning, especially in terms of integrating land use and infrastructure provision. It goes beyond traditional land use planning to integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function, for example sectoral policies such as transport, regional policy, flood risk management and agriculture. It is a collaborative exercise, in which key stakeholders with an interest in use of land and allied activities work together to identify optimal solutions. Crucially, spatial planning also provides an ideal vehicle to embed mātauranga Māori and enable a true partnership approach to planning, in line with the principles of Te Tiriti o Waitangi.
- 4.28 There is currently no provision within the Resource Management Act for spatial planning, so plans lack the statutory force of a District or Regional Plan. A notable example is the Auckland Plan, which is relegated to an “other matter” to be considered in the determination of resource consent applications. A recent report of the Productivity Commission proposed that spatial plans be made mandatory and be given strategy force under planning legislation. Ngāti Whātua Ōrākei supports this aim. We see active and meaningful engagement in spatial planning, undertaken with a true partnership approach, to be fundamental in enabling a step change in Māori participation.
- 4.29 Urban design applies similar collaborative principles at the local area or site-specific level. At heart, it is a matter of recognising and building distinctive places – developing the distinguishing characteristics of an area or place, be they social, cultural, environmental or economic. Undertaken with a kaupapa Māori model, urban design has enormous potential to create distinctive places – “places for Māori to be Māori”.

<sup>4</sup> Royal Town Planning Institute, 2014, Planning Horizons No. 1, *Thinking Spatially*

<sup>5</sup> Productivity Commission Report – Better Urban Planning – March 2017



## Desired Outcomes

### 11. Ngāti Whātua Ōrākei should be fully engaged as Treaty Partners and mana whenua in Spatial Planning for Auckland.

Ngāti Whātua Ōrākei should be engaged kanohi ki te kanohi as mana whenua of central Auckland.

### 12. Spatial Plans should be given statutory force under the Resource Management Act.

Ngāti Whātua Ōrākei will lobby for appropriate changes to the Resource Management Act to achieve this outcome.

## Terrestrial Biodiversity ///

- 4.30 Native plants, birds and animals are central to our beliefs, customs and practises. Traditionally, they provide the basic necessities of food (wild and cultivated), clothing, shelter, tools and transport (eg. waka). They also provide essential resources for other uses such as ceremony, medicines, cooking and storage, recreational activities and mahi toi (the arts).
- 4.31 Native plants and animals do not exist in isolation – they are related through whakapapa to each other and to us. The science of ecology is rapidly advancing and constantly uncovers new, often surprising, ways in which plants and animals interact in ecosystems, but this does not come close to explaining the full complexity of the web of life. Our traditions focus instead on the mauri of the habitat as a whole.
- 4.32 Historically, native ecology has been neglected in urban development - street, park and reserve planting has tended to favour exotic ideals and prioritise aesthetic values before ecological sustainability, reproducing Miami-style tropical palm boulevards, the English countryside or other replicas of somewhere else in the world. More recently, there has been a growing acknowledgement of the importance of native biodiversity and its place in Auckland’s identity. The Auckland Unitary Plan emphasises the importance of indigenous biodiversity and “wildlife corridors”, and there are numerous initiatives, often community-led, aimed towards “greening” the City.
- 4.33 In Tāmaki Makaurau today there are numerous reserves and parks, as well as, transport corridors and green networks that have great potential to sustain native species. Individual homes and gardens can also play an important role. Together we can restore the ecological well-being of our City. There are areas of established native vegetation, which are often, but not always, protected under the Auckland Unitary Plan Significant Ecological Area provisions. Even when not scheduled, these areas should be protected and enhanced wherever possible.
- 4.34 Sustainable architecture, building and urban design techniques incorporate ecological values by design. This involves assessing existing ecological values and seeking to preserve and enhance value where possible. With a little thought, much can be achieved in even the unlikeliest of settings - for example the recent Civic Administration Building development in Henderson incorporates rooftop planting, creating a new native wildlife sanctuary in the heart of the town.

### *Pest Management ///*

- 4.35 Native biodiversity is under constant threat from pest species of plants and animals. To limit this threat, Auckland Council and the Department of Conservation undertake ongoing pest management programmes on their land. We encourage all landowners to undertake pest management measures to the best of their ability. Pest management programmes can also be one way of offsetting habitat losses associated with new development.
- 4.36 Chemical-free pest management is preferred - use of chemicals has potential to cause wider harm, especially if aquatic habitats become contaminated through leaching or surface run-off. However, it is acknowledged that there are practical limitations to 100% chemical-free control.

## Desired Outcomes

- 13. New developments should incorporate green design to maximise ecological and indigenous biodiversity values of the site, including food sources for native birds and, where possible, habitats for native animals.**

Development should result in an increase, or as a minimum no net loss of native vegetation. Where this is not possible on site, mitigation by way of offset planting may be appropriate.

- 14. Open spaces, streets and gardens should be enhanced, with priority given to establishment of native species. Existing native tree stands, significant trees, areas of ecological value and wildlife corridors should be protected.**

- 15. Appropriate variety in companion planting should be used to enable the establishment of functioning ecosystems. Where possible, planting should include cultural resources such as harakeke, kiekie etc.**

- 16. New native planting should come from locally sourced indigenous stock of Tāmaki Makaurau provenance that is suited to the habitat.**

Ngāti Whātua Ōrākei can assist with the identification and supply of appropriate planting stock.

- 17. Pest control and maintenance programmes should be chemical free where possible, and should not damage the wider environment, allowing for safe harvesting of plants and animals for consumption and other uses.**

## Waste Management: Zero Waste ///

- 4.37 Efficient use of resources is at the heart of kaitiakitanga – the guiding principle is that we should not take more from Papatuanuku than we need. Waste is inherently abhorrent.
- 4.38 Today, notwithstanding increasing awareness of environmental sustainability, we still live in a throw-away society. As a result we consume more natural resources than we need and create further adverse impacts through waste disposal activities, especially landfill.
- 4.39 Ngāti Whātua Ōrākei wishes to see a shift towards waste reduction and better resource husbandry. In general terms, waste should be managed according to the “3-R’s” hierarchy:
- **Reduce:** avoid the generation of waste.
  - **Reuse:** reuse products either for their original or another purpose.
  - **Recycle:** process waste materials to replace virgin raw materials.
- 4.40 Auckland Council has a headline policy to achieve zero-waste city wide by 2040. Ngāti Whātua Ōrākei supports this aim.
- 4.41 The Para Kore programme is designed to support marae to reduce waste. The same principles may be applied in any home or business. A wealth of information may be found online at <http://parakore.maori.nz/>
- 4.42 In the public realm, street recycling facilities have started to appear in central Auckland. Ngāti Whātua Ōrākei wishes to see this extended throughout the rohe – all public spaces and buildings to be supplied with recycling facilities. Similarly, all public events should be run as zero waste events.

## Construction and Demolition Waste ///

- 4.43 When talking of waste reduction, attention is often focused on household waste, but the construction industry is New Zealand’s largest user of natural resources, and produces huge amounts of waste. Waste from the construction and demolition industries make up over half of the waste sent to landfill in Auckland. This is despite the fact that much of it can easily be reduced, reused and recycled.
- 4.44 The bulk of construction and demolition waste is made up of timber, plasterboard and concrete. Other materials include plastic, glass and paper.
- 4.45 Construction and demolition is of particular interest in the context of this Iwi Management Plan as it arises as a direct consequence of development. Waste may be managed and reduced by means of a site waste management plan for development projects.
- 4.46 Site waste management plans can include measures to address:
- The reduction of waste (for example by taking measures to avoid over ordering)
  - Re-use and reprocessing on site (for example reusing soil moved from one part of the site elsewhere on the site or the reuse of materials taken from a building demolished on site)
  - Re-use and reprocessing off site (for example selling materials to a salvage yard)
  - Recycling (for example sending packaging from deliveries and paper from the site office for recycling)
  - Recovery (for example sending timber off cuts to be reprocessed into fuel)

- 4.47 Ngāti Whātua Ōrākei would like to see site waste management plans required as a condition of resource consent for major projects.

## Desired Outcomes

- 18. All public and commercial events run on public properties should be run as zero waste events.**
- 19. All public spaces and buildings should be equipped with recycling facilities.**
- 20. Site waste management plans should be required as a condition of resource consent for major projects.**

## Water ///

- 4.48 Since the gifting of land to Governor Hobson in 1841 and until recent times, urbanisation of Auckland has progressed with little or no real regard for the mauri of the waters. In practice, the waters have been treated variously as a free resource, a convenient means of waste disposal, or an impediment to development opportunity.
- 4.49 The coastlines of Tāmaki Makaurau have been significantly modified through reclamations, infrastructure and urban development. Discharges from roading, private dwellings, industries - even coastal landfill, have caused significant pollution of our waterways, coasts and harbours.
- 4.50 This is now recognised as a serious legacy issue for the City of Auckland. New development is now more tightly regulated through planning, building and engineering standards, and more attention is being given to potential remediation measures to address the legacy issues. Whilst this shift is welcome, Ngāti Whātua Ōrākei believes that more can, and should, be done. New development can be designed with low impact solutions. Development standards can be improved - Ngāti Whātua Ōrākei will concentrate kaitiaki efforts on working to ensure that these reflect best international practice.
- 4.51 Legacy issues are more difficult and expensive to address, but need to be a major focus of attention.

## Water Quality ///

- 4.52 Improving water quality in Tāmaki Makaurau is a major challenge, in which we all have a duty and a role. Just as small adverse impacts have significant cumulative impacts, so our individual efforts to improve practice add up. The best results can be achieved by co-ordinated effort, and the practice of sustainable development emphasises the importance of integrated catchment management. This recognises the inherent links between freshwater, land use and moana, as well as the roles of multiple stakeholders in achieving solutions. Ngāti Whātua Ōrākei supports catchment management planning and will be an active partner in such initiatives.

### Access to Coast and Waterways ///

- 4.53 Waterways, wetlands, estuaries and marine resources were fundamental for our tupuna in Tāmaki Makaurau and provided rich resources - 'te pai me te whai rawa o Tāmaki Makaurau' ('the wealth and abundance of Tāmaki Makaurau'). Following the lunar cycle (maramataka), seasonal circuits included temporary and permanent sites for fishing, hunting and cultivating throughout the territory. In summer, well-placed coastal settlement communities would expand along with all their associated activities, including preparation of resources for storage at central pā.
- 4.54 Today, access to the coast and waterways is often restricted by private land or infrastructure to the detriment of our wellbeing. There are mechanisms to re-establish access, for example by the requirement of esplanade strips or reserves in new subdivisions, but progress is slow and incremental in nature. Ngāti Whātua Ōrākei considers that public access should be afforded a greater priority.

## Desired Outcomes

### 21. **Water should be managed, and where necessary restored, to maintain or enhance mauri and to protect ecosystem, amenity, and mana whenua values. In particular:**

- 21.1. Water quality in streams, rivers and sea should be fit for swimming
- 21.2. Water quality in streams, rivers and sea should enable safe gathering of kai
- 21.3. Public access to waterways and the coast should be protected and enhanced

Ngāti Whātua Ōrākei wishes to work in partnership with Auckland Council and Watercare to ensure that policy and practice in the management of stormwater and wastewater are of the highest possible standard.

### Stormwater ///

- 4.55 A particular issue is the contamination of waterways from diffuse sources. Individual sources of pollution may appear trivial (for example, a domestic parking space), and be hard to identify, but the cumulative effect of many such sources is very significant. This makes control of the problem more difficult to address. Urban stormwater management has historically been a matter of flow channeling and flood risk management, with little or no consideration to the treatment of contaminants. This problem is exacerbated by the widespread practice of engineering urban streams by culverting, channeling or piping, thus removing any natural restorative ecological capability.
- 4.56 The legacy of this neglect is that the health of our urban waters is generally poor health, with "most urban streams affected by inputs of metals, other contaminants and sediment".<sup>6</sup>

<sup>6</sup> Auckland State of Environment Report 2015

- 4.57 Sustainable urban design practice has introduced a range of techniques to preserve and restore urban water quality. These are generally aimed at reducing pollutants at source, ecological treatments and restoring the natural functioning of waterways. Examples include:
- Raingardens, swales and wetlands
  - “Daylighting” of previously piped streams
  - Restoration of natural stream morphologies
  - Detention tanks/ponds, sediment traps and filter systems
  - Ngāti Whātua Ōrākei supports the use of low impact urban design techniques.

## Desired Outcomes

- 22. New development should incorporate the use of sustainable (low impact) design practice for the management of surface water runoff**
- 23. There should be no discharge of untreated surface water from urban areas**
- 24. Existing waterways which have been engineered by culverting, channel modification or underground piping, should be restored where possible to a natural condition, including daylighting, channel naturalisation and increased riparian planting**

### Wastewater ///

- 4.58 In practice, wastewater management in Tāmaki Makaurau can only be described as sub-standard. Investment over time has been insufficient to equip the city with the systems necessary to service its rapid growth. Parts of the city remain on a combined sewer-stormwater system. In other areas, wastewater networks are vulnerable to inundation from stormwater, with consequent overflow contamination issues. Much of the infrastructure is aging and in need of upgrading. Broken pipes and faulty connections result in contamination of stormwater systems, whilst sewerage pumping stations are prone to overflow in flood events. A recent report found that one million cubic metres of wastewater and raw sewage is discharged to the harbour each year from 41 points around the inner-city suburbs <sup>7</sup>.
- 4.59 Legacy issues in stormwater and wastewater management are considerable and Ngāti Whātua Ōrākei acknowledges that they will be difficult and expensive to remedy. Nonetheless, Ngāti Whātua Ōrākei contends that these issues have been neglected for too long and now need to be afforded a much higher priority in policy direction and direct investment.
- 4.60 As a matter of principle, Ngāti Whātua Ōrākei opposes the disposal of waste to water. Land-based treatment systems are preferred.

<sup>7</sup> New Zealand Herald, Jan 24 2017

## Desired Outcomes

25. **There should be a significant increase in investment at a city-wide scale to drive improvements to Auckland's wastewater and stormwater treatment and reticulation systems and ensure full separation of the two. Wastewater management systems should be well maintained and function effectively.**
26. **The direct discharge of wastewater into rivers, lakes and the sea should be avoided.**
27. **Best practice techniques in sustainable design should be used for minimising waste and treating wastewater at source.**

### *Wai Tai (Seawater) ///*

- 4.61 The focus of this section is on direct impacts to the moana - whilst discharges from roading, private dwellings and industries have caused major pollution of our coasts and harbours, these concerns are addressed in the preceding sections.

### **Okahu Bay**

- 4.62 Okahu Bay was the location of the Ngāti Whātua Ōrākei papakāinga into the 1950s, when the community was forcibly transplanted by the Government into an inadequate number of state houses on the hill above, and the village razed. Okahu Bay is the central locus of our rohe.
- 4.63 Even well before the 1950's evictions, the bay had become emblematic of poor environmental practice and disregard for the culture and wellbeing of our community. The construction of a sewer pipe across the foreshore in the early 1900's physically separated the kāinga from the bay and made it prone to flooding. The discharge of untreated waste directly into the sea poisoned local marine life and had a consequently deadly impact on the health of Ngāti Whātua Ōrākei, for whom kaimoana from the bay was a resource on which we depended. The bay's ecological health and public usability have suffered from historic pollution events (e.g. sewer overflows), the piping of streams, ongoing contamination from boat maintenance practices and roading runoff - resulting in the diminishment of a harvestable shellfish resource. Increased private / commercial occupation (e.g. moorings) of the coastal marine area restrict use by the general public, and notably by our people who paddle and fish. The beach and Okahu Domain remain disconnected by Tāmaki Drive (built on the sewer pipe), which has further contributed to hapū obscurity.

### **Reclamations and Dredging**

- 4.64 In the mātauranga accorded of Ngāti Whātua, the Waitematā and Manukau Harbours are living entities, to be treated with the according respect. Each has its own mauri, which is vulnerable to degradation through physical alterations, such as reclamations and dredging (this can be seen as analogous to the human body, where surgery is only undertaken as a rule for over-riding medical reasons – i.e. where the mauri of the body is otherwise threatened).

4.65 Since colonisation, the coastlines of Tāmaki Makaurau have been significantly modified through reclamations, infrastructure and urban development. Ngāti Whātua Ōrākei is generally opposed to further reclamation and dredging activity, except where it is demonstrably in the overall interest of the mauri of the moana.

#### Direct contamination of moana from marine activities

4.66 The Waitematā in particular is subject to intensive recreational boating activities as well as commercial shipping. Vessels are sources of direct contamination whether from direct leaching of materials (e.g. copper), or on-board activities (such as cleaning, or waste disposal).

4.67 Ngāti Whātua Ōrākei will seek to minimise such impacts, particularly in the vicinity of Okahu Bay.

#### Overharvesting of Kaimoana

4.68 Ngāti Whātua shares interests in the fisheries of the Waitematā and Manukau Harbours with several other tribes, and will work collectively to ensure sustainable practice.

## Desired Outcomes

28. **Reclamations and dredging activities should be avoided.**
29. **Mooring of vessels in Okahu Bay is prohibited.**
30. **Fish habitats and fishery stocks are restored and maintained at sustainable levels.**

## Cultural Heritage ///

4.69 Cultural heritage relates to people, natural or built elements, specific sites or entire landscapes. Cultural heritage links the past and present, and is central to the mauri and mana of Ngāti Whātua Ōrākei. Today's Ngāti Whātua follows the tikanga handed down by our tupuna.

4.70 Māori cultural heritage is acknowledged to be a keystone of Auckland and New Zealand's identity, yet there remains a general lack of knowledge and understanding within the general public about Māori cultural heritage, and its significance within the physical landscape.

4.71 Due to the increasing pressure from development on land and places of importance, cultural heritage resources are vulnerable. Many sites of significance do not have an obvious visible presence, such as remnant structures. There are also issues with informing the public about cultural values at times, due to the sensitivity of the information. This has resulted in many cultural heritage sites being physically removed from the landscape and has affected the ability to celebrate or use such sites in their cultural context.



today. Limited resources and funding to undertake assessments and keep up with all the development and activity that is occurring across the rohe has also contributed to adverse effects on some sites of special importance to Ngāti Whātua Ōrākei.

- 4.72 Current heritage management regimes are enabling of modification or destruction of sites and offer limited protection in accordance with kaitiakitanga values. For example, the Resource Management Act 1991 and Heritage New Zealand Pouhere Taonga Act 2014 are framed to facilitate disturbance, modification and destruction of cultural heritage sites in association with development and use. As kaitiaki, we therefore have a special duty of care for our heritage.
- 4.73 Particular sites of cultural heritage significance may be known and protected (scheduled under the Auckland Unitary Plan or Heritage New Zealand Pouhere Taonga Act 2014), known but unscheduled, or entirely unknown.

### *Sites of Cultural Significance ///*

- 4.74 The Auckland Unitary Plan includes a schedule of Māori Sites of Cultural Interest, which receive a degree of statutory of protection. The scheduled sites, however, number only a few of the actual sites of significance to Ngāti Whātua Ōrākei. Many sites are known to Ngāti Whātua Ōrākei, but lack any form of statutory protection. We are working with Auckland Council to provide for the scheduling of more sites.



- 4.75 Even where statutory protection is in place, there remain serious problems with the deterioration or destruction of heritage sites and landscapes and widespread loss of ancestral taonga. The regime of the Heritage New Zealand Pouhere Taonga Act 2014 is strongly based on archaeological reporting (recording) of physical artefacts. The archaeological model does not adequately manage cultural interests.

- 4.76 Even when a site is known and scheduled, damage or loss can also occur owing to neglect or inappropriate management, including a lack of good management plans and poor adherence to legal protections or management plans where they do exist.
- 4.77 Ultimately, many of the problems with sites of cultural significance stem from the severance of the people. Ngāti Whātua Ōrākei is generally reliant on 3rd parties who own, directly manage or regulate the land. This also creates problems with tribal access to significant sites. Ngāti Whātua Ōrākei will seek, therefore, to return sites of cultural significance to tribal ownership wherever possible.
- 4.78 Early communication with Ngāti Whātua Ōrākei is essential where a development proposal may affect a known site of cultural significance.

## Desired Outcomes

**31. Ngāti Whātua Ōrākei sites of significance, and our relationships with those sites, are maintained or enhanced.**

This includes the protection and management of cultural heritage sites of interest in partnership with Auckland Council and the Historic Places Trust.

Ngāti Whātua Ōrākei will oppose development and land use that does not support, promote, protect, maintain and enhance cultural heritage values of sites and wider landscapes.

Over time, Ngāti Whātua Ōrākei will seek ownership of its heritage sites, including control of sensitive information about them. This may include transfer of powers and/or co-management arrangements under Resource Management Act s33 and s36B.

**32. All known Ngāti Whātua Ōrākei sites of cultural significance are registered with Heritage New Zealand Pouhere Taonga and/or scheduled in the Auckland Unitary Plan.**

This includes appropriate use and classifications in relation to Ngāti Whātua Ōrākei heritage values, e.g. reserves with heritage values are classified as 'historical' and not 'recreational'; 'buffer zones' with specific controls are created around heritage sites.

**33. All applications for development affecting know sites of cultural significance should include cultural impact assessments**

Impact assessments should be prepared either by, or in close collaboration with, Ngāti Whātua Ōrākei, and include protocols / methodologies to avoid adverse effects.

**34. Sites of cultural significance are promoted and actively celebrated with the focus on Ngāti Whātua Ōrākei values (unless restricted for tikanga reasons).**

Many cultural sites are invisible and not celebrated. There needs to be increased recognition, knowledge, appreciation, respect and care of Ngāti Whātua heritage and values in Tāmaki Makaurau.



- 4.83 Connections (both physical and visual) and the relationships between heritage sites across landscapes need to be acknowledged and appropriately managed.
- 4.84 By contrast, planning frameworks tend to be site specific rather than taking a holistic culture-scape approach to the management of heritage sites and landscapes – they do not give full acknowledgement to cultural landscapes and their value. Ngāti Whātua Ōrākei wishes to work with Auckland Council and other agencies to develop a greater appreciation of cultural landscapes and their value to the city.

## Desired Outcomes

**36. The cultural landscapes of Ngāti Whātua Ōrākei throughout Tāmaki Makaurau are identified, enhanced and celebrated.**

**37. Public access to, through and across cultural landscapes is protected, maintained and enhanced.**

**38. Cultural landscapes, including, maunga, streams and coastal areas are managed in partnership with Ngāti Whātua Ōrākei.**

This includes providing Ngāti Whātua Ōrākei with greater control over access to sensitive information about our heritage.

**39. Key vistas between maunga, headland pā and other linked heritage places are identified and protected through the Unitary Plan.**

Development and land uses that have the potential to obstruct these key sight-lines should be avoided.

**40. Access, permeability and connectivity of cultural landscapes are preserved and enhanced.**

Structures that create restrictions on human movement / access across the landscape and which disrupt connections between cultural heritage features, (dividing motorways) should be avoided.

**41. Maunga, suburbs, locations, streets, buildings should be identified using traditional names and symbols / artworks, even where original sites are now invisible or removed (eg. Te Tō Pā at Victoria Park).**

Where appropriate, interpretative signage / literature / resource kits / guided walks should be used to celebrate heritage and increase public awareness.

**42. Landscapes should be enhanced with appropriate cultural planting.**

This may include the establishment of native plants for cultural use at appropriate locations across Tāmaki Makaurau (e.g. creation of pā harakeke), and 'heritage planting' to enhance / recreate traditional sites (such as Te Uru Karaka / Te Uru Houhi).

### Accidental Discoveries ///

- 4.85 Any development which involves disturbance of the ground has potential to unearth artefacts of cultural significance. The pre-settlement history of Tāmaki Makaurau is rich and by no means fully documented. While many sites are recorded, and knowledge is continuously improving, much remains hidden in the ground.
- 4.86 There is a legal duty to protect artefacts under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA). This applies to accidental discoveries. The Auckland Unitary Plan also contains provisions within the earthworks rules which direct procedures which must be followed in the event of a find.
- 4.87 Ngāti Whātua Ōrākei has a specific protocol for accidental discoveries, which should be applied where works take place close to known sites of significance to Ngāti Whātua Ōrākei. This is broadly similar to the statutory protocols, but includes provisions for Ngāti Whātua Ōrākei representatives to be given the opportunity to conduct karakia and other such cultural ceremonies and activities in accordance with tikanga.
- 4.88 The level of cultural awareness of site operatives is critical in the proper management of accidental discoveries. Finds are made by those people digging the ground and operating machinery. Cultural awareness training is therefore vital, and Ngāti Whātua Ōrākei can offer assistance in this field.

## Desired Outcomes

- 43. Accidental discovery protocols are followed for all earthworks operations. Where earthworks occur within 50m of a known Ngāti Whātua Ōrākei site of significance, the Ngāti Whātua Ōrākei Accidental Discovery Protocol should be applied.**
- 44. All site operatives should have appropriate cultural awareness training.**  
This should include training in recognising potential artefacts and items of interest in the ground, as well as statutory responsibilities.

### Cultural Monitoring and Practices ///

- 4.89 Where development affects a known site of cultural significance, or an accidental discovery is made, Ngāti Whātua Ōrākei representatives need to be present to observe operations and ensure that Ngāti Whātua Ōrākei tikanga is observed.
- 4.90 This is important, not just to ensure physical protection of artefacts, but also to ensure that safe spiritual practice is observed. This may involve karakia and other practices according to tikanga.

## Desired Outcomes

**45. Ngāti Whātua Ōrākei should be engaged on site to conduct cultural induction monitoring and practices in any of the following circumstances;**

- Where the project affects a known Ngāti Whātua Ōrākei heritage site (50m buffer)
- For projects within Orākei or the Central Isthmus:
  - » Where the project affects a known archaeological site
  - » Where the project archaeologist recommends site monitoring
  - » Where an accidental discovery has been made on site



NGĀTI WHĀTUA ŌRĀKEI

[www.ngatiwhatuaorakei.com](http://www.ngatiwhatuaorakei.com)

29 August 2019

**RE: Plan Change 27 to the Auckland Unitary Plan – further submissions**

Tēnā koe

**Introduction**

I would like to update you about a proposed plan change to the Auckland Unitary Plan (Operative in Part) that may be of interest to you. Plan Change 27 (PC27) is to Chapter L, Schedule 14 Historic Heritage Schedule, Statements and Maps, and seeks to amend Schedule 14.1 and/or the planning maps for 73 historic heritage places already included in Schedule 14.1. The amendments will correct errors and anomalies and, where appropriate, update information on these places.

The proposed plan change includes amendments to **ID 00729 Te Marae o Hinekakea village site, including grave R10\_163**, which is located at 54 Iona Avenue, Paremoremo. A summary on the history of this place and its known heritage values is attached. Through our understanding of this history we have identified you as a possible interested party.

The amendment to this historic heritage place is primarily to ensure the historic heritage place is correctly mapped in the Auckland Unitary Plan maps. This will ensure the provisions of the Auckland Unitary Plan Historic Heritage Overlay will apply appropriately to the place. Unless this amendment is made, the historic heritage place will effectively have no protection, as the current mapping of the place (by a dot only) does not result in the heritage overlay applying to the area where the village site and grave are located.

A submission has been received from the landowner of 54 Iona Avenue. The submission seeks that the plan change be declined in relation to amendments proposed for ID 00729 Te Marae o Hinekakea village site at 54 Iona Avenue.

The summary of decisions requested (SDR) in submissions to the plan change will be publicly notified on 29 September. To view the SDR and submissions received on PC27, please visit the Council's website at the following link:  
<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/proposed-plan-changes/Pages/pc27-amendments-to-schedule-14-1.aspx>



## Further submissions

The following persons may make a further submission, in the prescribed form:

- any person representing a relevant aspect of the public interest; and
- any person that has an interest in the proposal greater than the interest that the general public has;
- the local authority itself (Auckland Council)

A further submission may only express support or opposition to a matter raised in an original submission (made under clauses 6 or 6A). It must not raise new points of submission. Further submissions must be lodged using the prescribed form (Form 6), which can be completed online or downloaded from the Auckland Council website at <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/proposed-plan-changes/Pages/pc27-amendments-to-schedule-14-1.aspx> or collected from any Library or Council office. Any hardcopy forms must be posted to: Auckland Council, Private Bag 92300, Auckland 1142.

A copy of the further submission is also required to be sent to the original submitter not later than 5 working days after lodging the 'further submission' with the Council.

Further submissions must be lodged by **Thursday 12 September 2019**.

## Process

Once the Council has received further submissions, it will hold a hearing on PC27. A hearing is a formal meeting where you can present your submission or further submission directly to the Council. You can speak at the hearing if you have made a written submission, and told the council in your written submission that you want to speak at the hearing.

If you would like to know anything further, please contact Emma Rush on 021 946 022 or at ([emma.rush@aucklandcouncil.govt.nz](mailto:emma.rush@aucklandcouncil.govt.nz)).

Naku noa

Tanya Sorrell  
Team Leader – Built and Cultural Heritage Policy  
**Heritage Unit**  
**Chief Planning Office**  
**Auckland Council**

## Brief history of the Te Marae ̄ Hinekākea kāinga site at 54 Iona Avenue, Paremoremo



Figure 1. The meeting house Whatu-ō-Tamainupō at Te Marae ̄ Hinekākea in 1909. William Price photograph, ATL 1/2-001497-G.

### Introduction

This report provides a brief summary of the history (Māori and European) of the property at 54 Iona Avenue, Paremoremo (Fig.2). This property is the site of a scheduled historic heritage place, the Te Marae ̄ Hinekākea village site R10\_163, schedule ID 00729.



Figure 2. The property at 54 Iona Avenue, Paremoremo

The property at 54 Iona Avenue is described as Pt Lot 7 Parish of Paremoremo. It is bounded on the north and west sides by the shoreline of the Paremoremo Creek. In this vicinity the creek turns to the south and transitions from fresh to salt water. The original Lot 7, which comprised 20 acres, straddled the Paremoremo Creek (Fig. 3) and included the northern shoreline and the slopes above.

The southern portion of Lot 7 had, prior to European acquisition, been the site of a Māori kāinga (settlement) that was known as Te Marae ō Hinekākea (often shortened to Marae ō Hine). Hinekākea is understood to have been a Ngāti Poataniwha ancestor. Ngāti Poataniwha was a hapū of Te Kawerau. The hapū was primarily based in the upper Waitematā area, known traditionally as Te [Waitematā tō] Wairoa ō Kahu.

During the early 19th Century the Te Marae ō Hinekākea settlement is said to have been occupied by both Ngāti Whātua and by Te Kawerau ā Maki (see below).

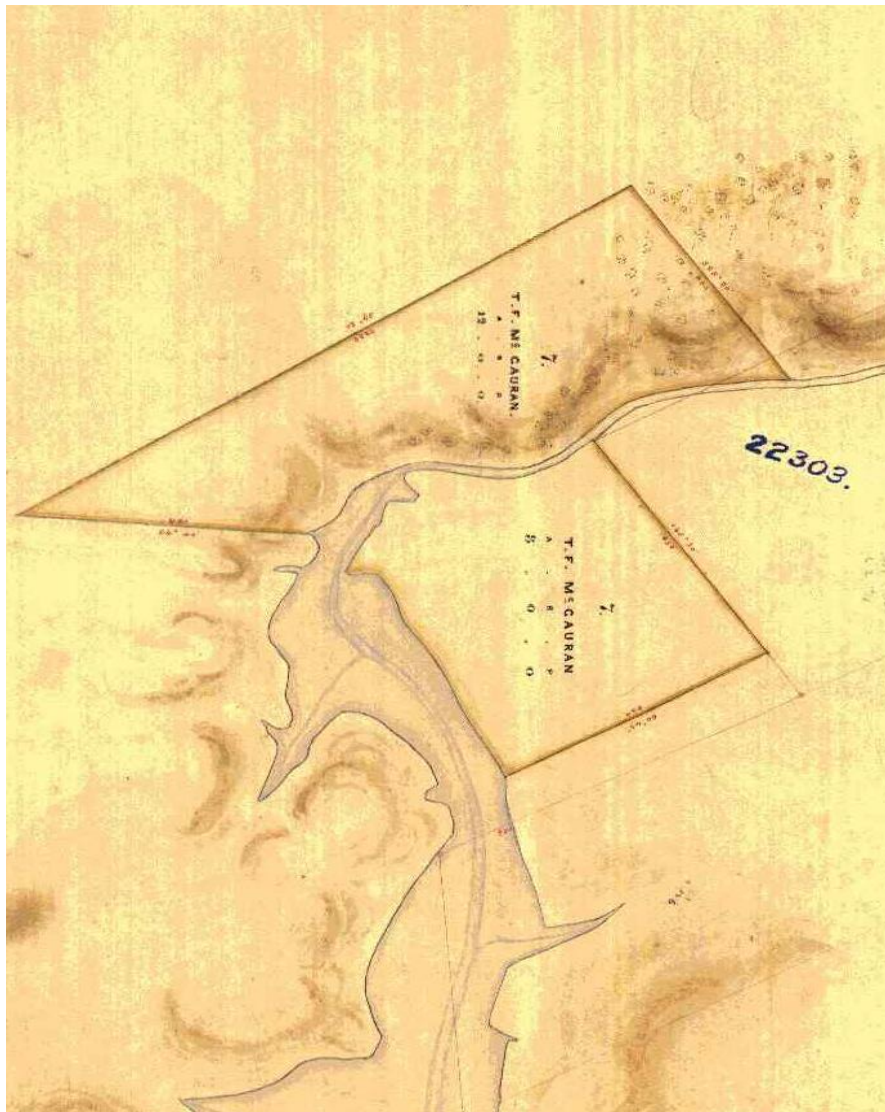


Figure 3. Survey plan SO 717 (1848) showing the original boundaries of Lot 7.

### Transition into European ownership

In 1844 Thomas McGauran entered into an arrangement to purchase 20 acres at the head of Paremoro Creek (Fig. 3) from John or Mary Fair<sup>1</sup> (McGauran 1844), who had earlier agreed to purchase the land from the Māori owners. The deed, signed by Tautari Whanganui, acknowledges a payment of 1 Gun, 2 Trousers, 1 Coat and five shillings in cash for the land, the boundaries of which are the spurs of the hills on both sides of the creek (Turtons Deeds No. 58). Lot 7 was surrounded by three much larger land blocks that were the subject of pre-emption claims by John Fair and Maurice Kelly.

<sup>1</sup> Sometimes spelt Faire. Mary Fair later became Mary Kelly after her husband drowned in Paremoro Creek and she married Maurice Kelly.

Ngāti Whātua had by the 1820s vacated their lands in the upper harbour<sup>2</sup> and were living at Ōkahu (Ōrakei) (Madden, 1966:23) due to the threat of attack from the powerful Ngāpuhi confederation of tribes<sup>3</sup>. By the mid-late 1830s the balance of power had shifted and Ngāpuhi were no longer a threat, so a return to former settlements became possible. Lot 7 appears to have been divided off from the larger blocks of land, perhaps with the original intention of retaining the Marae ō Hine settlement that was located on the land. This settlement was evidently reoccupied by Ngāti Whātua<sup>4</sup> during the 1830s-40s period, but subsequently on/sold. Te Kawerau a Maki, who had shared interests in this locality, also occupied at least part of the land at Te Marae ō Hinekākea during this time (Taua 2000).

Thomas McGauran, a doctor, had arrived in New Zealand in 1843 as a ship's surgeon and established a practice in lower Queen Street. McGauran's interest in purchasing the land was likely speculative, and he on sold his interest to Charles Cowley in 1846. Cowley's interest in the land was stated to be for the purpose of sawing timber. McGauran had previously applied for and was granted a pre-emption certificate by the Crown (Madden 1966; McGauran 1844). Cowley subsequently applied to relinquish the pre-emption claim to the land in return for compensation, but his claim was refused. By June 1848 Cowley had built a dwelling and was cultivating his land (Madden 1966). After investigation the original claim was allowed and a Crown Grant was issued to Crowley on 20 November 1848 (46 109).

### **Māori traditional history** (based on public domain sources)

The district of Paremoremo is named after the drowning there of a Kawerau tupuna (ancestor). It has a rich traditional history which is reflected in the existence of a numerous recorded traditional place names. These refer to settlements, pā (fortifications) and geographic features associated with ancestors of Te Kawerau a Maki, Waiōhua, Ngāti Whātua and other iwi (see Taua 2000; Ngāti Whātua 2018 for further details).

A number of these traditional Māori place names are recorded in the vicinity of Lot 7 by George Graham (n.d.), Leslie Kelly (1929) (Figure 4) and Kelly and Sturridge (1990) (Figure 5).

<sup>2</sup> Along with other iwi with settlements in the area

<sup>3</sup> The vendor, Tautari Whanganui, was resident at Orakei at the time of the sale.

<sup>4</sup> Graham (1932) states that 'Tuhaere's people' lived at Marae o Hine and had cultivations there until 1850. Paora Tūhaere was a prominent Ngāti Whātua rangatira during the 19<sup>th</sup> Century. Charles Cowley is said to have occupied the land from 1848, so the date communicated to Graham was evidently approximate.

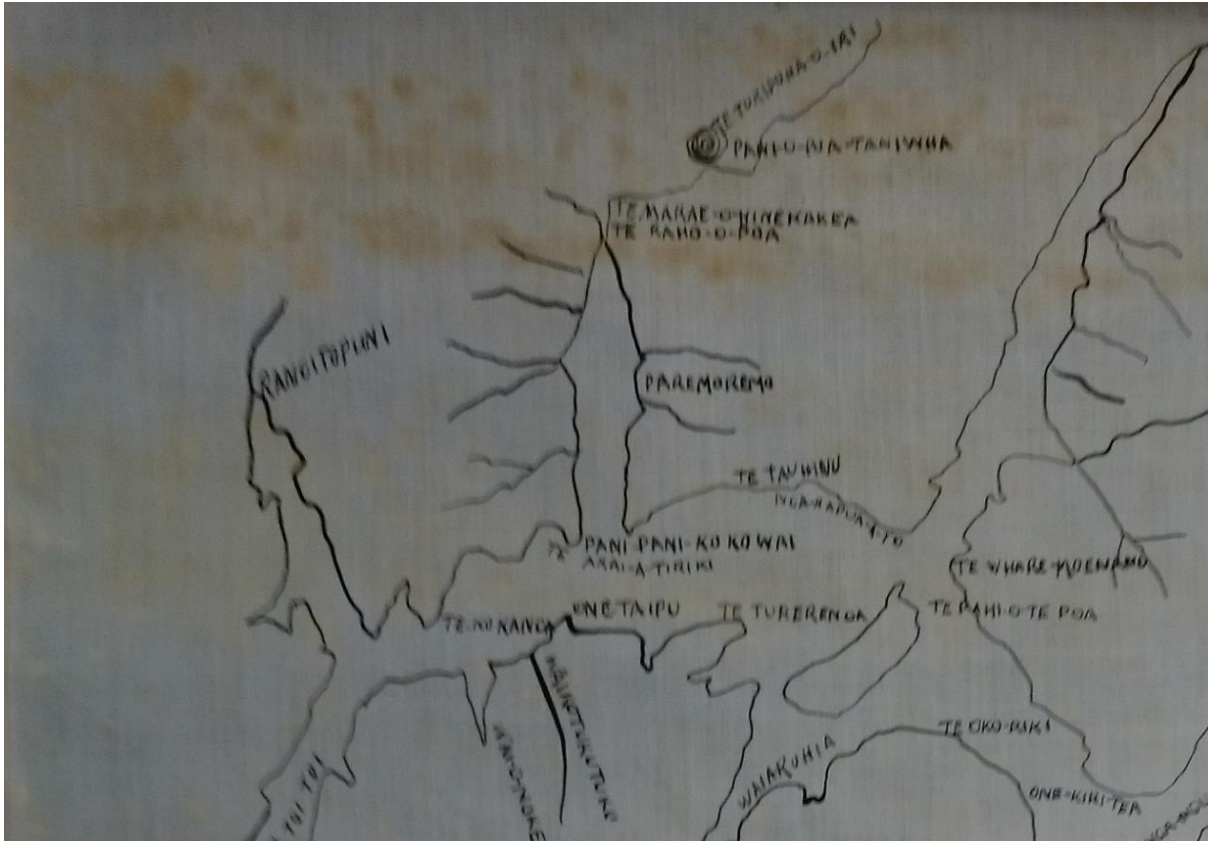


Figure 3. Part of Kelly's 1929 map.

Draft - not for

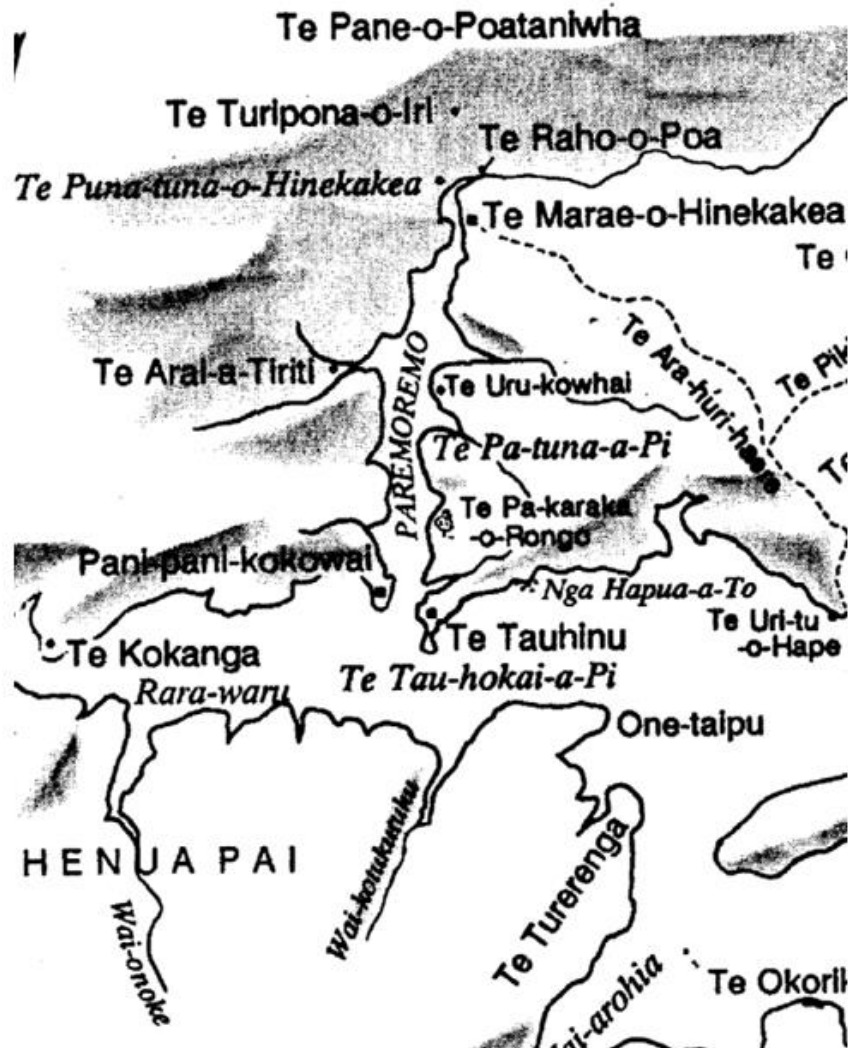


Figure 4. Compilation of recorded traditional place names. Source: Kelly and Sturridge (1990).

They include:

**Te Marae ō Hinekākea** *The enclosure of Hinekākea . An old village at the headwaters of Paremoremo tidal creek on the eastern side (Graham nd:9). On Pt Lot 7.*

**Te Puna Tuna ō Hinekākea** *The eel pond of Hinekākea . A pool where fresh water creek enters the head of the Paremoremo Creek. Near the old village site Te Marae ō Hinekākea . Eels were only taken from here at new moon (Graham nd:22). Adjacent to Pt Lot 7.<sup>5</sup>*

**Te Ara-huri-haere** *The path that bends and turns. A pathway that lead from Marae ō Hine to the kāinga of Te Ōkinga ā Toroa and to Tauhinu (Lucas) creek.*

<sup>5</sup> It is possible that the part of Lot 7 on the northern side of the creek was retained in order to preserve access to this eel fishery.

**Te Raho ō Te Poa** (also appears as Te Raho o Poa) *The lump [testicle] of Poa. A large globular boulder at the top of the Paremoremo tidal creek (Graham nd:23)*<sup>6</sup>

**Te Pane ō Poataniwha** (also appears as Pani-o-Pua-Taniwha or Te Poataniwha). A sacred hill known as Te Pane ō Poataniwha, named after the Te Kawerau ā Maki ancestor Poataniwha (Auckland Council 2013). This name also appears to have been applied to this locality generally (see Graham 1919: 107).

**Te Turipona-o-Iri** (Kelly and SurrIDGE 1990).

Little recorded information has been found regarding the origins and early/traditional history of the Marae ō Hine settlement, although Graham states that it was an 'old settlement'. This locality at the head of the Paremoremo Creek was traditionally valued for eel fishing and gathering forest resources, and in earlier times<sup>7</sup> for moa hunting:

*Such was that place at Paremoremo—a place where at certain seasons they resorted to catch eels, birds; also to collect the edible flower of the kiekie, then plentiful in those parts; and the leaves thereof for mat-making.*

Graham 1919:108

The area around the kāinga was also cultivated:

*It was always understood that a stone mauri was somewhere there from the time it was a 'maara' [māra (cultivation)] of Ngati-Whatua – Tuhaere's people lived there...*

Graham 1932

The finding of several stone adzes and a mauri stone on the property (see below) together with the presence of 19<sup>th</sup> Century glass and ceramics in the vicinity of the foreshore midden deposits is consistent with human occupation in this general location (Pt Lot 7) originating in the pre-European period and extending into the historic era. The Marae ō Hine settlement is not shown on archival plans of the property other than as a place name, so the layout and full extent of the settlement on Pt Lot 7 is presently unknown. Māori Land Court and census records have not been examined and may provide further information.

### Later history

The first European dwelling on the property was probably that built by Cowley in 1848. There appears to be a building shown on a cadastral plan for the property dating from 1881, but it is presently unknown if this is the house, or a later

<sup>6</sup> Graham's typescript is annotated (*Te Poataniwha of the Kawerau tribe*), which suggests that this and the following name are associated with Te Poataniwha, the eponymous ancestor of Te Kawerau ā Maki.

<sup>7</sup> Moa had been hunted to extinction by ca 1430 AD



incarnation of the house, built by Cowley. An advertisement from 1893 (Fig. 5) describes the property as being predominantly in grass, with an orchard, a house, and farm buildings.

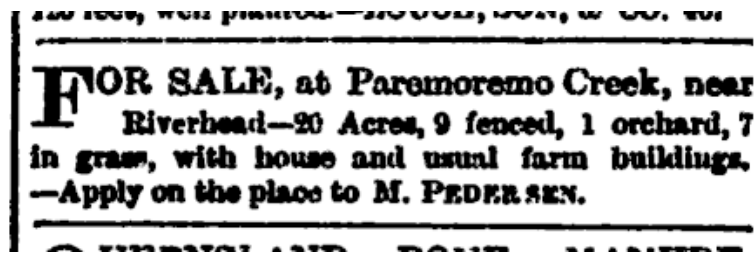


Figure 5. 1893 advertisement for the property. (*New Zealand Herald* 7 March 1893:1).



Figure 6. Cadastral plans for the property dating from 1881 (left) and 1922 (right). A building is shown on the 1881 plan while two buildings appear on a topographic map compiled in 1915 (below). SO plans 2620, 22303.

Buildings also appear to be shown on a 1922 cadastral plan and a 1915 map (Figure 6). One of these may well be the same building shown on the 1881 plan. There was a dwelling on the land in 1904 (Fig. 7).

And also By Order of the Mortgagee.  
**PAREMOREMO**—All that Parcel of Land,  
 containing 20 acres, more or less, with  
 orchard and small house, and be-  
 ing Allotment 7, PARISH OF PARE-  
 MOREMO. Land Transfer Title.

The above will be sold by auction at  
 my Rooms on Friday, the 18th November,  
 at 12 o'clock.

**ROBERT CHARLES CARR**  
 Auctioneer.

Figure 7. Advertisement for the sale of Allotment 7. *Auckland Star* 15 November 1904:8.

A certificate of title was issued for the property (Allot. 7) in 1895 in the name of Stephen Richard Morris, settler of Paremoremo (NA74-185). Morris defaulted on his mortgage (Fig. 6) and the property was eventually acquired by George Graham on 28 January 1908. Graham also applied for an area of Crown Land of approximately 30 acres adjacent to Section 7 in 1908 (*Auckland Star* 18 April 1908:3). Graham retained ownership of Pt Lot 7 until 1932.

Graham appears to have purchased the property with the intention of re-establishing a settlement or marae at Marae ō Hine<sup>8</sup>. In the end the settlement appears to have been short-lived, ceasing to exist from around or soon after the time Graham's marriage ended in 1912 (see WCC 2007:48).

### **George Graham**

George Samuel Graham was a European who took great interest in Māori culture and in the welfare of Māori. He married a Māori woman with whom he had a large family. After that marriage ended, he had relationships with two other Māori women.

Graham was from an accounting and legal background and as a native agent provided free advice to poor Māori families. He was prolific in his recording of Māori oral traditions, cultural practices and place names which he compiled as manuscripts and in many cases subsequently published. He collected numerous Māori artefacts which he documented and deposited in museums (AIM 2004). Graham was an active member of the Polynesian Society and Te Akarana Maori Association, and founder of the Anthropology and Māori race section of the Auckland Institute and Museum.

<sup>8</sup> Whether this was primarily intended for Graham's Māori wife and her extended family, for Ngāti Whātua, or for displaced Māori generally has not been established. Kawerau a Maki state that they stayed at Marae o Hine.



Figure 8. George Graham, photographed between 1932 and 1937. AIM PH-RES-803.

It is possible that George Graham may have already been residing at Marae ō Hine at the time he purchased the property. He had in 1899 married Takurangi Kahupeka Hapi<sup>9</sup> (generally known by her baptismal name Mary Magdalene) and went to live at her settlement at Paremoremo – presumably Marae ō Hine.

Mary was the daughter of Te Pataka Rangira Hapi of Waikato and Whatarangi Ngāti of Ngāti Whanaunga (Graham and Kurnow 2013)<sup>10</sup>. There were seven children from her marriage to George Graham. The couple separated sometime after the birth of their last child in 1912. Mary's mother Whatarangi, who also lived at the Paremoremo settlement, is said by King (1984:2) to have been one of Graham's informants on the Māori History of the Tamaki district.

Graham's extended family was joined by people from Te Kawerau a Maki:

*In the first decades of the twentieth century... Te Kawerau a Maki people also, at times, moved to live near former ancestral kainga, albeit on what was now privately owned European land, including at Marae o Hine, Paremoremo...*

<sup>9</sup> David Simmons states that she was also known as Taupiri Harongo.

<sup>10</sup> King 1984:2 states that she was also of Ngāti Whātua and Ngāti Pāoa descent

*At Paremoremo was the marae in recent times known as, Te Marae o Hinekakea. Our wharenuī was called Whatutamainupu...It is because of these connections [to ancestors associated with the Paremoremo District] that our tupuna were involved in the building of the marae at Paremoremo in 1909.*

(Taua 2000: sec 1.12-3)

### **Marae and meeting house**

The marae and the whare whakairo (carved meeting house) known as Whatu – ō – Tamainupō (Fig. 9, 10) referred to above were established on the Graham property in 1909. The ornate exterior carvings on the house were executed by Herbert (Bert) Heberley (1877-1911) of Ngāti Awa, assisted by Tu Hapi and Wiripo Pita. The interior is said to have been decorated with a number of carvings 'which date back for many years' (NZH 26/4/09:4). The house appears to have been commissioned by Mary Graham.

The house was formally opened by the tohunga Tumua from Waikato on 25 April 1909. Around 150 people attended the ceremony, including 36 chiefs from Whanganui, Maniopotō, Waikato, Hauraki, Aupourī, Te Rarawa and Ngāti Whātua.

During the speechmaking, George Graham took the opportunity to record traditional information, which he later published<sup>11</sup>:

*It was not till 1909 that I secured a definite account of this [Te Toka Tu Whenua] stone from the Kaipara and Waikato chiefs assembled at a house-christening festival at Paremoremo (Upper Waitemata). At the assembly in question, the time was spent by the prominent men present in speech-making, as is usual on such occasions and giving the history and tribal pedigrees for the edification of all present that cared to listen thereto.*

*Some of these narratives were then noted down by me.*

Graham 1925:166-7

The gathering also provided an opportunity for Māori land issues to be discussed. A number of resolutions were passed including the following:

*It is decided by the tribes present at this gathering that the sale of the balance of the lands remaining to the Māori people is not approved of, but that this balance of land should be kept as a source of revenue for the present and future generations of the race.*

AS 27/4/09:3

<sup>11</sup> E.g. Te Toka-Tu-Whenua. A relic of the ancient Waiohūa of Tamaki' by George Graham (1925), *Journal of the Polynesian Society* vol. 34, no. 2, pp. 175-79.



Figure 9. The meeting house *Whatu-ō-Tamainupō*. George Graham is standing in front of the door; Mrs (Mary) Graham is the woman holding their baby, Henare (Henry) Tuarangi Graham. The man standing between two women is Te Pataka Rangira Hapi, father in law of George Graham. Haki Hohaia, Mrs. Graham's grandfather on her mother's side, is the man sitting in the white *korowai*/cloak, and the boy in front of him is James Montrose Graham, oldest son of Mr and Mrs Graham. William Price photograph. Alexander Turnbull Library 1/2-001945-G.



Figure 10. Detail of front elevation of Whatu-ō-Tamainupō. Takurangi Hapi (Mrs Mary Graham) stands on the porch. Taonga presented at the christening of the house are displayed on the woven mat. William Price photograph, AIM PH-NEG-C33552.

### Grave of Manahi Hapi

In 1909, Manahi Hapi, George Graham's brother in law, passed away and was buried at Marae ō Hine (AS 27/11/09:4, 12; Madden 1968:22; NZH 27/11/09:1, 6; Fig. 11). Manahi died in Waimate North. The fact that he was buried at the Paremoremo property rather than in an existing family urupā suggests that there was an expectation that the Marae o Hine settlement would have a long term future.

---

**DEATHS.**

**HAPI.**—On Tuesday, 23rd November, at Waimate North, Manahi, the youngest surviving son of Hapi te Pataka and Whatarangi Ngati.

Interment at Marae-o-hine, Sunday.

A large assemblage of natives is at present gathered at the Maori settlement at Marae-o-hine, near Riverhead, where a tangi is being held over the body of Manahi, the youngest son of Hapi te Pataka and Whatarangi. The family of the deceased is connected with the leading natives of Waikato and Hauraki, and many of the visitors are from those parts, as also from Kaipara, Orakei, and the North.

Figure 11. Death notice for Manahi Hapi and newspaper report of tangi.

### Artefact finds

There have been a number of artefacts found at the Marae ō Hine site over the years. George Graham donated to Auckland Museum a large toki/adze found on a newly ploughed field at the Marae ō Hine settlement in 1911 (Fig. 12, 13). In 1926 he donated four further stone adzes and one greenstone adze from Paremoremo (Auckland Museum collection, objects 8271-4 and 20791; AS 3/4/2016:10; Fig.13) and in or around 1932, a stone mauri that had been found on the property (Graham 1932; Figure 12).

(Encl.....)

Auckland, N. Z. 6 May 1911

Memo. for J. O. Chessman Esq  
 at Institute, Princes St City

I have a stone adze or chisel which  
 I will send up to the Museum tomorrow  
 also a Stone axe ploughed up at  
 Maraehine Paremoremo near Pederhead  
 at Maraehine I spoke to you about before  
 at Maraehine I spoke to you about before  
 at Maraehine I spoke to you about before

The stone already gone forward was  
 ploughed up at our old cultivation  
 area at Paremoremo - It was always  
 understood a Stone Maori was some-  
 where there from the time it was a  
 'Maara' of Ngati-whata - Takere's  
 people lived there up to 1850 - We  
 assume the Stone now found is the  
 identical one - Perhaps it might be  
 appropriate to so exhibit it in the  
 agricultural items of the Maori  
 collection

Yours etc  
 Geo. Graham

Figure 12. Excerpts from letters from George Graham regarding the adze found in 1911 and the maori stone gifted to the Museum in 1932.



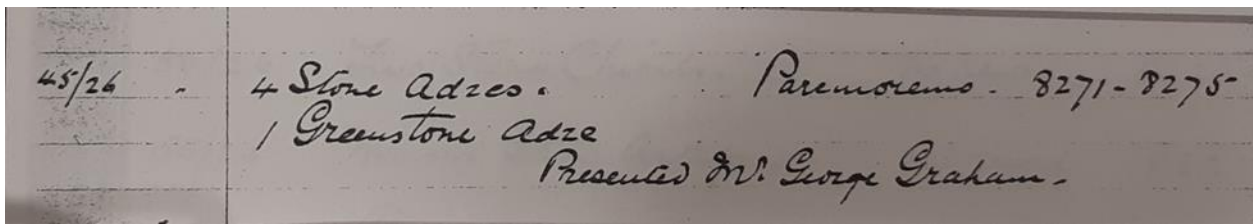


Figure 13. Auckland Museum record for the 1926 donation.



Figure 14. Some of the toki/adze blades referred to above. The large adze on the right is the one found at Marae ō Hine by George Graham in 1911 (see Fig. 12). Auckland Museum collections online.

### Later history

What became of the village and meeting house after the relationship between George and Mary ended has not been established. The village is said to have existed until just prior to World War 1.

It appears that the meeting house was dismantled, with the carvings from the building retained by Te Kawerau a Maki:

*We are also the guardians of the carvings from that house which location is known only to ourselves.*

Taua 2000:1.14

There appears to be a local tradition to the effect that the village was destroyed by fire. While it is possible that the buildings were deliberately burnt after it was abandoned and became redundant, there is no recorded evidence (for example newspaper articles) to suggest that it was destroyed in an accidental fire and that this was a precursor to abandonment.

George Graham appears to have continued to occupy the property, and in 1921 he was fined for failing to eradicate pests in his Paremoremo orchard (AS 20/5/21:2).

In 1932 the property was transferred under the power of sale conditions in the mortgage over the property, Graham presumably having defaulted during the Depression of the 1930s. By the 1940s the property was in farmland and all buildings had been demolished or removed (Fig. 14). There is no sign of Graham's orchard, possibly removed due to the fireblight infestation in the 1920s.

The location of the 1909 grave is not obvious but it is possibly the object visible between two trees close to the road frontage (Figure 14, 15)<sup>12</sup>.



Figure 14. This 1940 aerial photograph shows several deciduous trees on the property including a line of Lombardy poplars (arrowed) on the bend in the river (one of which is extant in 2016), and a rectangular area (circled) near the road frontage that appears to be disturbed ground with a tree at each corner and an object between them on the northeast side (see below).

<sup>12</sup> The current landowner subsequently (3/11/2016) confirmed that there is a grave with a headstone in this location.

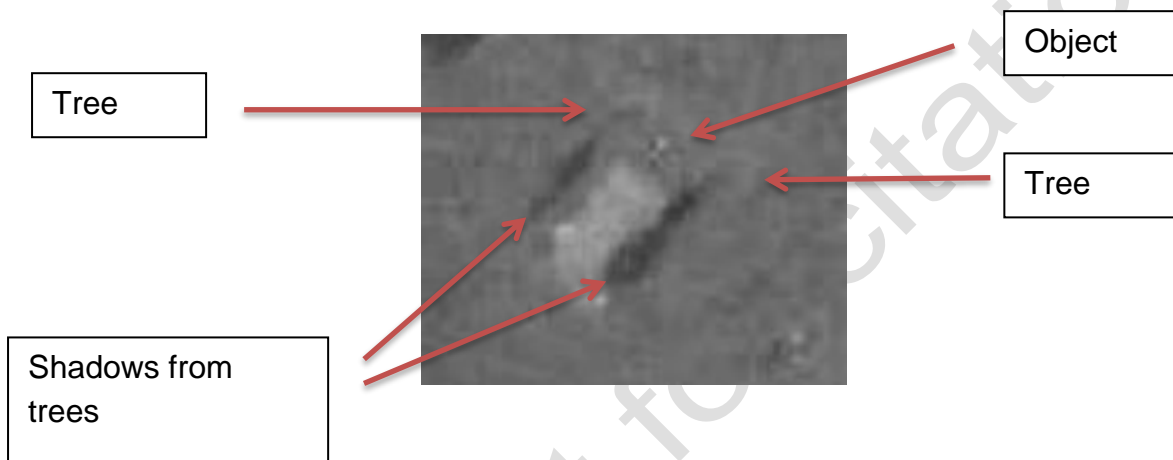


Figure 14. Detail of object visible in aerial photograph.

### Postscript

The property has subsequently been revisited and the grave of Manahi Mahi (below) located in the location identified from the aerial photograph. The inscription on the grave is in Māori. It is not known if further unmarked graves are present on the property.



Figure 15. Grave of Manahi Hapi, 24 November 2016.

## References

### Books and manuscripts

Auckland Council 2019. Auckland Unitary Plan operative in part updated 25 July 2019. Appendix 2: Treaty Settlement legislation statutory acknowledgements - Te Kawerau ā Maki.

Auckland Institute and Museum Library 2004. Inventory to the papers of George Samuel Graham. MS 120 AIM library.

Graham, George n.d. [1920?]. Māori Place Names. Typescript. AM MS 120 (M 36), AM, M 36.

----- 1919. Rangi-hua-moa: A legend of the moa in Waitemata District, Auckland. *Journal of the Polynesian Society* Vol. 28, No. 110:107-110.

----- 1925. Te Toka-tu-whenua. A relic of the ancient Waiohua of Tamaki. *Journal of the Polynesian Society* Volume 34 1925:75-179.

----- 1932. Letter to Gilbert Archey, Auckland Museum dated 1 ?November [ill] 1932.

Kelly, Leslie 1929. Māori place names of Auckland. Manuscript and map. AM MS 450.

..... 1940. Tamaki-makau-rau: map of the Tamaki isthmus with Māori place names. AIM G9083.A82.

Kelly, Jan and Jonnette Sturridge. 1990. Map of the Tamaki Isthmus with Māori Place Names Redrawn from Tamaki-makau-rau by Leslie Kelly. Department of Geography, Auckland University.

King, R.E. 1984 *Tauhinu: A History of Greenhithe*. Barrie Wood, Warkworth.

Madden, Ian B. 1966. *Riverhead: The Kaipara Gateway*. Riverhead Jubilee Association.

Ngāti Whātua Ōrākei 2018. Summary of Historical evidence, Tauhinu pā. Sites of Significance to Mana Whenua nomination, Auckland Council.

McGauran T. F. 1844. Colonial Secretary's Office Inwards Correspondence Register 1844/2093 Oct 07. Archives NZ IA 3/1/4.

Simmons, D R 1979. George Graham's Māori Place Names of Auckland. Records of Auckland Institute & Museum Vol. 16: 11-39.

Simmons, D R 1980 ed. Māori Place Names of Auckland; their meaning and history. Auckland Institute & Museum

Simmons, David 1987. Māori Auckland including the Māori Place Names of Auckland collected by George Graham. Gordon Ell the Bush Press Auckland.

Turton, H. Hanson. *Maori Deeds of Old Private Land Purchases in New Zealand, From the Year 1815 to 1840, with Pre-Emptive and Other Claims*.

Taua, Te Warena 2000. Te rohe o Te Kawerau a Maki. Evidence presented at Waitangi Tribunal hearing, Arataki Visitors Centre, Waitakere.

Waitakere City Council 2007. Waitemata Harbour Foreshore Reserves Management Plan, October 2007.

White, John 1888. *The Ancient History of the Maori, His Mythology and Traditions*. Vol. 5: Tai-Nui. Government Printer, Wellington

#### Newspapers:

AS *Auckland Star*

NZH *New Zealand Herald*

#### Images and maps

Lands and Survey Department 1920. 1:125,000 topographic map Auckland (Surveyed 1915). NZ Map 20 Auckland Libraries.

Price, W. A. Group seated outside the carved meeting house at Marae-o-Hine, Riverhead, 24 May 1909. Alexander Turnbull Library 1/2-001945-G

<http://mp.natlib.govt.nz/detail/?id=49515&l=en>

Robert Brassey

Auckland Council Heritage Unit

August 2019

Draft - not for citation

The following customer has submitted a Unitary Plan online further submission.

### Contact details

Full name of person making a further submission: Pani Gleeson

Organisation name: Nga Maunga Whakahii o Kaipara (Ngati Whatua o Kaipara)

Full name of your agent:

Email address: [tetaritaiao@kaiparamoana.com](mailto:tetaritaiao@kaiparamoana.com)

Contact phone number: 09 420 8410

Postal address:  
16 Commercial Road  
Helensville  
Auckland 0840

### Submission details

**This is a further submission to:**

Plan modification number: PC 27

Plan modification name: Amendments to Schedule 14.1 Schedule of Historic Heritage

### Original submission details

Original submitters name and address:  
Richard Paul van Bremen and Susan Louise Gibson, 54 Iona Avenue.  
[rvb@cww.co.nz](mailto:rvb@cww.co.nz)

Submission number: 31

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:  
Point number Entire Submission

The reasons for my or our support or opposition are:  
The site Te Marae o Hinekakea village is of high cultural value to Ngāti Whātua o Kaipara along with our whanaunga Ngāti Whātua Ōrākei. Ngāti Whātua o Kaipara sites of significance, and our relationships with those sites, is to protect, maintain, enhance and manage in partnership with Auckland Council and Historic Places Trust.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 11 September 2019

Supporting documents  
Letter - Te Marae o Hinekakea - Further Submissions\_20190911143032.705.pdf

### Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:  
Tangata Whenua - Cultural Significance

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



29 August 2019

**RE: Plan Change 27 to the Auckland Unitary Plan – further submissions**

Tēnā koe

**Introduction**

I would like to update you about a proposed plan change to the Auckland Unitary Plan (Operative in Part) that may be of interest to you. Plan Change 27 (PC27) is to Chapter L, Schedule 14 Historic Heritage Schedule, Statements and Maps, and seeks to amend Schedule 14.1 and/or the planning maps for 73 historic heritage places already included in Schedule 14.1. The amendments will correct errors and anomalies and, where appropriate, update information on these places.

The proposed plan change includes amendments to **ID 00729 Te Marae o Hinekakea village site, including grave R10\_163**, which is located at 54 Iona Avenue, Paremoremo. A summary on the history of this place and its known heritage values is attached. Through our understanding of this history we have identified you as a possible interested party.

The amendment to this historic heritage place is primarily to ensure the historic heritage place is correctly mapped in the Auckland Unitary Plan maps. This will ensure the provisions of the Auckland Unitary Plan Historic Heritage Overlay will apply appropriately to the place. Unless this amendment is made, the historic heritage place will effectively have no protection, as the current mapping of the place (by a dot only) does not result in the heritage overlay applying to the area where the village site and grave are located.

A submission has been received from the landowner of 54 Iona Avenue. The submission seeks that the plan change be declined in relation to amendments proposed for ID 00729 Te Marae o Hinekakea village site at 54 Iona Avenue.

The summary of decisions requested (SDR) in submissions to the plan change will be publicly notified on 29 September. To view the SDR and submissions received on PC27, please visit the Council's website at the following link:  
<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/proposed-plan-changes/Pages/pc27-amendments-to-schedule-14-1.aspx>

## Further submissions

The following persons may make a further submission, in the prescribed form:

- any person representing a relevant aspect of the public interest; and
- any person that has an interest in the proposal greater than the interest that the general public has;
- the local authority itself (Auckland Council)

A further submission may only express support or opposition to a matter raised in an original submission (made under clauses 6 or 6A). It must not raise new points of submission. Further submissions must be lodged using the prescribed form (Form 6), which can be completed online or downloaded from the Auckland Council website at <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/proposed-plan-changes/Pages/pc27-amendments-to-schedule-14-1.aspx> or collected from any Library or Council office. Any hardcopy forms must be posted to: Auckland Council, Private Bag 92300, Auckland 1142.

A copy of the further submission is also required to be sent to the original submitter not later than 5 working days after lodging the 'further submission' with the Council.

Further submissions must be lodged by **Thursday 12 September 2019**.

## Process

Once the Council has received further submissions, it will hold a hearing on PC27. A hearing is a formal meeting where you can present your submission or further submission directly to the Council. You can speak at the hearing if you have made a written submission, and told the council in your written submission that you want to speak at the hearing.

If you would like to know anything further, please contact Emma Rush on 021 946 022 or at ([emma.rush@aucklandcouncil.govt.nz](mailto:emma.rush@aucklandcouncil.govt.nz)).

Naku noa

Tanya Sorrell  
Team Leader – Built and Cultural Heritage Policy  
**Heritage Unit**  
**Chief Planning Office**  
**Auckland Council**

## Brief history of the Te Marae ō Hinekākea kāinga site at 54 Iona Avenue, Paremoremo



Figure 1. The meeting house Whatu-ō-Tamainupō at Te Marae ō Hinekākea in 1909. William Price photograph, ATL 1/2-001497-G.

### Introduction

This report provides a brief summary of the history (Māori and European) of the property at 54 Iona Avenue, Paremoremo (Fig.2). This property is the site of a scheduled historic heritage place, the Te Marae ō Hinekākea village site R10\_163, schedule ID 00729.



Figure 2. The property at 54 Iona Avenue, Paremoremo

The property at 54 Iona Avenue is described as Pt Lot 7 Parish of Paremoremo. It is bounded on the north and west sides by the shoreline of the Paremoremo Creek. In this vicinity the creek turns to the south and transitions from fresh to salt water. The original Lot 7, which comprised 20 acres, straddled the Paremoremo Creek (Fig. 3) and included the northern shoreline and the slopes above.

The southern portion of Lot 7 had, prior to European acquisition, been the site of a Māori kāinga (settlement) that was known as Te Marae ō Hinekākea (often shortened to Marae ō Hine). Hinekākea is understood to have been a Ngāti Poataniwha ancestor. Ngāti Poataniwha was a hapū of Te Kawerau. The hapū was primarily based in the upper Waitematā area, known traditionally as Te [Waitematā tō] Wairoa ō Kahu.

During the early 19th Century the Te Marae ō Hinekākea settlement is said to have been occupied by both Ngāti Whātua and by Te Kawerau ā Maki (see below).

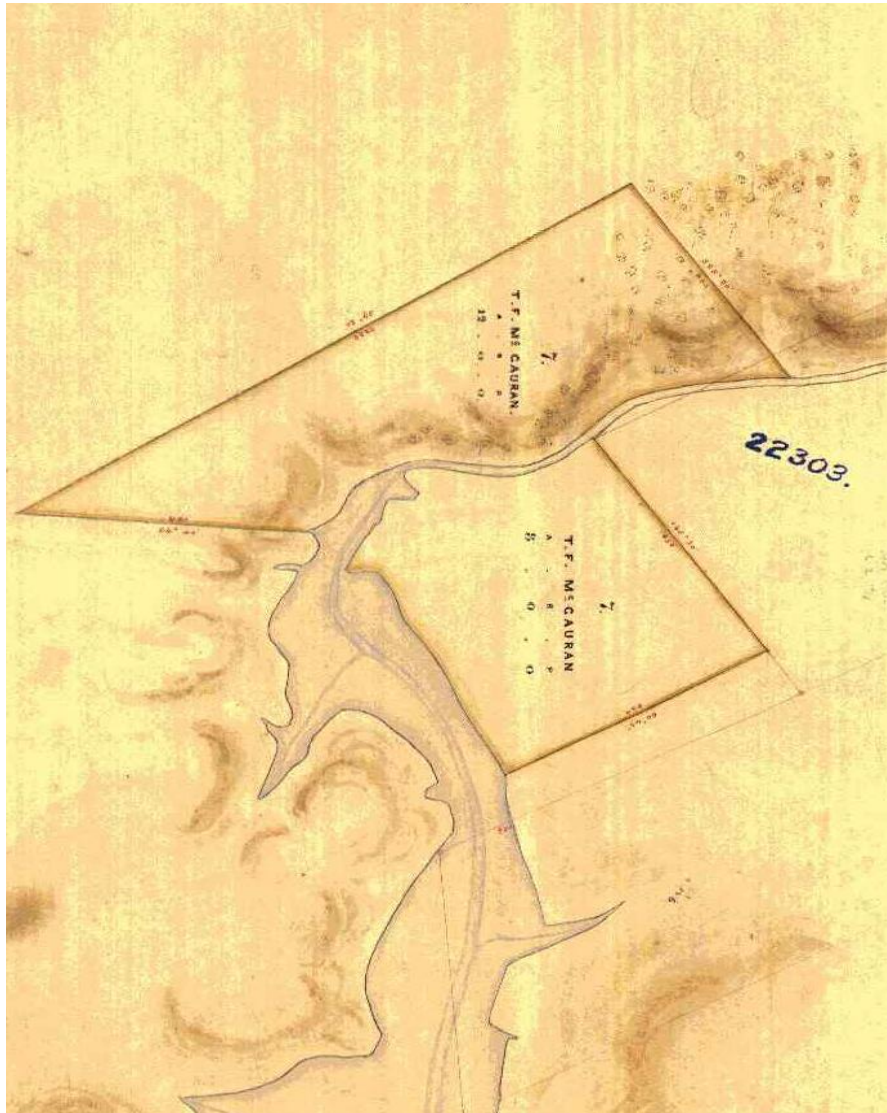


Figure 3. Survey plan SO 717 (1848) showing the original boundaries of Lot 7.

### Transition into European ownership

In 1844 Thomas McGauran entered into an arrangement to purchase 20 acres at the head of Paremoremo Creek (Fig. 3) from John or Mary Fair<sup>1</sup> (McGauran 1844), who had earlier agreed to purchase the land from the Māori owners. The deed, signed by Tautari Whanganui, acknowledges a payment of 1 Gun, 2 Trousers, 1 Coat and five shillings in cash for the land, the boundaries of which are the spurs of the hills on both sides of the creek (Turtons Deeds No. 58). Lot 7 was surrounded by three much larger land blocks that were the subject of pre-emption claims by John Fair and Maurice Kelly.

<sup>1</sup> Sometimes spelt Faire. Mary Fair later became Mary Kelly after her husband drowned in Paremoremo Creek and she married Maurice Kelly.

Ngāti Whātua had by the 1820s vacated their lands in the upper harbour<sup>2</sup> and were living at Ōkahu (Ōrakei) (Madden, 1966:23) due to the threat of attack from the powerful Ngāpuhi confederation of tribes<sup>3</sup>. By the mid-late 1830s the balance of power had shifted and Ngāpuhi were no longer a threat, so a return to former settlements became possible. Lot 7 appears to have been divided off from the larger blocks of land, perhaps with the original intention of retaining the Marae o Hine settlement that was located on the land. This settlement was evidently reoccupied by Ngāti Whātua<sup>4</sup> during the 1830s-40s period, but subsequently on/sold. Te Kawerau a Maki, who had shared interests in this locality, also occupied at least part of the land at Te Marae o Hinekākea during this time (Taua 2000).

Thomas McGauran, a doctor, had arrived in New Zealand in 1843 as a ship's surgeon and established a practice in lower Queen Street. McGauran's interest in purchasing the land was likely speculative, and he on sold his interest to Charles Cowley in 1846. Cowley's interest in the land was stated to be for the purpose of sawing timber. McGauran had previously applied for and was granted a pre-emption certificate by the Crown (Madden 1966; McGauran 1844). Cowley subsequently applied to relinquish the pre-emption claim to the land in return for compensation, but his claim was refused. By June 1848 Cowley had built a dwelling and was cultivating his land (Madden 1966). After investigation the original claim was allowed and a Crown Grant was issued to Crowley on 20 November 1848 (46 109).

### **Māori traditional history** (based on public domain sources)

The district of Paremoremo is named after the drowning there of a Kawerau tupuna (ancestor). It has a rich traditional history which is reflected in the existence of a numerous recorded traditional place names. These refer to settlements, pā (fortifications) and geographic features associated with ancestors of Te Kawerau a Maki, Waiōhua, Ngāti Whātua and other iwi (see Taua 2000; Ngāti Whātua 2018 for further details).

A number of these traditional Māori place names are recorded in the vicinity of Lot 7 by George Graham (n.d.), Leslie Kelly (1929) (Figure 4) and Kelly and Sturridge (1990) (Figure 5).

<sup>2</sup> Along with other iwi with settlements in the area

<sup>3</sup> The vendor, Tautari Whanganui, was resident at Orakei at the time of the sale.

<sup>4</sup> Graham (1932) states that 'Tuhaere's people' lived at Marae o Hine and had cultivations there until 1850. Paora Tūhaere was a prominent Ngāti Whātua rangatira during the 19<sup>th</sup> Century. Charles Cowley is said to have occupied the land from 1848, so the date communicated to Graham was evidently approximate.



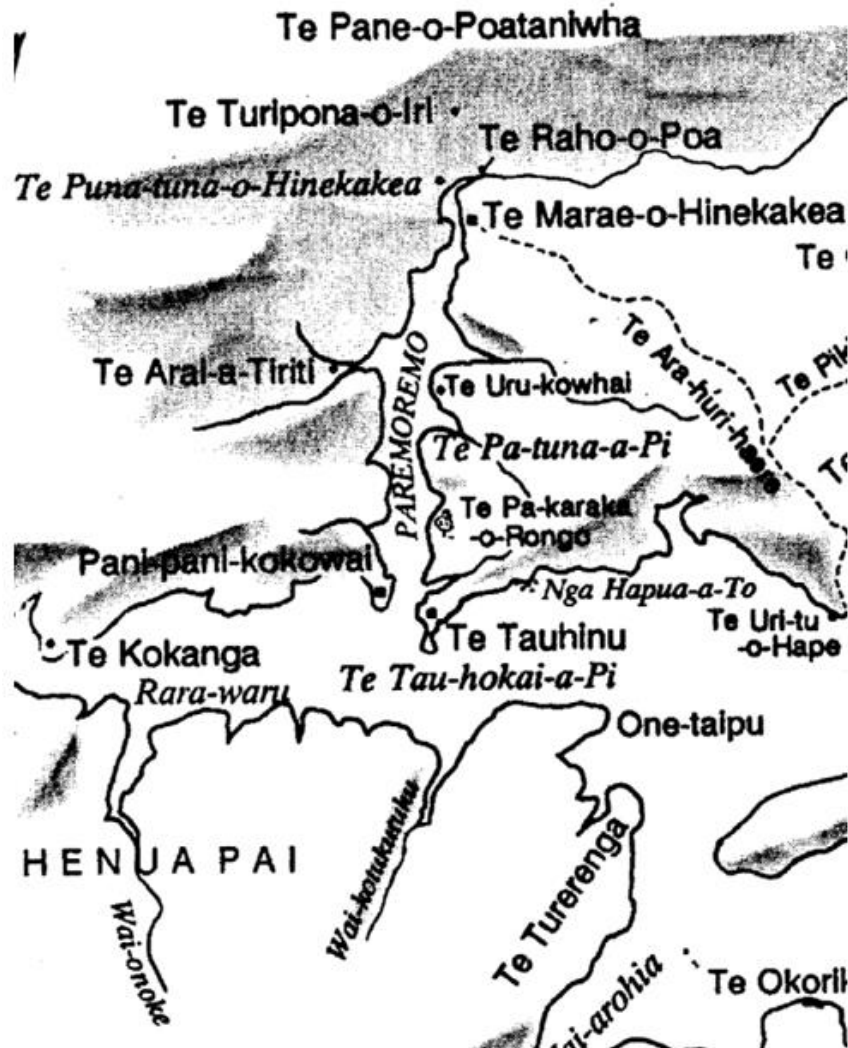


Figure 4. Compilation of recorded traditional place names. Source: Kelly and Sturridge (1990).

They include:

**Te Marae ō Hinekākea** *The enclosure of Hinekākea . An old village at the headwaters of Paremomore tidal creek on the eastern side (Graham nd:9). On Pt Lot 7.*

**Te Puna Tuna ō Hinekākea** *The eel pond of Hinekākea . A pool where fresh water creek enters the head of the Paremomore Creek. Near the old village site Te Marae ō Hinekākea . Eels were only taken from here at new moon (Graham nd:22). Adjacent to Pt Lot 7.<sup>5</sup>*

**Te Ara-huri-haere** *The path that bends and turns. A pathway that lead from Marae ō Hine to the kāinga of Te Ōkinga ā Toroa and to Tauhinu (Lucas) creek.*

<sup>5</sup> It is possible that the part of Lot 7 on the northern side of the creek was retained in order to preserve access to this eel fishery.



**Te Raho ō Te Poa** (also appears as Te Raho o Poa) *The lump [testicle] of Poa. A large globular boulder at the top of the Paremoremo tidal creek (Graham nd:23)*<sup>6</sup>

**Te Pane ō Poataniwha** (also appears as Pani-o-Pua-Taniwha or Te Poataniwha). A sacred hill known as Te Pane ō Poataniwha, named after the Te Kawerau ā Maki ancestor Poataniwha (Auckland Council 2013). This name also appears to have been applied to this locality generally (see Graham 1919: 107).

**Te Turipona-o-Iri** (Kelly and Surridge 1990).

Little recorded information has been found regarding the origins and early/traditional history of the Marae ō Hine settlement, although Graham states that it was an 'old settlement'. This locality at the head of the Paremoremo Creek was traditionally valued for eel fishing and gathering forest resources, and in earlier times<sup>7</sup> for moa hunting:

*Such was that place at Paremoremo—a place where at certain seasons they resorted to catch eels, birds; also to collect the edible flower of the kiekie, then plentiful in those parts; and the leaves thereof for mat-making.*

Graham 1919:108

The area around the kāinga was also cultivated:

*It was always understood that a stone mauri was somewhere there from the time it was a 'maara' [māra (cultivation)] of Ngati-Whatua – Tuhaere's people lived there...*

Graham 1932

The finding of several stone adzes and a mauri stone on the property (see below) together with the presence of 19<sup>th</sup> Century glass and ceramics in the vicinity of the foreshore midden deposits is consistent with human occupation in this general location (Pt Lot 7) originating in the pre-European period and extending into the historic era. The Marae ō Hine settlement is not shown on archival plans of the property other than as a place name, so the layout and full extent of the settlement on Pt Lot 7 is presently unknown. Māori Land Court and census records have not been examined and may provide further information.

### Later history

The first European dwelling on the property was probably that built by Cowley in 1848. There appears to be a building shown on a cadastral plan for the property dating from 1881, but it is presently unknown if this is the house, or a later

<sup>6</sup> Graham's typescript is annotated (*Te Poataniwha of the Kawerau tribe*), which suggests that this and the following name are associated with Te Poataniwha, the eponymous ancestor of Te Kawerau ā Maki.

<sup>7</sup> Moa had been hunted to extinction by ca 1430 AD

incarnation of the house, built by Cowley. An advertisement from 1893 (Fig. 5) describes the property as being predominantly in grass, with an orchard, a house, and farm buildings.

**FOR SALE, at Paremoremo Creek, near Riverhead—20 Acres, 9 fenced, 1 orchard, 7 in grass, with house and usual farm buildings. —Apply on the place to M. PEDERSEN.**

Figure 5. 1893 advertisement for the property. (*New Zealand Herald* 7 March 1893:1).



Figure 6. Cadastral plans for the property dating from 1881 (left) and 1922 (right). A building is shown on the 1881 plan while two buildings appear on a topographic map compiled in 1915 (below). SO plans 2620, 22303.

Buildings also appear to be shown on a 1922 cadastral plan and a 1915 map (Figure 6). One of these may well be the same building shown on the 1881 plan. There was a dwelling on the land in 1904 (Fig. 7).

And also By Order of the Mortgagee.  
**PAREMOREMO**—All that Parcel of Land,  
 containing 20 acres, more or less, with  
 orchard and small house, and be-  
 ing Allotment 7, PARISH OF PARE-  
 MOREMO. Land Transfer Title.

The above will be sold by auction at  
 my Rooms on Friday, the 18th November,  
 at 12 o'clock.

**ROBERT CHARLES CARR**  
 Auctioneer.

Figure 7. Advertisement for the sale of Allotment 7. *Auckland Star* 15 November 1904:8.

A certificate of title was issued for the property (Allot. 7) in 1895 in the name of Stephen Richard Morris, settler of Paremoro (NA74-185). Morris defaulted on his mortgage (Fig. 6) and the property was eventually acquired by George Graham on 28 January 1908. Graham also applied for an area of Crown Land of approximately 30 acres adjacent to Section 7 in 1908 (*Auckland Star* 18 April 1908:3). Graham retained ownership of Pt Lot 7 until 1932.

Graham appears to have purchased the property with the intention of re-establishing a settlement or marae at Marae ō Hine<sup>8</sup>. In the end the settlement appears to have been short-lived, ceasing to exist from around or soon after the time Graham's marriage ended in 1912 (see WCC 2007:48).

### **George Graham**

George Samuel Graham was a European who took great interest in Māori culture and in the welfare of Māori. He married a Māori woman with whom he had a large family. After that marriage ended, he had relationships with two other Māori women.

Graham was from an accounting and legal background and as a native agent provided free advice to poor Māori families. He was prolific in his recording of Māori oral traditions, cultural practices and place names which he compiled as manuscripts and in many cases subsequently published. He collected numerous Māori artefacts which he documented and deposited in museums (AIM 2004). Graham was an active member of the Polynesian Society and Te Akarana Maori Association, and founder of the Anthropology and Māori race section of the Auckland Institute and Museum.

<sup>8</sup> Whether this was primarily intended for Graham's Māori wife and her extended family, for Ngāti Whātua, or for displaced Māori generally has not been established. Kawerau a Maki state that they stayed at Marae o Hine.



Figure 8. George Graham, photographed between 1932 and 1937. AIM PH-RES-803.

It is possible that George Graham may have already been residing at Marae ō Hine at the time he purchased the property. He had in 1899 married Takurangi Kahupeka Hapi<sup>9</sup> (generally known by her baptismal name Mary Magdalene) and went to live at her settlement at Paremoremo – presumably Marae ō Hine.

Mary was the daughter of Te Pataka Rangira Hapi of Waikato and Whatarangi Ngāti of Ngāti Whanaunga (Graham and Kurnow 2013)<sup>10</sup>. There were seven children from her marriage to George Graham. The couple separated sometime after the birth of their last child in 1912. Mary's mother Whatarangi, who also lived at the Paremoremo settlement, is said by King (1984:2) to have been one of Graham's informants on the Māori History of the Tamaki district.

Graham's extended family was joined by people from Te Kawerau a Maki:

*In the first decades of the twentieth century... Te Kawerau a Maki people also, at times, moved to live near former ancestral kainga, albeit on what was now privately owned European land, including at Marae o Hine, Paremoremo...*

<sup>9</sup> David Simmons states that she was also known as Taupiri Harongo.

<sup>10</sup> King 1984:2 states that she was also of Ngāti Whātua and Ngāti Pāoa descent

*At Paremoremo was the marae in recent times known as, Te Marae o Hinekakea. Our wharenuī was called Whatutamainupu...It is because of these connections [to ancestors associated with the Paremoremo District] that our tupuna were involved in the building of the marae at Paremoremo in 1909.*

(Taua 2000: sec 1.12-3)

### **Marae and meeting house**

The marae and the whare whakairo (carved meeting house) known as Whatu – ō – Tamainupō (Fig. 9, 10) referred to above were established on the Graham property in 1909. The ornate exterior carvings on the house were executed by Herbert (Bert) Heberley (1877-1911) of Ngāti Awa, assisted by Tu Hapi and Wiripo Pita. The interior is said to have been decorated with a number of carvings 'which date back for many years' (NZH 26/4/09:4). The house appears to have been commissioned by Mary Graham.

The house was formally opened by the tohunga Tumua from Waikato on 25 April 1909. Around 150 people attended the ceremony, including 36 chiefs from Whanganui, Maniopoto, Waikato, Hauraki, Aupouri, Te Rarawa and Ngāti Whātua.

During the speechmaking, George Graham took the opportunity to record traditional information, which he later published<sup>11</sup>:

*It was not till 1909 that I secured a definite account of this [Te Toka Tu Whenua] stone from the Kaipara and Waikato chiefs assembled at a house-christening festival at Paremoremo (Upper Waitemata). At the assembly in question, the time was spent by the prominent men present in speech-making, as is usual on such occasions and giving the history and tribal pedigrees for the edification of all present that cared to listen thereto.*

*Some of these narratives were then noted down by me.*

Graham 1925:166-7

The gathering also provided an opportunity for Māori land issues to be discussed. A number of resolutions were passed including the following:

*It is decided by the tribes present at this gathering that the sale of the balance of the lands remaining to the Māori people is not approved of, but that this balance of land should be kept as a source of revenue for the present and future generations of the race.*

AS 27/4/09:3

<sup>11</sup> E.g. Te Toka-Tu-Whenua. A relic of the ancient Waiohūa of Tamaki' by George Graham (1925), *Journal of the Polynesian Society* vol. 34, no. 2, pp. 175-79.



Figure 9. The meeting house *Whatu-ō-Tamainupō*. George Graham is standing in front of the door; Mrs (Mary) Graham is the woman holding their baby, Henare (Henry) Tuarangi Graham. The man standing between two women is Te Pataka Rangira Hapi, father in law of George Graham. Haki Hohaia, Mrs. Graham's grandfather on her mother's side, is the man sitting in the white *korowai*/cloak, and the boy in front of him is James Montrose Graham, oldest son of Mr and Mrs Graham. William Price photograph. Alexander Turnbull Library 1/2-001945-G.



Figure 10. Detail of front elevation of Whatu-ō-Tamainupō. Takurangi Hapi (Mrs Mary Graham) stands on the porch. Taonga presented at the christening of the house are displayed on the woven mat. William Price photograph, AIM PH-NEG-C33552.

### Grave of Manahi Hapi

In 1909, Manahi Hapi, George Graham's brother in law, passed away and was buried at Marae ō Hine (AS 27/11/09:4, 12; Madden 1968:22; NZH 27/11/09:1, 6; Fig. 11). Manahi died in Waimate North. The fact that he was buried at the Paremoremo property rather than in an existing family urupā suggests that there was an expectation that the Marae o Hine settlement would have a long term future.

---

**DEATHS.**

**HAPI.**—On Tuesday, 23rd November, at Waimate North, Manahi, the youngest surviving son of Hapi te Pataka and Whatarangi Ngati.

Interment at Marae-o-hine, Sunday.

A large assemblage of natives is at present gathered at the Maori settlement at Marae-o-hine, near Riverhead, where a tangi is being held over the body of Manahi, the youngest son of Hapi te Pataka and Whatarangi. The family of the deceased is connected with the leading natives of Waikato and Hauraki, and many of the visitors are from those parts, as also from Kaipara, Orakei, and the North.

Figure 11. Death notice for Manahi Hapi and newspaper report of tangi.

### Artefact finds

There have been a number of artefacts found at the Marae ō Hine site over the years. George Graham donated to Auckland Museum a large toki/adze found on a newly ploughed field at the Marae ō Hine settlement in 1911 (Fig. 12, 13). In 1926 he donated four further stone adzes and one greenstone adze from Paremoremo (Auckland Museum collection, objects 8271-4 and 20791; AS 3/4/2016:10; Fig.13) and in or around 1932, a stone mauri that had been found on the property (Graham 1932; Figure 12).



(Encl.....)

Auckland, N. Z. 6 May 1911

Memo. for J. O. Chessman Esq  
 at Institute, Princes St City

I have a stone adze or chisel which  
 I will send up to the Museum tomorrow  
 also a Stone axe ploughed up at  
 Maraehine Paremoremo near Pederhead  
 at Maraehine Paremoremo near Pederhead  
 I spoke to you about before  
 the sturrity of speaking

The stone already gone forward was  
 ploughed up at our old cultivation  
 area at Paremoremo - It was always  
 understood a Stone Maori was some-  
 where there from the time it was a  
 'Maara' of Ngati-whata - Takere's  
 people lived there up to 1850 - We  
 assume the Stone now found is the  
 identical one - Perhaps it might be  
 appropriate to so exhibit it in the  
 agricultural items of the Maori  
 collection

Yours etc  
 Geo. Graham

Figure 12. Excerpts from letters from George Graham regarding the adze found in 1911 and the maori stone gifted to the Museum in 1932.

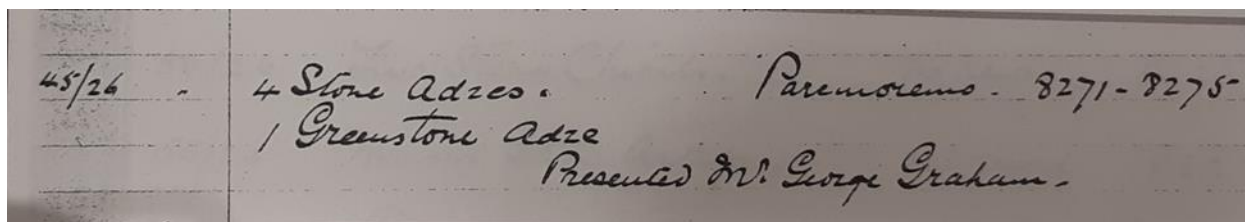


Figure 13. Auckland Museum record for the 1926 donation.



Figure 14. Some of the toki/adze blades referred to above. The large adze on the right is the one found at Marae ō Hine by George Graham in 1911 (see Fig. 12). Auckland Museum collections online.

### Later history

What became of the village and meeting house after the relationship between George and Mary ended has not been established. The village is said to have existed until just prior to World War 1.

It appears that the meeting house was dismantled, with the carvings from the building retained by Te Kawerau a Maki:

*We are also the guardians of the carvings from that house which location is known only to ourselves.*

Taua 2000:1.14

There appears to be a local tradition to the effect that the village was destroyed by fire. While it is possible that the buildings were deliberately burnt after it was abandoned and became redundant, there is no recorded evidence (for example newspaper articles) to suggest that it was destroyed in an accidental fire and that this was a precursor to abandonment.

George Graham appears to have continued to occupy the property, and in 1921 he was fined for failing to eradicate pests in his Paremoremo orchard (AS 20/5/21:2).

In 1932 the property was transferred under the power of sale conditions in the mortgage over the property, Graham presumably having defaulted during the Depression of the 1930s. By the 1940s the property was in farmland and all buildings had been demolished or removed (Fig. 14). There is no sign of Graham's orchard, possibly removed due to the fireblight infestation in the 1920s.

The location of the 1909 grave is not obvious but it is possibly the object visible between two trees close to the road frontage (Figure 14, 15)<sup>12</sup>.



Figure 14. This 1940 aerial photograph shows several deciduous trees on the property including a line of Lombardy poplars (arrowed) on the bend in the river (one of which is extant in 2016), and a rectangular area (circled) near the road frontage that appears to be disturbed ground with a tree at each corner and an object between them on the northeast side (see below).

<sup>12</sup> The current landowner subsequently (3/11/2016) confirmed that there is a grave with a headstone in this location.

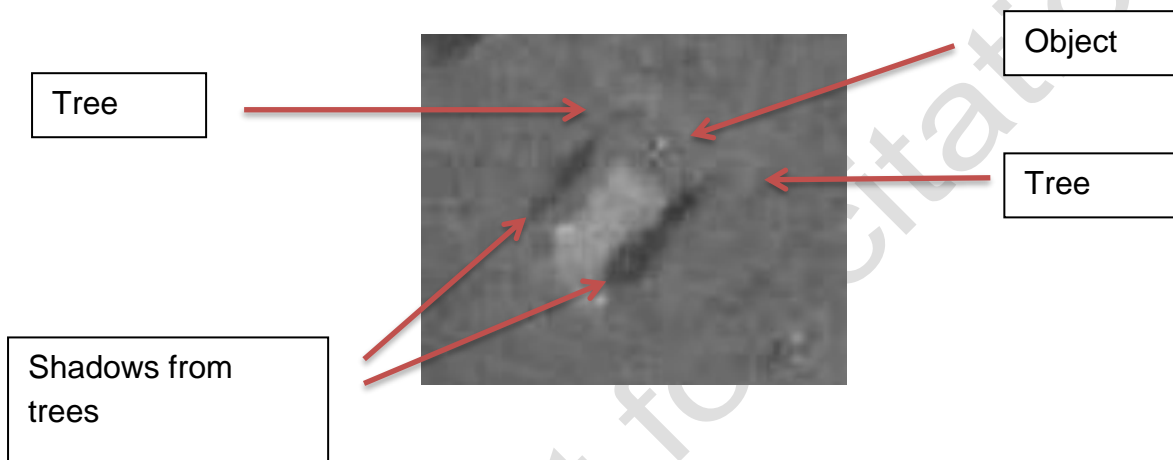


Figure 14. Detail of object visible in aerial photograph.

### Postscript

The property has subsequently been revisited and the grave of Manahi Mahi (below) located in the location identified from the aerial photograph. The inscription on the grave is in Māori. It is not known if further unmarked graves are present on the property.



Figure 15. Grave of Manahi Hapi, 24 November 2016.

## References

### Books and manuscripts

Auckland Council 2019. Auckland Unitary Plan operative in part updated 25 July 2019. Appendix 2: Treaty Settlement legislation statutory acknowledgements - Te Kawerau ā Maki.

Auckland Institute and Museum Library 2004. Inventory to the papers of George Samuel Graham. MS 120 AIM library.

Graham, George n.d. [1920?]. Māori Place Names. Typescript. AM MS 120 (M 36), AM, M 36.

----- 1919. Rangi-hua-moa: A legend of the moa in Waitemata District, Auckland. *Journal of the Polynesian Society* Vol. 28, No. 110:107-110.

----- 1925. Te Toka-tu-whenua. A relic of the ancient Waiohua of Tamaki. *Journal of the Polynesian Society* Volume 34 1925:75-179.

----- 1932. Letter to Gilbert Archey, Auckland Museum dated 1 ?November [ill] 1932.

Kelly, Leslie 1929. Māori place names of Auckland. Manuscript and map. AM MS 450.

..... 1940. Tamaki-makau-rau: map of the Tamaki isthmus with Māori place names. AIM G9083.A82.

Kelly, Jan and Jonnette Sturridge. 1990. Map of the Tamaki Isthmus with Māori Place Names Redrawn from Tamaki-makau-rau by Leslie Kelly. Department of Geography, Auckland University.

King, R.E. 1984 *Tauhinu: A History of Greenhithe*. Barrie Wood, Warkworth.

Madden, Ian B. 1966. *Riverhead: The Kaipara Gateway*. Riverhead Jubilee Association.

Ngāti Whātua Ōrākei 2018. Summary of Historical evidence, Tauhinu pā. Sites of Significance to Mana Whenua nomination, Auckland Council.

McGauran T. F. 1844. Colonial Secretary's Office Inwards Correspondence Register 1844/2093 Oct 07. Archives NZ IA 3/1/4.

Simmons, D R 1979. George Graham's Māori Place Names of Auckland. Records of Auckland Institute & Museum Vol. 16: 11-39.

Simmons, D R 1980 ed. Māori Place Names of Auckland; their meaning and history. Auckland Institute & Museum

Simmons, David 1987. Māori Auckland including the Māori Place Names of Auckland collected by George Graham. Gordon Ell the Bush Press Auckland.

Turton, H. Hanson. *Maori Deeds of Old Private Land Purchases in New Zealand, From the Year 1815 to 1840, with Pre-Emptive and Other Claims*.

Taua, Te Warena 2000. Te rohe o Te Kawerau a Maki. Evidence presented at Waitangi Tribunal hearing, Arataki Visitors Centre, Waitakere.

Waitakere City Council 2007. Waitemata Harbour Foreshore Reserves Management Plan, October 2007.

White, John 1888. *The Ancient History of the Maori, His Mythology and Traditions*. Vol. 5: Tai-Nui. Government Printer, Wellington

#### Newspapers:

AS *Auckland Star*

NZH *New Zealand Herald*

#### Images and maps

Lands and Survey Department 1920. 1:125,000 topographic map Auckland (Surveyed 1915). NZ Map 20 Auckland Libraries.

Price, W. A. Group seated outside the carved meeting house at Marae-o-Hine, Riverhead, 24 May 1909. Alexander Turnbull Library 1/2-001945-G

<http://mp.natlib.govt.nz/detail/?id=49515&l=en>

Robert Brassey

Auckland Council Heritage Unit

August 2019

Draft - not for citation

The following customer has submitted a Unitary Plan online further submission.

### Contact details

Full name of person making a further submission: Jennifer Ann Clark

Organisation name: Papatoetoe Historical Society Incorporated

Full name of your agent: Jennifer Ann Clark

Email address: [jennya.clark@xtra.co.nz](mailto:jennya.clark@xtra.co.nz)

Contact phone number:

Postal address:

[jennya.clark@xtra.co.nz](mailto:jennya.clark@xtra.co.nz)

4391

4391 2103

### Submission details

**This is a further submission to:**

Plan modification number: PC 27

Plan modification name: Amendments to Schedule 14.1 Schedule of Historic Heritage

### Original submission details

Original submitters name and address:

Manukau Pacific Islands Presbyterian Church, Samoan Group

Submission number: 22

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 22.1

Point number 22.2

Point number 22.3

Point number 22.4

Point number 22.5

The reasons for my or our support or opposition are:

The society supports all points made in the submission by the church so that the property can be developed for the benefit of the community.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 12 September 2019

### Attend a hearing

I or we wish to be heard in support of this submission: No



## Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

The society has attended some meetings with church representatives to hear & discuss ideas for the development of the property which has always been for the benefit of the community.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online further submission.

### Contact details

Full name of person making a further submission: Scott Lomas

Organisation name: Te Kawerau Iwi Tribal Authority and Settlement Trust

Full name of your agent: Scott Lomas

Email address: [scott.lomas@tekawerau.iwi.nz](mailto:scott.lomas@tekawerau.iwi.nz)

Contact phone number: 021509098

Postal address:  
2/3 Airpark Dr  
Airport Oaks  
Auckland 2022

### Submission details

**This is a further submission to:**

Plan modification number: PC 27

Plan modification name: Amendments to Schedule 14.1 Schedule of Historic Heritage

### Original submission details

Original submitters name and address:

Richard Paul van Bremen and Susan Louise Gibson, 54 Iona Avenue. [rvb@cwv.co.nz](mailto:rvb@cwv.co.nz)

Submission number: 31

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:

Point number Entire Submission

The reasons for my or our support or opposition are:

The site is of cultural significance to Te Kawerau a Maki which is outlined in Sections 1.3.11 and 8.3.9 of the Te Kawerau a Maki Claim Overview Report (as part of Te Kawerau a Maki Settlement Act 2015).

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 12 September 2019

Supporting documents

Kawerau Claim Overview Report.pdf

### Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:  
Te Kawerau a Maki have cultural interests within this area as mana whenua.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

# TE KAWERAU Ā MAKI CLAIM OVERVIEW REPORT

---

**Graeme Murdoch**  
**March 2011**

**A Report commissioned by the Te Kawerau Iwi Tribal Authority  
in association with the Crown Forestry Rental Trust**



**CHAPTER 6: TE KAWERAU Ā MAKI – A HISTORICAL  
CHRONOLOGY 1700-1840-----26**

	6.1 Introduction-----	26
26	6.2 Conflict with Ngāti Whātua and the Hauraki tribes-----	
	6.3 European contact and its impact on Te Kawerau ā Maki-----	29
	6.4 Ngā Pakanga ā Te Pū – The Musket Wars-----	29

**PART 2**

**CHAPTER 7: TE KAWERAU Ā MAKI AT AND AROUND 1840-----31**

31	7.1 Settlement Patterns-----	
32	7.2 External Influences-----	
32	7.3 Living in Isolation-----	

**CHAPTER 8: ALIENATION OF THE LAND – EARLY PRIVATE  
TRANSACTIONS-----33**

33	8.1 Introduction-----	
34	8.2 Pre-Treaty private land transactions-----	
	8.3 Pre-emption Waiver Transactions-----	36
41	8.4 The Early Private Transactions – Conclusions-----	
	8.5 The Land Claims Commission-----	42

**CHAPTER 9: ALIENATION OF THE LAND – CROWN  
PURCHASES-----43**

	9.1 The Mahurangi & Ōmaha Transaction April-June 1841-----	43
45	9.2 The 1848 Crown Purchases-----	
46	9.3 Crown Purchases in West Auckland 1851-1853-----	
49	9.4 Crown Purchases in West Auckland 1853-1854-----	
	9.5 Crown Purchases in South Eastern Kaipara and Mahurangi 1854-1868-----	54
56	9.6 “The Tenth’s”-----	
58	9.7 The Provision of Native Reserves-----	
	9.8 Crown purchases impacting on Te Kawerau ā Maki – Conclusions-----	59

## **CHAPTER 10: THE NATIVE LAND LAWS AND THE OPERATION OF THE NATIVE LAND COURT-----62**

62	10.1 Introduction-----	
	10.2 The investigation of “Native Reserve” land at Mahurangi-----	62
66	10.3 The Hauturu (Little Barrier Island) Investigation 1880-1886-----	
67	10.4 Tiritiri Matangi-----	
68	10.5 The Waitākere Native Reserves-----	
	10.6 The Islands and Islets on the Waitākere Coastline-----	75
	10.7 Māori Land Boards and modern land management issues-----	76
	10.8 The investigation of customary Māori land in southern Kaipara-----	76
	10.9 Parihoa Native Reserve-----	
89	10.10 The Native Land Laws, the operation of the Native Land Court and Te Kāwerau ā Maki – Conclusions-----	
	92	

## **CHAPTER 11: THE TAKING OF LANDS BY THE CROWN FOR SAND DUNE RECLAMTION PURPOSES-----93**

93	11.1 Introduction-----	
94	11.2 Kōpironui-----	
97	11.3 Puketapu and Pukemokemoke-----	
	11.4 The taking of of land for sand dune reclamation – Conclusion-----	98

## **CHAPTER 12: THE LAST 150 YEARS – DISRUPTION, DISLOCATION AND MARGINALISATION – THE LEGACY-----98**

98	12.1 Introduction-----	
	12.2 Dislocation and marginalisation-----	98
	12.3 The position at 1900-----	99
	12.4 Landlessness and cultural dislocation-----	100
100	12.5 Survival in the face of adversity-----	

## **ATTACHMENT 1: TRADITIONAL SETTLEMENT PATTERNS, RESOURCE USE AND PLACES OF CULTURAL SIGNFICANCE-103**

	1.1 The traditional tribal rohe-----	
	103	
	1.2 The traditional cycle of resource use-----	
	103	
	1.3 The occupation of the land-----	
	109	
	1.4 Te Ao Hou – the modern world-----	
	109	

1.5 The cultural landscape-----	FS04
110	

**ATTACHMENT 2: WEST AUCKLAND OLD LAND CLAIMS-----112**

1.0 Old Land Claims - West Auckland 1836-45-----	112
2.0 Old Land Claims - Upper Waitematā Harbour 1844-1845-----	
113	
3.0 Old Land Claims – North Shore – Mahurangi 1839-1845-----	115

**ATTACHMENT 3: CROWN PURCHASES IN EASTERN KAIPARA  
1854-1868-----118**

1.0 Blocks impacting on shared Te Kawerau ā Maki ancestral interests-----	118
---	-----

**ATTACHMENT 4: NGĀ MOTU, NGĀ MOTU NOHINOHI, ME NGĀ  
KŌHATU E TŪ ANA I ROTO I NGĀ WAI WHAKATŪ Ā KUPE –  
THE ISLANDS OFF THE WESTERN COASTLINE OF WAITĀKERE  
CITY-----122**

1.0 Introduction-----	
123	
2.0 Ngā Motu, Ngā Motu Nohinohi, me Ngā Kōhatu e tū ana i roto i Ngā Wai Whakatū ā Kupe – The Islands, Islets and Rocks standing within The Upraised Seas of Kupe-----	
123	
3.0 Mana Whenua – Ownership and Tenurial Status-----	
125	
4.0 Motu Taitomo-----	
126	
5.0 Conclusions-----	
129	

**BIBLIOGRAPHY-----131**

Primary Sources-----	
131	
Secondary Sources-----	
132	
Note re documents-----	
136	

**LIST OF FIGURES**

Figure 1: Te Hekenga – the migration of Maki and his people to Tāmaki-----	10
--	----



Figure 2: Ngā Honohono Tawhito-----	FS04
14	
Figure 3: Kaikai and Patukuri, ML 28H-----	
15	
Figure 4: Places of significance, Upper Waitematā Harbour-----	32
Figure 5: Pre-emptive waiver claims, Upper Waitematā Harbour-----	38
Figure 6: Crown purchases 1848-1853-----	
47	
Figure 7: Crown purchases in West Auckland, 1848-1856-----	50
Figure 8: Te Pae ō Te Rangi Deed Plan, 10 March 1854-----	
51	
Figure 9: The Puatainga (Pū ō Tahinga) Deed Plan, 23 March 1854-----	52
Figure 10: Crown purchases in eastern Kaipara, 1854-1858-----	
55	
Figure 11: Mangatāwhiri and Tāwharanui Blocks, Roll Plan, Rodney County-----	64
Figure 12: Plan of the Waitākere Block, 1870-----	
70	
Figure 13: Waitākere Block subdivision, 1886-----	
72	
Figure 14: Wāhi tapu set aside from Waitakere 1B1-----	
73	
Figure 15 : Waitākere 1B2C2, 1914-----	
74	
Figure 16: Māori land blocks, southern Kaipara-----	
77	
Figure 17: Māori land blocks, south western Kaipara-----	
81	
Figure 18: The Kōpironui block subdivision-----	
82	
Figure 19: Māori land blocks, Muriwai, Waitematā County-----	
84	
Figure 20: Parihoa “Native Reserve”, Kumeū Survey District-----	90
Figure 21: “Foreshore Reserve” adjoining Lot 16 S, Motutara-----	
91	
Figure 22: Kōpironui B2D2 residue-----	
96	
Figure 23: Te Kawerau ā Maki ancestral area of interest-----	
101	

## LIST OF PLATES

Plate 1 – Pou ihi, Arataki Visitor Centre, Waitākere Ranges Regional Parkland-----	20
Plate 2 – Waitī Kāinga, Te Henga, c. 1910-----	
99	

# TE KAWERAU Ā MAKI - CLAIM OVERVIEW REPORT

## 1.0 INTRODUCTION

### 1.1 Background

1.1.1 This claim overview report has been prepared by Graeme Murdoch, lead historian for the Te Kawerau ā Maki claim. It has been written at the request of the Te Kawerau ā Maki Iwi Tribal Authority and the Office of Treaty Settlements (OTS), under contract to the Crown Forestry Rental Trust (CRFT).

1.1.2 The report has been prepared at relatively short notice, over a four month period, with a project brief of, “summarising and synthesizing all existing evidence relating to the Te Kawerau ā Maki historical claim against the Crown”. Research has largely been limited to existing research reports, relevant research commissioned by the Crown, and other key relevant secondary sources.<sup>1</sup> A cartographer was not available to produce maps for this report, although Figure 7 was produced with the assistance of CFRT.

### 1.2 The Author

1.2.1 Graeme Murdoch holds the degree of M.A (Hons) in History from the University of Auckland (1971). He served on the Crown appointed Auckland Conservation Board 1993-1998, and has researched, written, lectured, and published widely on the history of the Auckland region, particularly its Māori history. Notable publications include *A Field Guide to Auckland – exploring the region’s natural and historic heritage*, reprinted 2008, and *Dreamers of the Day – A History of Auckland’s Regional Parks*, 2010, and *Volcanoes of Auckland – the essential guide*, 2011. Graeme has presented evidence relating to Auckland’s cultural heritage on numerous occasions to local government, the Environment Court, the Māori Land Court, and to the Waitangi Tribunal Kaipara Inquiry of March 2000 and the Tāmaki Makau Rau Settlement Inquiry, January 2007.

---

<sup>1</sup> As per contract with CFRT. If further information is required on any matter referred to in the report, it is expected that the author will be contacted directly.

1.2.2 Graeme Murdoch was employed as a historian by the Auckland Regional Council 1988-1998 and as Director Heritage 1998-2006. His particular responsibility was the management of the Council's strategic outcomes relating to historic heritage, natural heritage, biosecurity, and Māori relationships with all of the iwi groups of the Auckland region. He has been self employed as a historic heritage consultant since April 2006.

1.2.3 Graeme has been associated with Te Kawerau ā Maki since childhood and still lives on part of the whenua tupuna of Te Kawerau ā Maki - the Mangatoetoe Block, Waitākere. As a result of this long association, and a relative proficiency in te reo Māori, he has been in a unique position to learn of the history and traditions of Te Kawerau ā Maki, and of those iwi and hapū who are associated with them through Kawerau and Tainui descent. These hapu include in particular, Ngāti Manuhiri of the Mahurangi-Pākiri area and Hauturu (Little Barrier Island), Ngāti Rehua of Aotea (Great Barrier Island) and Hauturu (Little Barrier Island), and the Te Ahiwaru and Te Akitai hapū of Ihumātao and Pūkaki kāinga which are located on the north eastern shores of the Manukau Harbour.

### **1.3 Acknowledgements**

1.3.1 This summary report is based on information gained by the author during his fifty year association with kaumatua of Te Kawerau ā Maki, as well as on historical research undertaken over the last thirty years. Chairman of the Te Kawerau ā Maki Tribal Trust, Te Warena Taua, has provided editorial input for the report, and considerable information and advice on matters relating to traditional history.

1.3.2 Much of the information contained in Part 1 of the report has been learned by the author from youth in te reo Māori, and in a traditional manner from kuia and kaumātua. It was supplemented in adulthood by a study of numerous manuscript and archival sources relating to the Māori history of the region. Here the author acknowledges those kaumātua of Te Kawerau ā Maki from whom he gained this knowledge, as well as the responsibility to maintain it, and to assist in handing it on. They included in particular, the late Te Ipu Kura a Maki Taua, her husband Moke Taua, and Whatitiri Matekitawhiti who maintained the traditions of the Iwi when all seemed lost in the 1950s and 1960s. Important knowledge and insights into the history and traditions of Te Kawerau ā Maki has also been received from many others who have also now passed on. They include: Anaru Taua, Te Arapo Hariata Ewe, Mihi Te Rina Wetere, Tumamao Ewe, Pat Cowan and Niurangi Taimana.

1.3.3 Acknowledgement is made of the invaluable information and encouragement provided by by West Auckland local historian, the late John Diamond MBE, and the late Mrs. Alice Woodward (nee Bethell), who was associated with the Te Kawerau ā Maki kāinga of Waiti (Bethell's Beach) in the early 1900s.

1.3.4 Acknowledgement must also be made of the aroha, wisdom, korero, and support provided by many kaumātua who are still with us. They include: Hori Winikerei Taua, Koringo Joe, and their nephews Te Warena Taua and Saul Roberts. Invaluable research assistance has been provided by the staff of National Archives Auckland and the staff of the J.T. Diamond Collection section of Waitākere City Library. Verity Smith CFRT Research Facilitator and her successor Hinemoa Awatere-Murray organised the contract associated with the report efficiently and with aroha.

## **2.0 THE PURPOSE, FOCUS AND SOURCES OF THE REPORT**

### **2.1 Purpose and Focus**

2.1.1 The fundamental purpose of this report is to provide a summary of the Te Kawerau ā

Māori claim against the Crown in order to establish a starting point for the negotiation of a Deed of Settlement between Te Kawerau ā Maki and the Crown, including the production of an Agreed Historical Account.<sup>2</sup>

2.1.2 At the request of the Te Kawerau ā Maki Iwi Tribal Authority, Part 1 of the report describes the origins and evolution of Te Kawerau ā Maki as an iwi. It should be noted that while this section of the report does not provide a definitive history of the tribe, it has been written in some detail as Te Kawerau ā Maki have little faith in the post-European documentary record which has served them unfairly over the last century. It has been their wish to “put the record straight” and to inform the Crown and the wider World as to who they actually are. It is the intention of Te Kawerau ā Maki that a brief summary of this material be included as an introduction to the Agreed Historical Account.

2.1.3 Part 1 of the report also summarises Te Kawerau ā Maki ancestral, traditional and customary uses, rights and associations that have developed within the Auckland region over the last six centuries. This includes information pertaining to the extensive, undeniable and enduring ancestral, traditional, customary interests of Te Kawerau ā Maki with their heartland of Hikurangi (Waitākere City), parts of Te Whenua roa o Kahu (the North Shore), the southern and south eastern edges of the Waitangi Tribunal Kaipara Inquiry Area, Mahurangi, several of the inner islands of the Hauraki Gulf, and specific parts of Tāmaki makaurau (the Tāmaki Isthmus).

## 2.2 Sources

2.2.1 Key sources for this report are the statement of evidence presented by Graeme Murdoch to the Waitangi Tribunal Kaipara Inquiry in March 2000<sup>3</sup>, and two statements of evidence presented by Graeme Murdoch to the Waitangi Tribunal Tāmaki Makau Rau Settlement Inquiry, January 2007. Information has also been sourced from publications by Graeme Murdoch, namely *Nga Tohu of Waitakere* and *Wai Karekare*, from *West Auckland Remembers* Volumes 1 and 2 (1991 and 1992), *Te Wao nui a Tiriwa* from *Waitakere Ranges – Nature, History and Culture*, WRPS Inc., B. & T. Harvey (eds.), 2006, and historical booklets *Whatipu - Our History*, 2006, and *Tawharanui – Our History*, 2008, produced for the Auckland Regional Council.

2.2.2 Part 2 of the report sets out the historical basis for the claim from 1840. This section is again based on the sources described above, as well as on more recent research into specific land based issues, and twentieth century land management issues.

## 2.3 The Claim

2.3.1 The Te Kawerau ā Maki claim (Wai 470, 674 & 1365) against the acts and omissions of the Crown, the prejudice suffered by Te Kawerau ā Maki and relief and recommendations sought, is set out in Closing Submissions on behalf of Te Kawerau ā Maki, S.R. Clark 13 August 2001.<sup>4</sup> While these submissions apply to the Kaipara Inquiry area, they equally apply to the wider Te Kawerau ā Maki Claim. The claim is focused on the following matters described in Part 2 of the report:

- The alienation of the land – early private land transactions and the inadequacies of

---

<sup>2</sup> Note that macrons are used throughout this report for Māori placenames and Māori words generally. Macrons are not used for personal names.

<sup>3</sup> G.J. Murdoch, Te Kawerau ā Maki and the Crown in Kaipara- a Traditional/Historical Report, March 2000

<sup>4</sup> See also Wai 674 and Wai 470, The Kaipara Consolidated Claims, S.R. Clark, Reply Submissions on behalf of Te Kawerau ā Maki, 10 September 2001

the subsequent Land Claims Commission investigations.

FS04

- The Mahurangi & Ōmaha Block Purchase April-June 1841 which disregarded Te Kawerau ā Maki ancestral interests, both on the mainland and also in relation to the offshore islands.
- The 1848 Crown land purchases in West Auckland and the Upper Waitematā Harbour areas which disregarded Te Kawerau ā Maki ancestral interests.
- Crown land purchases in West Auckland 1851-1856, which were excessive and did not fully consider Te Kawerau ā Maki ancestral interests.
- Crown land purchases in south eastern Kaipara and Mahurangi which disregarded Te Kawerau ā Maki ancestral interests.
- The failure of Te Kawerau ā Maki to receive the expected benefits from the “tenths” clauses included in three Crown purchases involving Te Kawerau ā Maki in West Auckland.
- The failure of the Crown to provide reserves for Te Kawerau ā Maki away from the Waitākere coastline, and the failure of the Crown to make these reserves “inalienable” resulting in their ultimate alienation in their entirety.
- The operation of the Native Land Court - the alienation of Te Kawerau ā Maki reserve land in the Waitākere and south Kaipara areas, including the islands off the Waitākere coastkline, and inadequate consideration of Te Kawerau ā Maki interests in south Kaipara, Mahurangi, and the islands of the Hauraki Gulf, in particular Tiritiri Matangi and Hauturu (Little Barrier Island).
- The widespread destruction and loss of wāhi tapu, both on reserve land and elsewhere, and the issue of the management of the Ōrakei (Rautara St.) Urupā
- Parihoa – Constable Māori Reserve – the failure to establish title and to retain practical access to this important coastal reserve.
- The taking of lands by the Crown for sand dune reclamation purposes – in particular the taking of the Puketapu, Kōpironui B2E1 and B2D2 papakāinga, the failure to provide practical access to the Kōpironui B2D2 residue, and the loss control over, and access to, Hautū wāhi tapu on Kōpironui B2E.
- Modern land management issues - Te Kawerau ā Maki and the Māori Land Board and its successor the Māori Affairs Department - the lack of access to, inability to raise loans against, and the ultimate alienation of the residue of the Waitākere Block and the Puketōtara Block.
- The marginalisation of Te Kawerau ā Maki in Waitangi Tribunal Kaipara Inquiry processes and the Tāmaki Makaurau settlement<sup>5</sup> process.

2.3.2 S.R. Clark, Counsel for Te Kawerau ā Maki for the Waitangi Tribunal hearing of the Kaipara Consolidated Claims, 2000-2001 summarised the “prejudice suffered by Te Kawerau ā Maki” as a result of the acts and omissions of the Crown. He noted that Te Kawerau ā Maki,

ancestral rights and associations have been steadily reduced to today’s position whereby the only ownership of land they retain is the remnant five acres of Kopironui B2D2...all the Te Kawerau a Maki witnesses who gave evidence at their hearing, live removed from their ancestral domain...the overwhelming impression one is left with in listening to and reading the Te Kawerau a Maki witnesses is a story of dislocation and fragmentation, examples being:

- (a) The hereditary leader of Te Kawerau a Maki, Hariata Ewe is 81 years of age. Throughout her entire life she has been unable to live permanently on ancestral lands in the Kaipara.

---

<sup>5</sup> See Wai 1362, S.R. Clark, Closing Submissions On Behalf Of Te Kawerau a Maki, 21 March 2007

- (b) Difficulties in accessing the Kopironui kainga. FS04  
(c) Loss of access to seafood and fishing resources.  
(d) There is no Te Kawerau a Maki kainga, marae or urupa within which to bury their dead.  
(e) A loss of Te Kawerau a Maki identity.

(It was further submitted) that the prejudice suffered by Te Kawerau a Maki is self-evident in the evidence of many of their witnesses...The evidence of prejudice is overwhelming and self-evident.<sup>6</sup>

## **PART 1**

### **3.0 NGĀ PŪTAKE Ō TE KAWERAU Ā MAKI – TRIBAL ORIGINS**

#### **3.1 Introduction**

This section of the report provides a summary outline of the origins and evolution of the Te Kawerau confederation in the Auckland region, and of Te Kawerau ā Maki in particular. This section of the report has been written at the request of Te Kawerau ā Maki so that their origins and ancestral interests within the Auckland region are fully understood by the Crown. It is expected that a very brief summary of this section of the report would be included by way of introduction to the Agreed Historical Account.

3.1.1 In order to fully comprehend the ancestral relationships and interests held by Te Kawerau ā Maki within the Auckland region, it is important to understand the origins and evolution of Te Kawerau<sup>7</sup> as a tribal confederation, and of the place of those represented by the Te Kawerau ā Maki Trust within that grouping. These rich ancestral relationships originating from the ancestor Maki extend back over 350 years. Through earlier ancestral ties they stretch back over 800 years in the Auckland region. These ancestral ties and associated historical events form the basis of the spiritual, cultural and historical relationship that Te Kawerau ā Maki hold with places, resources and sites of significance, in particular in West Auckland, around the shores of the Upper Waitemātā Harbour, and in south Kaipara, but also in many parts of the region beyond.

3.1.2 What follows is a summary of the tribal origins of Te Kawerau ā Maki and the wider Te Kawerau confederation. This account is based primarily on Te Kawerau ā Maki traditional sources, as well as from documentary sources as referenced.

#### **3.2 Ngāti Awa, Ngāoho and Ngāiwi**

3.2.1 The people who came to be known as Te Kawerau ā Maki in the Auckland region had their tribal origins in the district between Tāmaki makaurau (Auckland) and the northern Taranaki-Kāwhia area. They were the descendants of a famous rangatira Maki and his brother Mataahu who were of high born lineage, being able to trace their ancestry from the Tainui, Aotea, Tokomaru, Kahuitara, and Kurahaupo canoes.<sup>8</sup> As descendants of Awanuiarangi and Titahi<sup>9</sup> they were also part of a wider descent group known as “Ngāti Awa” who had settled in the Auckland region prior to 1600.

---

<sup>6</sup> Wai 674 and Wai 470, S.R. Clark, ‘Closing Submissions On Behalf Of Te Kawerau a Maki’, 13 August 2001, 14.0, p. 63

<sup>7</sup> Te Kawerau here refers to all of the descendants of Maki and his brother Mataahu and their wives.

<sup>8</sup> The whakapapa showing Maki’s descent from ancestors associated with these waka was attached to evidence presented by Te Warena Taua to the Waitangi Tribunal Kaipara Inquiry (Wai 470), Arataki Visitor Centre, 7 March 2000

<sup>9</sup> The earthworks on Maungakiekie (One Tree Hill) and other pā on the Tāmaki Isthmus are known collectively as “Ngā Whakairo ō Titahi” – “the carvings, or moko, of Titahi”. The long ridge above the northern side of the Muriwai Valley is known as “Te Tuara ō Titahi” – “the backbone of Titahi”.

3.2.2 Maki and Mataahu could trace their descent from famous members of the Tainui canoe such as the commander Hoturoa, the tohunga Rakataura, and Poutukeka (see 4.0 below for more detail). They were therefore part of the wider Tainui descent group, then known as “Ngāoho”, who had occupied the Auckland region since the fourteenth century. Within this wider descent group they were part of a specific tribal grouping known as “Ngāiwi”<sup>10</sup> who had occupied the southern portion of the Auckland region since the 1500s. This latter tribal group took its name from Maki’s grandfather Ngaiwi who in his time held sway over much of the land between South Auckland and Mōkau.

### 3.3 Te Hekenga mai i Kāwhia – the migration from Kāwhia

3.3.1 Maki was a renowned warrior-leader of the Ngāiwi people of the coastal area between Taranaki and the south west Waikato. Because of his illustrious descent and his prowess as a warrior, Maki commanded a large following among the southern hapū of the Ngāiwi iwi who then occupied the area between Mōkau and Kāwhia. Maki lived for some time at Te Rau o Te Huia north of Waitara, and then at a place of the same name beside Aotea Harbour.

3.3.2 By the early to mid 1600s Maki was living at Tiritiri Mātangi and Kaikai<sup>11</sup> on the shores of the Kāwhia Harbour. In this period the natural resources of the Kāwhia area were coming under growing pressure from an expanding population. As a result an increasing number of disputes arose between hapū over resource use, and in particular over cultivations. This led to conflict among the Ngāti Awa hapū, and ultimately to some historically important migrations out of the Kāwhia district. Most notable among these were the migration of Hotunui, and later his son Marutuahu to Hauraki, and the migration of Maki and his people to Tāmaki and Kaipara.

3.3.3 After successive arguments with his relatives over cultivations, Maki decided to leave Kāwhia with his hapū in order to seek a new home among his Ngāiwi and Ngāoho relatives to the north. In the mid 1600s Maki left Kāwhia with two of his wives Rotu and Paretutanganui and their sons Manuhiri, Ngawhetu and Maeaeariki. They were accompanied by Mataahu, the younger brother of Maki, and over three hundred followers.

3.3.4 After an unsuccessful attempt to settle in the Waikato, Maki moved northward to Karahea near the Waikato River mouth to visit his sister Kaka who had married a rangatira of Ngāti Tahinga. He and his people then crossed the Waikato River, making temporary homes at Purapura and Tīrangi at the southern end of the Te Awaroa portage from Waiuku. After some time they moved northward and settled at Te Manurewa o Tamapāhore (Wiri Mountain, Manukau City), and then later at Rarotonga (Mt. Smart, Auckland City), (see Figure 1).

<sup>10</sup> Sometimes referred to as “Ngā Iwi Oho”.

<sup>11</sup> It is of considerable significance to Te Kawerau ā Maki that Maki and his people later brought many of these placenames to the Auckland region in order to commemorate their origins.

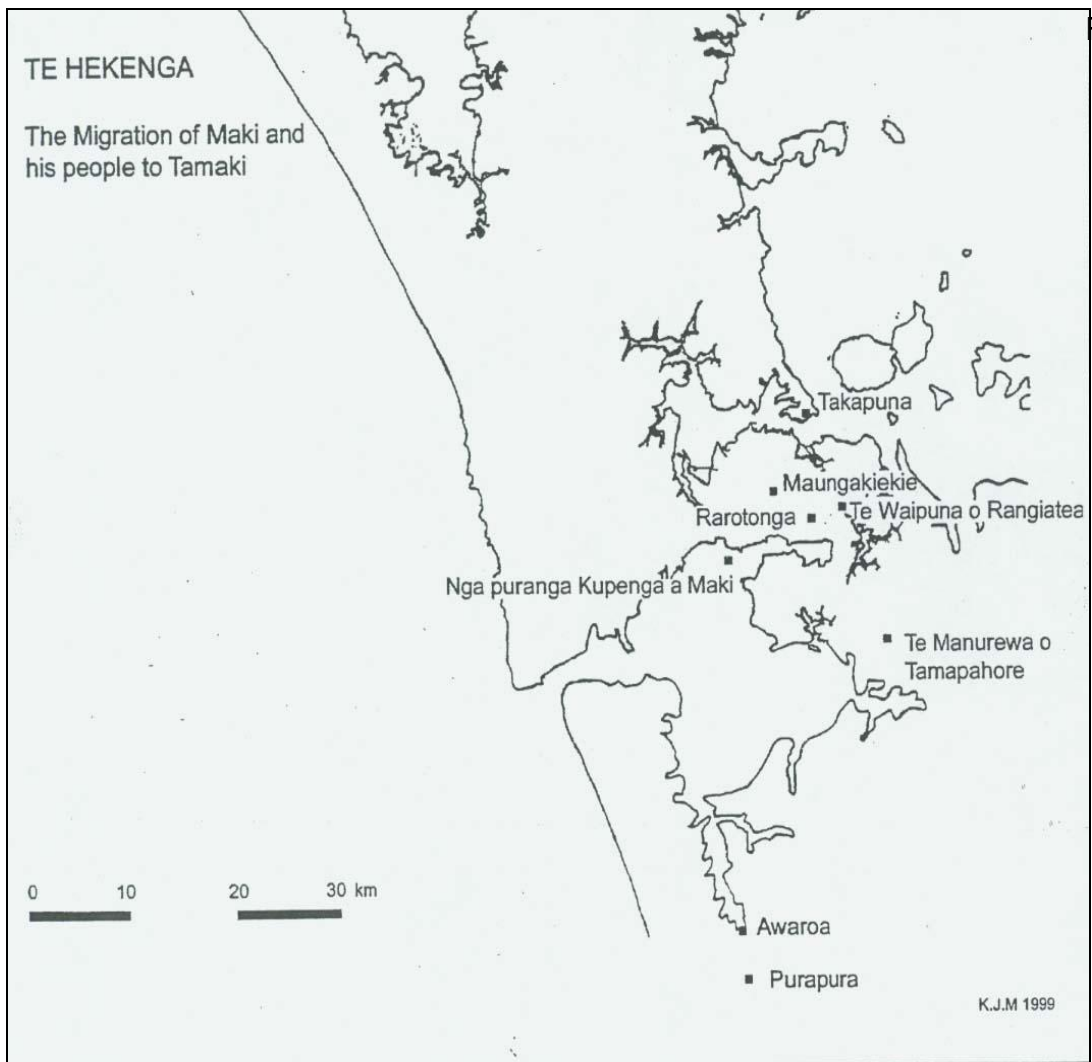


Figure 1 – Te Hekenga – the migration of Maki and his people to Tāmaki, from G. Murdoch, March 2000

3.3.5 It should be emphasised that in settling in the Tāmaki area, Maki and his people had not migrated into someone else’s tribal territory. They had moved to live with relatives. Maki and his people were returning to an ancestral home. Maki descended from famous Tainui ancestors associated with Tāmaki such as Hoturoa, Rakataura and Poutukeka.<sup>12</sup> He was thus related to the many Tainui hapū (collectively known as Ngāoho) who then occupied the Auckland region.

3.3.6 As noted above, Maki was also part of the tribal grouping known as Ngāiwi who then occupied the Tāmaki Isthmus and the area to the south west between Te Pane ō Matāho (Māngere Mountain) and Te Manurewa ō Tamapāhore (see Figure 1). His great grandfather Kiripapako of Ngāiwi had been a dominant figure in the Tāmaki area, as had been his grandfather Haumia, and granduncle Pohatu. In this sense Maki and his people were returning to an ancestral home.

3.3.7 This visit was subsequently to provide a reason for Maki to visit the Upper Waitematā Harbour and southern Kaipara areas. While Maki was residing at Tīrangī he was visited by Hauparaoa, a Kaipara rangatira of Ngāoho and Ngāiwi descent. He visited Maki because:

he claimed a relationship with Ngati Awa (from whom Ngaiwi emerged) through

<sup>12</sup> Te Warena Taua, 7 March 2000.



Titahi. Hauparaoa came to visit Maki whose fame (had) reached Hauparaoa. ~~FS04~~ was a chief at Kaipara, and had some enemies near him. So he came to Tirangi to see Maki and brought with him some dried toheroas and flat fish to show what a good place it was, and to cause Maki to be eager to go and get some of such good land for them both...Hauparaoa presented the shell-fish and dried fish to Maki personally. Maki then asked what kind of a road it was to Kaipara. Hauparaoa replied: "The path is a very difficult one, as there are some very steep hills to go over before one can get there." Maki replied: "Wait awhile, I will try and find a path by which I may reach there." Then Hauparaoa returned to his home at Kaipara.<sup>13</sup>

### 3.4 Te Ipu Kura ā Maki

3.4.1 After a short time Maki left Tīrangi and moved to stay for a while with his close relatives Te Whauwhau, Pohatu and Korongoi then residing at Te Manurewa ō Tamapāhore (Wiri Mountain). Maki and his people lived for some time at Manurewa where the volcanic soils were ideal for cultivation. News of the arrival of Maki in the district soon spread, and he was visited by yet more rangatira and he became embroiled in disputes amongst his wider relatives. The most famous of these is described in a tradition known as "Te Ipu Kura ā Maki" (the ochre covered bowl of Maki). Maki was invited to avenge the death of the young son of a relative the leading Ngāti Tai rangatira Taihua who lived at Takapuna below Maunga ā Uika (North Head, Devonport).

Taihua came from his pa at Takapuna to mourn over the loss of his son who had been murdered. He came as a relative of Maki, so he was welcomed: having wept and speeches made, food was partaken of and they then retired to rest.<sup>14</sup>

3.4.2 Before the visit Taihua had left a large ipu kura (wooden bowl covered with red ochre) in the care of a servant concealed in manuka scrub outside of the pā. The remains of Taihua's son were contained within this ipu kura.

When it was night-time he (Taihua) told his slave to bring the ipu. When it was brought and Maki had gone to sleep Taihua took the heart of the boy and fastened a string to it and threw it on Maki's breast. Maki awoke and Taihua drew the heart back. Maki then went to sleep, and a second time the heart was thrown. Maki awoke and Taihua drew away the heart. Then Maki pretended to be asleep, and Taihua threw the heart again for a third time. Then Maki got hold of it, and Taihua let go his hold of it, and said to Maki, "O friend, that is the heart of our child, here also is his body." The red ipu was then given to him. Maki then asked, "Where was he killed?" Taihua replied, "At Rarotonga (Mt. Smart)". Next morning Taihua returned to Takapuna.<sup>15</sup>

3.4.3 Maki immediately realised the significance of this event as Rarotonga was another home of the leading Ngāoho rangatira Te Whauwhau with whom he was staying at Manurewa. Maki also remembered that the people living in that area had killed Te Kawairangi the son of Maniapoto a generation earlier at Maungakiekie (One Tree Hill) and he was keen to exact revenge upon them. After a short period, Maki indicated to Te Whauwhau that he wished to visit the area known as Rarotonga (Mt Smart). Te Whauwhau consented to his visitor's wish and he guided Maki and his followers to Rarotonga. He also consented to their making a joint cultivation on the fertile volcanic

---

<sup>13</sup> *Fragments of Ancient Maori History – Maki and his Wars*, Wirihana Aoterangi, 1923, p.11

<sup>14</sup> Ibid.

<sup>15</sup> Ibid.

country extending east to “Te Waipuna ō Rangiātea”, a sacred spring on the western shore of “Te Kopua Kai ā Hiku” (Panmure Basin), (see Figure 1).

### **3.5 Te Whawhai ō Waewaekōtuku**

#### **3.5.1 Maki then,**

told his people to go and get some wood to make ko (digging implements). So the people went and, and when they returned they began to sharpen them. Then Maki examined them and saw that the sharpening was the same as the ordinary ko, and that the foot-rests were fastened in the ordinary way. Then Maki said, “They are not right, they should be sharp at both ends; let the fastening of the foot-rests be heron footed” (waewae kotuku) - that is fastened so that it will easily come off.

When all the people were thus provided, they then went to the place where the work was to be done. Arrived at this spot, they set to work and they began to be somewhat quarrelsome with one another. That is the people of Maki and of Whauwhau. When the meal-time arrived Whauwhau’s people returned to partake of food. Then Maki told his people to take off the foot-rests, set to and slaughter them. They then set to killing and destroyed those people. The land was then taken by Maki and the land was called Ta-maki, and was also known as the ipu kura of Maki (Te Ipu kura a Maki).<sup>16</sup>

3.5.2 Maki and his people then settled for a time on “Ta-maki”, the area of fertile volcanic land located on south western part of the Tamaki Isthmus. A reminder of Maki’s occupation of the area is the name of an extensive sandbank near Te Motu ā Hiaroa (Puketūtū Island) where fish were caught for him. It is known as Ngā Pūranga Kupenga ā Maki, or “the heaped up fishing nets of Maki” (see Figure 1).

3.5.3 Details relating to these important historical incidents were handed down within Te Kawerau ā Maki over the next three centuries. It is of interest that the one of the female leaders of Te Kawerau ā Maki early this century was named Waewaekotuku, and that her niece who was born at Te Henga in 1899 was named Te Ipu Kura a Maki. This kuia, better known as Mrs Kura Taua, was a kaiarahi to the author of this report prior to her death in 1968.<sup>17</sup>

3.5.4 These historical events, and the places associated with them, are of fundamental importance to the ancestral relationship that Te Kawerau ā Maki still hold with Tāmaki makaurau. It was from the exploits of Maki and his people that the Tāmaki Isthmus received its traditional Māori name. Maki and the many places associated with his occupation and deeds in the Manukau, Tāmaki, North Shore, Waitākere, Kaipara and Mahurangi areas (see Figures 1 & 2) remain of considerable significance to his descendants. It is pertinent to note in this regard that a carved amo representing the ancestor Te Kawerau ā Maki stands within the porch of the Ngāti Whatua meeting house “Tumutumuwhenua” at Ōrakei Marae, and that the ancestral meeting house at Ihumātao Marae, Māngere, is named “Tāmaki makaurau”.

### **3.6 Te Kawe Rau-Ā-Maki – the carrying strap of Maki**

3.6.1 This tradition explains the origin of the tribal name Te Kawerau ā Maki and the significant and enduring ancestral relationship that Te Kawerau ā Maki hold with Hikurangi (West Auckland) and southern Kaipara. Following the battle of

---

<sup>16</sup> Ibid. p.12

<sup>17</sup> See the evidence of Te Kawerau ā Maki kaumatua Hori Te Whetuki Taua presented to the Waitangi Tribunal at Arataki, March 2000

Waewaekōtuku, Maki decided to visit the home of his ancestors Titahi and Ruara~~hō~~<sup>1504</sup> southern Kaipara, having been previously invited by Hauparoa, a rangatira who was also of Ngāti Awa descent. In visiting Kaipara, Maki also had another more vengeful motivation as he remembered that the Ngāoho people of Kaipara had sheltered an ancestor Whanowhanoake who had fled to Kaipara after killing his relative Tuirirangi at Kāwhia.

When this land (Tamaki) became free from troubles, the words of Hauparoa, the Kaipara chieftain, were given consideration by Maki and his people, and they thought it was better to go to Kaipara. So Maki and his people went to Kaipara and stayed at One-one-nui.<sup>18</sup>

3.6.2 Maki went to the area known as “Te Tuara o Tītahi” (see Figure 2) so named after his tupuna Titahi. He was hosted by Hauparoa and Tukaiuru at Maramatāwhana just inland of present day Reweti. Maki then joined with Hauparoa to avenge the wrongs done to him by some of the Ngāoho hapu of the district. They attacked those hapū living in the area around Te Awaroa (Helensville) in a major battle known as “Patukuri” (see Figures 2 and 3). When the fighting was over Maki returned to Maramatāwhana. Because of his large number of followers, and the fact that he had decided to settle in Kaipara, Maki decided to construct his own pā named “Tīneki” (see Figure 2) just to the north of Maramatāwhana.

3.6.3 Maki and his people had not had time to prepare cultivations so they remained reliant on their hosts for food. Tukaiuru had limited resources so Maki and his followers soon became short of food. It was during this period that the name “Te Kawerau ā Maki” emerged in Kaipara.

When Maki became short of food he went to look for some and found the kumara pits of Hauparoa. They were deep pits dug in the earth; the name of one of the pits was called Roiho, the other pit was called Roake. On having found the kumara pits the people of Maki set to and stole the kumaras, leaving the pits empty. Maki took some nikau leaves that were inside the pit and plaited them as a carrying strap (kawe-rau) for himself. When the people were gone Maki was observed by a woman of the local people. This was mentioned to Hauparoa. Then Hauparoa assembled both their tribes (his own and Maki's). When all of both the tribes were gathered together the woman was questioned as to who she had seen. The woman then went about looking, and having recognised Maki she pointed to him; then Maki was ashamed. The people then dispersed and returned home. Then threats were indulged in by Maki and his people that they would kill that people because of their meanness in respect of food.<sup>19</sup>

---

<sup>18</sup> Wi Aoterangi, 1923, p.12. Oneonenui is located at Muriwai near Te Korekore Pā.

<sup>19</sup> Ibid.

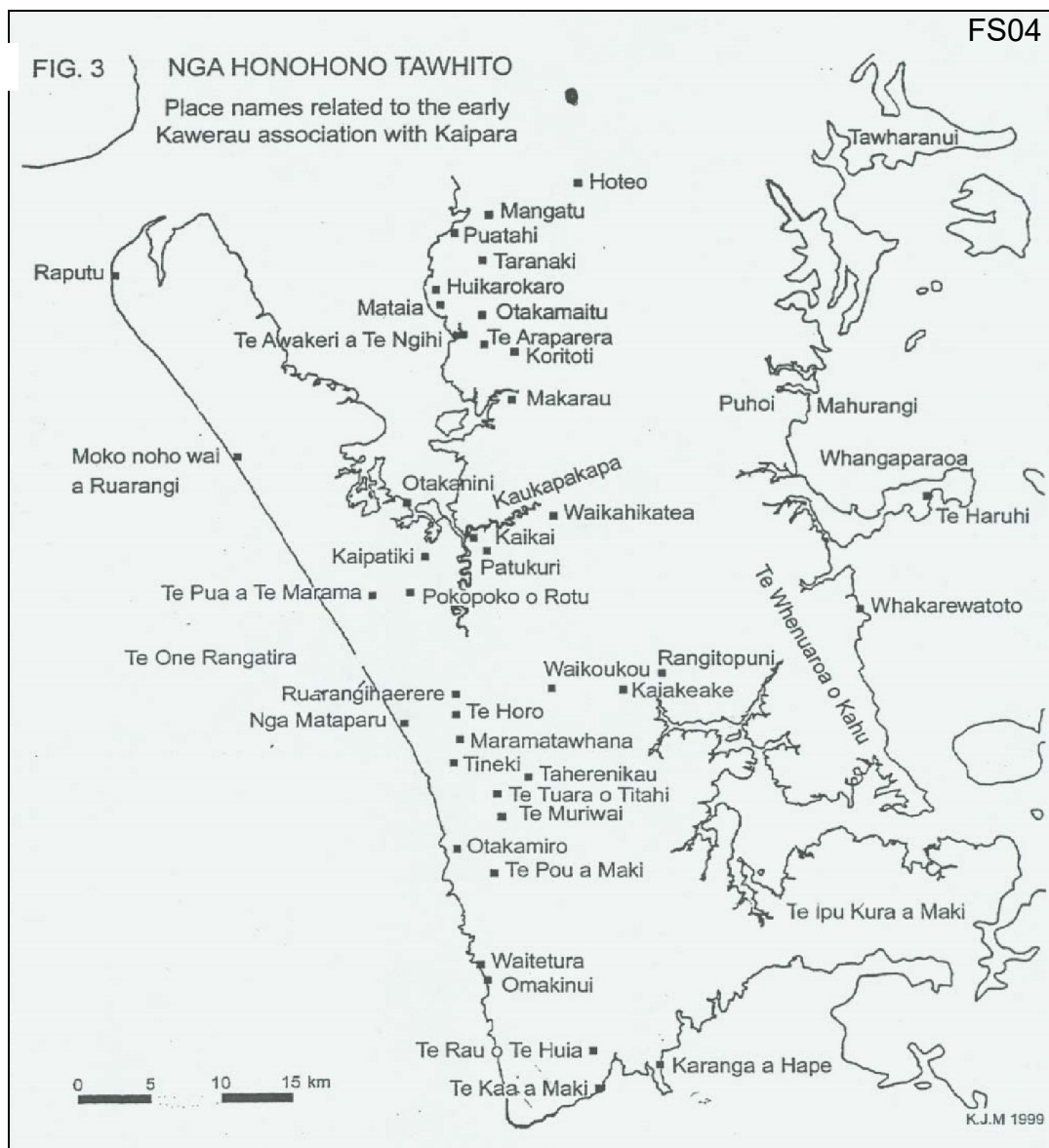


Figure 2 – Ngā Honohono Tāwhito, from G. Murdoch, March 2000

3.6.4 Hauparoa then shifted north to Ōtakanini (see Figure 2) the impressive headland pā very near to Haranui Marae, South Head Kaipara. Maki remained at Tineki where he composed a haka of defiance, “Noho noa mai Tukaiuru i tōna pā”, which revealed his desire to get revenge for the humiliation he felt as a result of his host’s lack of manākitanga. Maki soon moved north to Mimihānui south of Parakai where he was closer to the rich resources of the vast wetland and kahikatea forest known as Kaipātiki, or Te Tino ō Kaipara.

3.6.5 Near Mimihānui he and his brother Mataahu constructed a pā which they named “Te Pua ā te Marama” (see Figure 2). They later also constructed a pā near Patukuri where they had defeated the local Ngāoho hapū. This latter pā overlooked the southern entrance to the Kaukapakapa River and gave ready access to the amazing resources of Kaipara Moana (the Kaipara Harbour). The pā was named ‘Kaikai’ (see Figure 3) after Maki’s former home at Kāwhia.



Figure 3 – Kaikai and Patukuri, from ML 28H

3.6.6 Maki continued to harbour ill-feeling towards Hauparoa, and after disputes arose over the use of fishing grounds, he attacked Hauparoa and Tamaroa at Ōtakanini (Haranui), and then at Makarau (see Figure 2) where both Ngāoho leaders were killed. Maki and his people then set about consolidating their position, both through further fighting, and through marriage into the local Ngāoho Iwi. Maki fought battles with Ngāoho as far north as Te Awakeri ā Te Ngihi (see Figure 2) near the Arapārerā River mouth,<sup>20</sup> and as far south as Waitetura (North Piha) and Te Rau ō Te Huia (Huia Bay) on the coastline of the Waitākere Ranges. He and his warriors also were victorious in a number of battles on the North Shore, including the battles of “Whakarewatoto” (Long Bay) and “Karepiro” (Weiti Station), and the battle of “Huruhuru waea” at (Tāwharanui).

3.6.7 Maki and his wife Rotu remained living at Mimihānui. Their eldest son Manuhiri settled in the Arapārerā-Hōteoro area (see Figure 2), while his brothers Ngawhetu and Maeaeariki settled on the coastline between Takapuna and Whāngateau. An important kāinga occupied by Maki whilst harvesting the resources of Kaipatiki was located in the midst of what was then swamp on a small hillock in Fordyce Road, Parakai. This site is still of major significance to Te Kawerau ā Maki. It is known as “Pokopoko ō Rotu” (see Figure 2), so named after Rotu the principal wife of Maki<sup>21</sup>. At Pokopoko ō Rotu, Maki

<sup>20</sup> According to Te Kawerau ā Maki oral tradition it was at this time that Maki named the high hill north of the Arapārerā River “Taranaki” after the famed maunga (Mt. Taranaki) which overlooked his ancestral home.  
<sup>21</sup> There is also a sandbank in the Kaipara Harbour known as “Pokopokonui ō Rotu” which was protected

and Rotu were to have their only child born in Kaipara. This child, who was a general<sup>1804</sup> younger than his brothers, became the founding ancestor of Te Kawerau ā Maki. He was named Tawhiakiterangi by his parents, although he was generally referred to by his descendants as Tawhia. Others referred to him as Te Kawerau ā Maki, as a reminder of the humiliation suffered by his father at Maramatāwhana.

Maki's child who was born soon after the conquest was called Kawe-rau-a-Maki (the carrying straps of leaves of Maki) hence the name of that section of Maki's descendants still living in these parts of Kaipara, Waitakerei (sic), even unto Mahurangi and Waitemata.<sup>22</sup>

In time the descendants of Maki and his brother Mataahu became known collectively as "Te Kawerau". The descendants of Tawhiakiterangi became known specifically as Te Kawerau ā Maki.

## 4.0 TE WHARE Ō TE KAWERAU

### 4.1 The emergence of the Te Kawerau Confederation

4.1.1 In time the children of Maki, Mataahu and their followers, dispersed throughout Te Whenua roa ō Kahu (the North Shore), Hikurangi (West Auckland), Whangapāraoa, Mahurangi, Matakana, Pākiri, Aotea (Great Barrier Island), Hauturu ō Toi (Little Barrier Island), and southern Kaipara, forming the Te Kawerau confederation. Maki and Rotu finally settled at Te Korotangi, a pā near the mouth of Waihē (the Mahurangi River). As descendants of Maki, Rotu and all four of their sons, Te Kawerau ā Maki hold treasured ancestral relationships with places of ancestral significance throughout this whole area.

4.1.2 The traditional rohe of Te Kawerau initially covered all of these lands.<sup>23</sup> The oral tradition of Te Kawerau ā Maki tells us that by the early 1700s Te Kawerau held territory extending from Ōkaka (South Head, Kaipara) to Paratūtai (North Head, Manukau) in the west; and from Te Ārai ō Tāhuhu (Te Ārai Point) in the north east to Takapuna in the south east. This roughly equates to their original tribal rohe as described by George Graham thus,

The territory of these Kawerau of Waitakere extended from the Manukau North Head (Paratutai) to the Kaipara South Head (Waionui). Inland they extended their *mana* across country along the upper reaches of the Waitemata to the East Coast, where their territory extended from the Okura River to as far north as Te Arai...thence inland to the Kaipara shores."<sup>24</sup>

4.1.3 From Maki, his wives Rotu and Paretutanganui, and sons Manuhiri, Ngawhetu, Maeaeariki<sup>25</sup> and Tawhiakiterangi (Te Kawerau ā Maki); and Maki's younger brother Mataahu, his wife Te Kura and son Rehua, descend the various hapū that made up the Te Kawerau confederation. These sub tribal groupings (referred to variously as hapū and iwi)

---

by a whirlpool.

<sup>22</sup> *Journal of the Polynesian Society*, Volume 27, 1918 p. 221

<sup>23</sup> See also Evidence of Te Warena Taua, Waitangi Tribunal Kaipara Inquiry, March 2000, p.11, and G. Murdoch, March 2000, p.47. A current map of Te Kawerau ā Maki "tribal boundaries and heritage areas" is included below as Figure 21.

<sup>24</sup> *History of the Kawerau Tribe of Waitakere*, G. Graham, (JPS), 1956, p. 20

<sup>25</sup> Maeaeariki is sometimes referred to as Maraeariki, although this latter name is more correctly applied to his home at the head of the Ōrewa River. The descendants of Maeaeariki were generally known as Ngati Kahu, that is, the descendants of his daughter Kahu. There has never been a tribal grouping known as "Ngati Maeaeariki". That term was introduced very recently by members of the "Mahurangi Collective".

include: Ngāti Manuhiri, Uriōkatea, Ngāti Te Kahupara, Ngāti Rongo, Ngāti Wai<sup>26</sup>, Ngāti Kahu, Ngāti Kā<sup>27</sup>, Ngāti Raupo<sup>28</sup>, Ngāti Poataniwha, Te Kawerau ā Maki and Ngāti Rehua. The genealogical connections of these tribal groupings can be found in many 19<sup>th</sup> century Native Land Court investigation minutes.<sup>29</sup>

4.1.4 The blood of all of these ancestors still flows through many, if not all, of the Tāngata Whenua groupings found in the Auckland region today. However of these Te Kawerau tribal groupings only Ngāti Manuhiri, Ngāti Rongo, Ngāti Rehua and Te Kawerau ā Maki still maintain distinct identities within the Auckland region today. Te Kawerau ā Maki, while closely associated with the Tainui confederation, see themselves as a distinct and independent iwi. It is important to note that today Te Kawerau ā Maki, and their administrative body the Te Kawerau Iwi Authority, are mandated to represent the descendants of Tawhiakiterangi and his wife Marukiterangi. They do not represent others of wider Te Kawerau ancestry. While maintaining their ancestral and historical Te Kawerau identity, Ngāti Manuhiri and Ngāti Rehua today function under the auspices of the Ngāti Wai Trust Board. Ngāti Rongo associate primarily with Ngāti Whātua and the administrative body known as Ngāti Whātua ki Kaipara.

## 4.2 Te Kawerau ā Maki

4.2.1 Te Kawerau ā Maki are the descendants of Maki's only Kaipara born child Tawhiakiterangi, also known as Te Kawerau ā Maki (see also Wi Aoterangi in 3.6.7 above).<sup>30</sup> They developed their distinct identity in south western Kaipara, and in particular in West Auckland. They also occupied the northern and eastern shores of the Manukau Harbour. As descendants of Maki and his other sons Manuhiri, Ngawhetu and Maraeariki, Te Kawerau ā Maki developed ancestral associations with all of south Kaipara, Te Whenuaroa o Kahu (the North Shore), Whāngapāraoa, Mahurangi, Ōmaha, and the offshore islands extending from Tiritiri Mātangi north to Te Kawau Tūmāro o Toi (Kawau Island), and beyond to Te Hauturu o Toi (Little Barrier Island) and Aotea (Great Barrier Island).

4.2.2 Te Watarauhi Tawhia presented evidence to the Native Land Court setting out the descent of himself and other late 19<sup>th</sup> century Te Kawerau ā Maki leaders from Tawhiakiterangi (Tawhia) at the Ruarangihaerere Block Investigation of 3 May 1869 as follows -

I claim through Tawhia who married Marukiterangi. Manu was their first child, also called Taimaro who married Pareatai. Their child was Hawiti Te Au o te whenua. Hawiti married Hikapuona (Hikapinohu). Hawiti 2 was their child. He married Parirangonui whose child was Meke who married Rangimaunu. Their children were Haupokia-Rehua-Hawiti 3. Haupokia married Kiritatata and their child was Himiona Heketarere who is present. Rehua married Mio, their child was

<sup>26</sup> Waitaua was the daughter of Maki and Rotu and married her nephew Rotai. Ngāti Waiataua occupied the Makarau-Arapāraera area.

<sup>27</sup> Ngāti Kā are the descendants of Maeaeariki and Ponui, and the nineteenth century rangatira Makaore Ponui. They lived at Mahurangi. Pers comm. the late Iraia Paul (Sullivan) and Julia Balderston (Sullivan) to G. Murdoch, 1984.

<sup>28</sup> Ngāti Raupo were the descendants of Ponui who occupied the Mangatāwhiri – Tāwharanui area. Their nineteenth century leader was Ruka Taiaho.

<sup>29</sup> A rich source of Te Kawerau whakapapa can be found in the NLC Minutes relating to the Hauturu (Little Barrier Island) investigation, Kaipara Minute Books 3 and 5 (1881-1886)

<sup>30</sup> Te Kawerau ā Maki hold detailed whakapapa showing descent from Tawhia (Tawhiakiterangi). In the documentary record this whakapapa is to be found, for example, in the evidence of Te Watarauhi Tawhia in the Ruarangihaerere Block investigation NLC, Kaipara MB 2, 3 May 1869, pp. 124 – 125 and the Hauturu (Little Barrier Island) investigation NLC, Kaipara MB 3, 11 May 1881, p. 419.

Miriama Pututara who married Hoani Te Tuiiau. Erana was their daughter. ~~FS04~~ Te Haupatahi was her brother. Hawiti the younger brother married Turuwhira Te Kahuwai whose daughter was Kataraina Te Huareinga. Hawiti had a former wife whose descendants I am not able to trace. Te Auotewhenua married Rangihina. Kahurautau was their child. He married Te Ata. Tihi was their child. Tihi married Te Puke. Their son was Ngerengere. He married Te Ata. Watarauhi was their child. This is the source of my claim.<sup>31</sup>

4.2.3 The basis of Te Kawerau ā Maki mana whenua within West Auckland and southern Kaipara has always been claimed through descent from Maki and Rotu, their son Tawhiakiterangi, and his son Taimaro and grandson Te Au o Te Whenua.

### 4.3 Wider Te Kawerau ā Maki ancestral rights

4.3.1 In the area between the northern shores of the Waitematā Harbour, extending north to Whāngateau, and beyond to Hauturu ō Toi (Little Barrier Island), Te Kawerau ā Maki also claimed rights to the land and seas through descent from Maki and his sons Manuhiri, Ngawhetu, and Maeaeariki<sup>32</sup>. It is important to note that these rights were, always based on descent from Tawhiakiterangi (Te Kawerau a Maki), and his children and grandchildren who linked to these wider lines of Te Kawerau descent. Tawhiakiterangi (Te Kawerau ā Maki) was a full generation younger than his elder brother Maeaeariki. He in fact married his grand niece Marukiterangi who was the grand daughter of Maeaeariki. It is from this union in particular that Te Kawerau ā Maki claim rights between the North Shore and Whāngateau.

4.3.2 Te Watarauhi Tawhia claimed ancestral rights on Hauturu (Little Barrier Island) on behalf of Te Kawerau ā Maki in the long and heavily contested Native Land Court investigation of title to Hauturu. Along with many other notable rangatira, including Arama Karaka Haututu and Te Hemara Tauhia, he claimed these rights exclusively from descent from the Te Kawerau ancestor Maki and his sons. Te Watarauhi also claimed an ancestral right in Tiritiri Mātangi Island on behalf of Te Kawerau ā Maki. Again this right was claimed through descent from Maki and his sons. Although these ancestral rights were, and are recognised in the Māori world, the Native Land Court failed to recognise these rights in a process that caused irreparable harm to the Te Kawerau confederation.

4.3.3 It is also fundamentally important to note that Te Kawerau ā Maki also hold wider ancestral rights and interests throughout the region, including Tāmaki Makaurau, through descent from Ngāoho and further more ancient ancestral relationships that are described in more detail below.

4.3.4 The complex Māori ancestry that pertains to rights and interests within the wider Te Kawerau ā Maki ancestral domain, as at 1840, have not been well documented to date. An understanding of them is not evident, either within the Kaipara Report of the Waitangi Tribunal, or within the initial Agreed Historical Account produced by the Crown and Ngāti Whātua for the Tāmaki Makaurau Agreement in Principle (AIP) area. As the author of this report noted at 4.5 in evidence presented to the Waitangi Tribunal in March 2000 –

It is fundamental to the Te Kawerau ā Maki claim against the Crown that these complex ancestral rights were misunderstood and disregarded by the Crown from 1840. They were recognised within the Māori world (of the Auckland region) until

<sup>31</sup> Ruarangiaherere investigation 3 May 1869, NLC Kaipara MB 2 pp. 124-125

<sup>32</sup> Maeaeariki is sometimes referred to in the documentary record as Maraeariki. To Te Kawerau ā Maki this ancestor is Maeaeariki and his home at Ōrewa is Maraeariki.



my childhood, but have become blurred in a sea of confusion in the last 50 years.<sup>33</sup>

4.3.5 The complex and inter-related ancestral rights pertaining to Auckland region continue to be misinterpreted and misunderstood in the documentary record today. The need to fully understand the complexities of whakapapa and of the rich and complex origins of the contemporary tribal groups of the Auckland region<sup>34</sup> is provided by Bruce Stirling in his report *Ngati Whatua and the North Shore Lands, 1840-1865*. He comments thus,

The colonial hierarchy of tribal structure emphasised iwi at the top of Maori society, with hapu, and then whanu (sic) subordinate to this overarching monolithic entity. The grouping of hapu known today as Ngati Whatua do not generally trace their ancestry to a single eponymous tipuna or even to a single waka, as the classic iwi model would dictate. Rather, they are descended from a variety of hapu and iwi groupings some of whom were once enemies but who have, at various times since formed alliances and inter-married: they were not, until colonial times, perceived as a single iwi entity with a frozen identity.<sup>35</sup>

This example relating to Ngāti Whatua can be applied generally to all of the tribal groups associated with the Auckland region, including Te Kawerau ā Maki.

## **5.0 NGĀ HONOHONO TAWHITO KI TE WHENUA – ANCIENT TIES TO THE LAND**

### **5.1 Introduction**

5.1.1 It is fundamentally important to note that the ancestral relationship held by Te Kawerau ā Maki with West Auckland, the Tāmaki Isthmus, the northern and eastern shores of the Manukau Harbour, the North Shore, southern Kaipara and the Mahurangi coastline, is not only based on descent from Maki the eponymous ancestor of the Te Kawerau confederation. These enduring ancestral rights and relationships are also based on more ancient ancestral links that pre-date the arrival of Maki and his people in the Auckland region.<sup>36</sup>

5.1.2 Through their Ngāoho<sup>37</sup> ancestry, Te Kawerau ā Maki have associations with the region that go back to the crew of the Tainui waka, including Hoturoa, Poutukeka and Rakataura, to illustrious ancestors like Ruarangi and Titahi; and even further back to the first human occupants of the land, the Tūrehu, for example Tiriwa and Takamiro. Some of these ancestors are depicted on the pou ihi (see Plate 1) which stands at the Arataki Visitor Centre located within the Waitākere Ranges Regional Parkland near Tītirangi, and on other pou carved and erected by Te Kawerau ā Maki throughout the wider region.

---

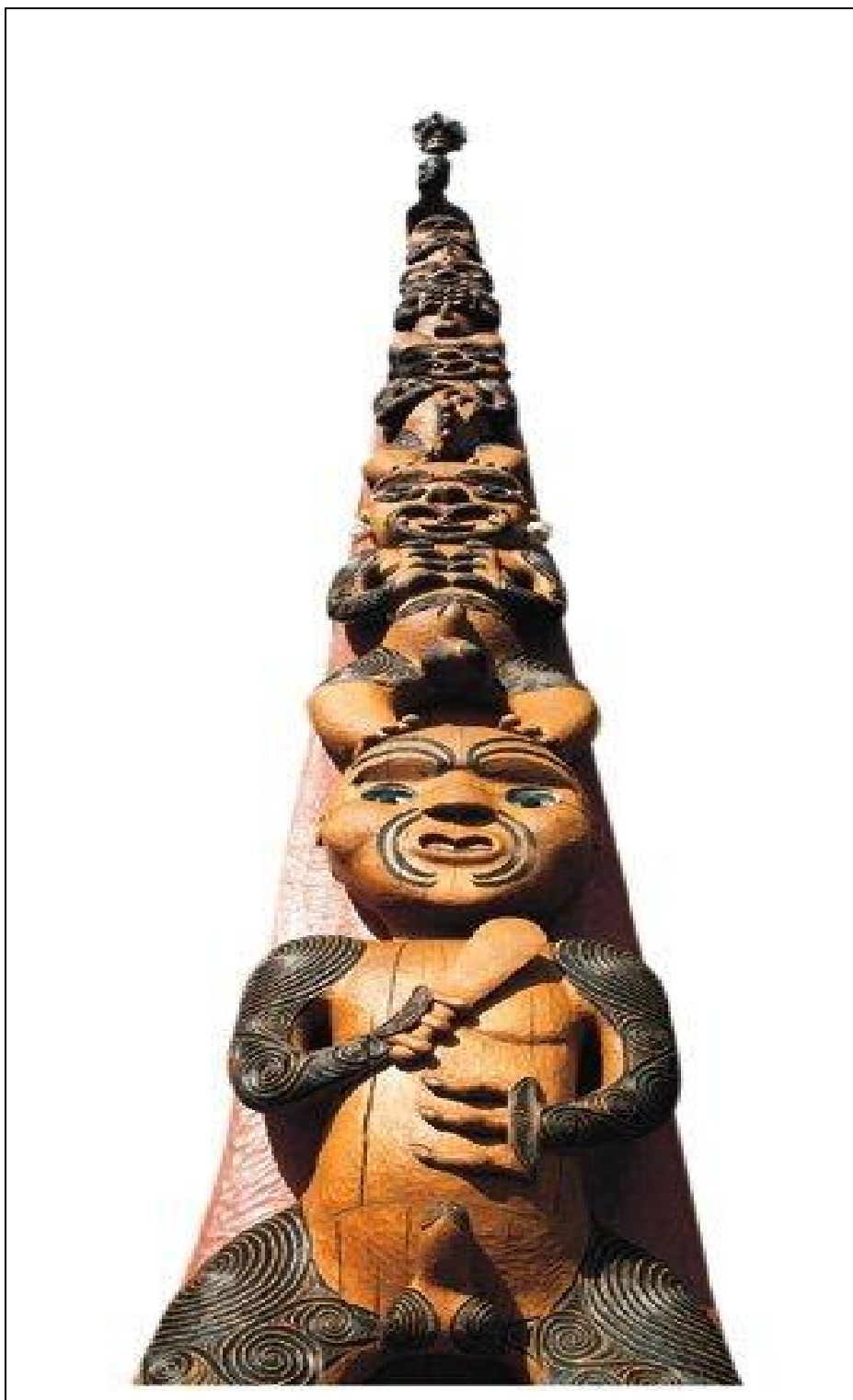
<sup>33</sup> G.J. Murdoch, March 2000, pp.30-31

<sup>34</sup> On this issue see also R.C.J. Stone, *From Tamaki-Makau-Rau to Auckland*, 2001, pp.10-13

<sup>35</sup> B. Stirling, *Ngati Whatua and the North Shore Lands, 1840-1865*, August 2001, p.9

<sup>36</sup> A more detailed account of these ancient ties, and specific places of ancestral interest and significance to Te Kawerau ā Maki can be found in G. Murdoch, March 2000, 3.0

<sup>37</sup> The Ngāoho people of West Auckland were known as Ngāoho matakamokamo and Ngāoho Mokotōrea. Te Kawerau ā Maki were also sometimes referred to as Te Kawerau Mokotōrea.



**Plate 1 – Pou ihi depicting Te Kawerau ā Maki ancestry, Arataki Visitor Centre, Waitākere Ranges Regional Parkland. Ancestors depicted, from the top include: Tiriwa, Hape (Rakataura), Hoturoa, Maki, Te Kawerau a Maki and Te Au o Te Whenua. (Te Kawerau a Maki Tribal Trust)**

5.1.3 As noted above, when Maki and his people arrived in Tāmaki and ventured forth into the area to the north and west, they had not come to a strange land or an unrelated people. They were part of the Ngāoho and Ngāiwi people then in occupation of the region. They had arrived in a land that had been explored, named, and occupied by their tūpuna. Thus through their illustrious ancestors such as Rakataura (also known as Riukiuta and Hape), Hoturoa, Poutukeka, Ruarangi, and their descendants, Te Kawerau ā Maki continue to hold ancestral associations with the Auckland region that go back many centuries.

5.1.4 Maki and his people had fought with some of their Ngāoho whanaunga (relatives) in

order to right specific wrongs, and most importantly to gain land on the North Shore, in Mahurangi, Kaipara, and in particular West Auckland. This latter area, known traditionally as “Hikurangi”, became, and remains, the heartland of Te Kawerau ā Maki. They also recognised that they had to live in peace in the district in the long term, and therefore made numerous marriages with the older iwi and hapū of the region. Through these earlier peoples Te Kawerau ā Maki learnt of the ancient traditions relating to land. In West Auckland they gained ancient links stretching back to the renowned Tūrehu ancestors Tiriwa and Takamiro, who were among the first human occupants of the district.<sup>38</sup>

## 5.2 The Tūrehu - the first human inhabitants of the land

5.2.1 Through intermarriage with earlier peoples, Te Kawerau ā Maki claim descent from the very first human occupants of the Auckland region, who are known collectively as the Tūrehu. Te Kawerau ā Maki traditions relating to the Tūrehu have been handed down in relation to the North Shore, and in particular in relation to West Auckland. The best examples are those traditions pertaining to the Tūrehu ancestors Nihotupu, Takamiro, and in particular Tiriwa who is depicted at the top of the pou at the Arataki Visitor Centre, Tītirangi.

5.2.2 From Tiriwa comes the ancient name for the extensive forest, Te Wao nui ā Tiriwā - “the Great Forest of Tiriwa”, that stretched from the northern shores of the Waitematā Harbour to the Muriwai Valley. This vast tract of native vegetation once covered all of what was Waitākere City. It gives a collective ancestral and spiritual importance to all of West Auckland for Te Kawerau ā Maki. Tiriwa and his fellow tohunga or spiritual leaders performed miraculous feats and modified the landscape.<sup>39</sup> The other collective name for West Auckland is “Hikurangi” which is explained at 5.12 below, and the collective name of the peaks of the Waitākere Ranges is “Ngā Rau Pou ā Maki” – “the many posts of Maki”.

5.2.3 These most ancient traditions and places of major spiritual and cultural significance to Te Kawerau ā Maki are associated with Auckland’s volcanic field, and with the landforms of the iwi’s heartland in West Auckland.<sup>40</sup> In this latter area these ancient ancestral associations relate to landmarks extending from Waitahurangi near present day New Lynn in the south east, to Nihotupu beside the Paruroa inlet (Big Muddy Creek), Marotiri (Cutter Rock, Whatipu) in the south and south west, and then north west to Ōtakamiro at the southern end of Muriwai Beach, and north east to Ōruāmōkai ō Kahu (Ōruāmō Creek) on the North Shore. As Te Warena Taua has stated, “Kawerau ā Maki have retained these ancient kōrero when other people have not, and it is special to us.”<sup>41</sup>

5.2.4 With the express permission and encouragement of Te Kawerau ā Maki kaumatua, the author of this report described some of these traditions pertaining to the Tūrehu in *West Auckland Remembers*, Volumes I and II, published in 1990 and 1993, and in *Waitakere Ranges – Nature-History-Culture* published in 2006. These pūrākau, or traditions, pertaining to many parts of the region are fundamental to the identity of Te Kawerau ā Maki. They describe the shaping of the land and the very earliest human stories pertaining to the land. Some of them also pertain to the pantheon of deities associated with the region’s origins. These pūrākau have given rise to important place names on the

<sup>38</sup> For more detail of some on these traditions see G. Murdoch – ‘Ngā Waikarekare’, in *West Auckland Remembers*, Volume 2, J. Northcote-Bade (ed), 1993

<sup>39</sup> See for example the tradition of Te Unuhanga ō Rangitoto’ - G. Murdoch – ‘Ngā Waikarekare’ in *West Auckland Remembers* Vol.2. Northcote-Bade (ed) 1993 p.13

<sup>40</sup> See for example the map ‘Te Wao nui ā Tiriwa’, in *Waitakere Ranges- Nature-History-Culture*, WRPS, 2006 p. 23

<sup>41</sup> Te Warena Taua, March 2000, 46, p.6

North Shore for example Te Kōpua ō Matakamokamo (Tank Farm Explosion Crater) ~~FS04~~ Onemaewao (Milford Beach).<sup>42</sup> These traditions even provide a Te Kawerau ā Maki explanation of the origins of Rangitoto Island known as “Te Unuhanga ō Rangitoto”.<sup>43</sup> In relation to West Auckland the earliest traditions also explain the shaping of the land by taniwha and the earliest human ancestors, and they link Te Kawerau ā Maki with this process.<sup>44</sup>

### 5.3 Rakataura Kaitoro Whakahirahira – Rakataura Explorer of Renown<sup>45</sup>

5.3.1 Te Kawerau ā Maki, as explained earlier, are an iwi of predominantly Tainui ancestry. This gives them ancient links with the wider Auckland area through direct descent from the crew of the Tainui canoe who settled and occupied the Auckland region in the fourteenth century. These ancestral interests and relationships are associated in particular with illustrious crew members of the Tainui waka such as Rakataura and Poutukeka who explored, occupied and named places throughout the Auckland region. Poutukeka<sup>46</sup> mainly occupied the Māngere area and Te Motu ā Hiaroa (Puketūtū Island). He is also commemorated in placenames and traditions extending from Ōpoutūkeka (Cox’s Bay) to Te Kai ō Poutūkeka (Wood Bay, Tītīrangī). (Note here that the Te Kawerau ā Maki Tribal Trust holds whakapapa showing their direct descent from Poutukeka to the present generation).

5.3.2 Rakataura was the leading tohunga on the Tainui canoe which voyaged to Aotearoa from Hawaiki, the Pacific homeland of the Māori in the fourteenth century. He was sometimes referred to as “Riu-ki-uta” because he drew together many distinguished lines of ancestry, and was also known as “Hape” because he walked with a limp. Rakataura is an important ancestor of the Te Kawerau ā Maki people and is portrayed on the carved pou at the Arataki Visitor Centre, Tītīrangī (see Plate 1).

5.3.3 As is well known in Tainui tradition, Rakataura was a renowned explorer in his own right. He lived for a long period on the Tāmaki Isthmus, leaving numerous places of spiritual, cultural and historical importance to Te Kawerau ā Maki and their Tainui relatives. These places include, by way of example, Te Pou ā Rakataura (near Ōtāhuhu), Te Tihi ā Rakataura (the highest point on Puketūtū Island), Te Puketāpapatanga ā Hape (Ihumātao, Māngere), Pukewiwi (Puketāpapa/Mt. Roskill), Te Ahi kā ā Rakataura (Mount Albert),<sup>47</sup> Te Wai ō Rakataura (a former fresh water lake below Mt. Albert), Te Wai inu roa ā Raka (a small lake formerly located near Balmoral), Te Tātua ā Riukiuta (the Three Kings Volcanoes, now largely quarried), Te Ure tū ā Hape (a rock in the Waitematā harbour near Greenhithe), Karanga ā Hape (Cornwallis) and Ngā Tai ā Rakataura (the channels of the Manukau Harbour).<sup>48</sup>

<sup>42</sup> For more detail see “Te Riri ō Mataaho” in *A Field Guide to Auckland*, Cameron E, Hayward B. & Murdoch G., 1998, p. 138

<sup>43</sup> G. Murdoch described these early traditions pertaining to the North Shore, as handed down by Ngai Tai and Te Kawerau ā Maki, in some detail in a booklet *He Korero Tawhito mo Rangitoto*, December 1991

<sup>44</sup> For further information see G. Murdoch, ‘Te Wao nui a Tiriwa – the Great Forest of Tiriwa’, in *Waitakere Ranges, Nature-History-Culture*, B. & T. Harvey (ed.), 2006 pp. 21-23

<sup>45</sup> This term was used by the late Henare Tuwhangai at Makaurau Marae in 1984.

<sup>46</sup> Poutukeka was the eponymous ancestor of Ngāti Poutūkeka (Ngati Pou) who occupied the shores of the Manukau Harbour. As with the tribal groups that occupy the Manukau shoreline today, Te Kawerau ā Maki are descendants of Poutukeka.

<sup>47</sup> Te Kawerau ā Maki have always held that Te Ahi Kā ā Raka is the correct name for Mt. Albert and that Wai ō Raka is the name for the fresh water lake that once lay at its base. They deny that the name generally used name Ōwairaka (which arose from Fenton’s Ōrākei Judgement and was later embellished by George Graham) for Mt. Albert is correct. Wi Aoterangi, 1923, refers to the mountain Waiōraka.

<sup>48</sup> Further summary detail pertaining to some of the numerous Tainui ancestral places of significance to Te Kawerau ā Maki, in the Manukau, West Auckland, North Shore, southern Kaipara and Mahurangi areas,

5.3.4 Rakataura also explored the eastern coastline north of the Waitematā Harbour and is credited in the traditions of Te Kawerau ā Maki with naming landmarks extending from Takapuna and Whāngapāraoa, to Mahurangi, the small islet standing at the northern entrance of the Waiwera River. After spending time on the Tāmaki Isthmus and exploring the eastern coastline -

Rakataura and a group of followers spent some time exploring the surrounding countryside including the Waitākere Ranges where they were well received by their relatives of Ngāoho. The party walked up the western coastline to Karekare and then followed the high coastal pathway to Te Ahua (Te Ahua ō Hinerangi) where they rested below the sacred hill known as Te Ahuahu. In the early morning as the sun rose over Te Ahuahu, Rakataura bestowed the new name of Hikurangi upon the hill to commemorate a sacred place in Hawaiki or his Pacific homeland. He then continued up the western coastline as far as the entrance to the Kaipara Harbour.<sup>49</sup>

5.3.5 It is by the name “Hikurangi” that Te Kawerau ā Maki know the entire Waitākere western coastline and ranges, between Te Hoe ā Kupe at the Manukau Harbour entrance and Ōtakamiro Point at the southern end of Te One Rangatira (Muriwai Beach). In Te Kawerau ā Maki tradition, Rakataura is credited with naming Tirikōhua the high coastal hill pā located just south of Muriwai, and Motu ō haea (Oaia Island) the small island off Motutara (Muriwai Regional Park).

5.3.6 It is sufficient to say that the spiritual, cultural and historical associations and interests held by Te Kawerau ā Maki with places through the wider region, through their Tainui ancestry, are enduring and central to the identity of the iwi to this day. This is particularly true of West Auckland where carved pou honouring these ancestors have been erected throughout the area.<sup>50</sup> It is also the case in the Tāmaki Makaurau (Auckland) and North Shore districts where the land is covered in significant places and areas associated with the arrival of the Tainui waka, with the renowned members of the Tainui crew and subsequent occupation.<sup>51</sup>

5.3.7 These latter places are of course also of major importance to other Tāngata Whenua groupings of Tainui descent who were in occupation of the region in 1840, at a time when mana whenua was quite different to that which pertained a century earlier following the Ngāti Whātua invasion of Tāmaki makaurau. This is a matter that needs to be carefully considered by the Crown in reaching settlement with the iwi of the region over the Auckland metropolitan area.

5.3.8 In 1840 when the region remained under the protection of the Tainui ariki Potatau Te Wherowhero, Tainui ancestry remained a significant basis for ancestral rights on the Tāmaki Isthmus, and has remained so until this day. The saying “Kō Tāmaki kei te kei ō te waka Tainui” – “Tāmaki the stern of the Tainui canoe”, is regularly heard on the marae of the region. By way of illustration of the significance of Tainui ancestry, it is of major significance that in 1868 the leading nineteenth century Ngāti Whatua rangatira Apihai Te

---

can be found at 3.0 in G. Murdoch, March 2000. .

<sup>49</sup> Ibid. p.15

<sup>50</sup> Details pertaining to Rakataura and other ancestors on the Arataki pou can be obtained from a booklet – *Nga Tohu a Nga Tupuna*, L. Marra & N. Meacher, ARC Regional Parks, October 1994

<sup>51</sup> Many of these places are described in *Maori Place Names of Auckland: Their Meaning and History*, George Graham (D.R. Simmons (ed.)), 1980 and on Lesley Kelly’s well known map, *Tamaki makaurau*.

Kawau claimed his rights to Ōrākei, the very heartland of his people through descent both his Ngāti Whātua and Te Waiōhua ancestors. In his own words he stated, “I claim equally through all.”<sup>52</sup> At the same hearing the Ngāti Whātua rangatira Te Reweti<sup>53</sup> and Paora Tuhaere<sup>54</sup> also stated that their rights to Ōrākei also came through Waiōhua as well as Ngāti Whātua ancestry. The fundamental importance of Tainui ancestry to their descendants is reflected in the fact that carved pou of ancestors such as Hoturoa, Huakaiwaka, Kiwi Tamaki and Te Tahuri stand in the meeting house “Tumutumuwhenua” at Ōrākei Marae.

#### **5.4 Ruarangi Haerere - The Wanderings of Ruarangi**

5.4.1 Another ancestor who gives the Te Kawerau ā Maki people a special and ancient link with the Manukau, Tāmaki makaurau and southern Kaipara areas, is Ruarangi who was a descendant of Rakataura, and was closely related to Maki through Ngāiwi descent.

From Rakataura descended Tahinga who married Purerehua who was a descendant of Hamoamoā. From them came Maheu who married Tahinga of Tamaki, who begot Rakeiora whose sons were Ruarangi the tuakana and his teina Ohomatakamokamo (named after an ancient tipuna).<sup>55</sup> Rakeiora also begot Tumomi who moved to the Waikato and begot Mawake the grandfather of Maki the founding ancestor of the Te Kawerau Iwi.<sup>56</sup>

5.4.2 Ruarangi was an itinerant person renowned for his wanderings, hence the collective name for the tradition associated with this, and for his final home in south Kaipara – Ruarangi haerere – “the wanderings of Ruarangi”<sup>57</sup>. The two brothers Ruarangi and Ohomatakamokamo and their people lived at various places between the Manukau and the Waitematā. Ruarangi is remembered in the place name Ōruarangi near Ihumātao, Mangere. His father Rakeiora is remembered in the placename Ōrākei where other Kawerau people lived at Rautara Street until the 1990s.

5.4.3 The following commentary about the wanderings of Ruarangi is derived from an account by Wirihana Aoterangi provided in 1863,<sup>58</sup> and from Te Kawerau ā Maki oral tradition. Ruarangi and his brother Ohomatakamokamo,

began to quarrel with one another about their land at Rarotonga (now called Tamaki), and their respective tribes became estranged from one another; a great number followed Ruarangi. The name of that war was the Marapungarehu; the younger brother was the victor, and some of the people of the elder brother seceded to him. Because of the extraordinary multitude of men Ruarangi was besieged in his pa (said to be Mt. Albert anciently called Wai-o-raka) by Oho, so the people of the pa excavated an exit so that they might get out. Now the multitude made such haste that it was not very long before that tunnel (Te Ana Tomo o Ruarangi) was two miles long.

Then Ruarangi and his people entered that tunnel and came to the exit thereof. They then began to get lava stones and threw them into the sea, until it was

<sup>52</sup> NLC Ōrākei Minute Book 1, 1868 p.216

<sup>53</sup> Ibid. pp.275-276

<sup>54</sup> Ibid. pp.105,106,109,124

<sup>55</sup> Graham G., *Journal of the Polynesian Society*, Volume 28, 1919 p.116

<sup>56</sup> For more detail see L.Kelly, *Tainui*, 1948, pp.151-155, p.463, p.476

<sup>57</sup> The Ruarangihaerere Block and former dune lake is located near the Te Kawerau ā Maki owned, Kōpironui B2D2 residue at Woodhill.

<sup>58</sup> W. Aoterangi, 1923

perhaps a mile in length, a causeway in the sea. (Te Ara whakapekapeka<sup>59</sup> Ruarangi, Meola Reef). When it was almost across to the other side the party then crossed over by it. When day dawned the dogs were heard howling in the pa; they followed after them, but they had already crossed the sea, so it was the land was taken by Oho. At a subsequent time in the days of his descendants the tribe of Oho became divided, that is to say, in the time of his grandson Te-Hihi-o-te-ra they dispersed beyond Manukau to Tauroa, Waikato, Te Akau, Whaingaroa, and to Aotea.”<sup>59</sup>

5.4.4 Oho and his descendants settled in South Auckland and Waikato. The Kawerau people descend from both ancestors. Through Ruarangi they gained an early association with Kaipara dating back to approximately the late fourteenth century. According to Te Kawerau ā Maki tradition, Ruarangi fled Te Ara Whakapekapeka ō Ruarangi (Meola Reef, Waitematā Harbour) and made his way to Kaipara. Short of food, he chewed on the bitter leaves of the akeake tree at a place near Riverhead that was thus named “Kaiakeake”. Ruarangi then headed inland over the Kaipara portage to the Kumeū River. Here, as he crossed the river, his tattooed buttocks were slapped by the cold water, so the place was named “Wai paki rape ō Ruarangi”.

5.4.5 By the time Ruarangi reached the area now known as Kumeū it was getting near daybreak. Worried that his pursuers might see him, Ruarangi chanted karakia to delay the sunrise. This spot (near present day Huapai) became known as Turaki awatea – “the holding down of daybreak”. Ruarangi then followed the Kaipara River until he finally settled beside a secluded fresh water lake near Woodhill. This lake, which is very near to the former Kawerau ā Maki kāinga at Te Hore and Kōpironui, became known as “Ruarangi haerere” in commemoration of “the wanderings of Ruarangi”. On Te One Rangatira (Muriwai Beach) a favourite toheroa gathering place was named “Moko noho wai a Ruarangi” (see Figure 2).

5.4.6 Ruarangi, his brother Ohomatakamokamo, and their father Rakeiora, thus give Te Kawerau ā Maki important and enduring ancestral relationships parts of Tāmaki Makaurau, the North Shore<sup>60</sup> and southern Kaipara. These ancestral associations and relationships are enduring, and are they are held by all of the descendants of these tupuna. These ancestral relationships and interests have never been removed from Te Kawerau ā Maki through conquest or any other traditional “take”.

5.4.7 A place that is of particular importance to Te Kawerau ā Maki within Tāmaki makaurau is Ōrākei - the “dwelling place of Rakeiora”. This old settlement above Te Pourewa, Hobson Bay, was important to Te Kawerau ā Maki from the period when it was first visited by Maki. It retained its importance to them down to 1840, and it has been significant to them ever since. It was through Te Kawerau ā Maki occupation of this kāinga from around 1840<sup>61</sup> that the Te Kawerau ā Maki wahine rangatira Whakarongotai (Erana Te Kawerau) married the Te Uringutu leader Hori Te Paerimu. He was her close relative and of Te Kawerau a Maki descent as well. They subsequently lived at Ōrākei, Waitākere and Kōpironui (Woodhill).

---

<sup>59</sup> Ibid. p. 8

<sup>60</sup> Examples of such places of significance are provided by Te Ara Whakapekapeka ā Ruarangi’ (Meola Reef, Pt. Chevalier), and Te Kōpua ō Matakamokamo (Tuff Crater Lagoon, Northcote). Te Kawerau ā Maki remained living beside the latter place at Awataha until 1926.

<sup>61</sup> In 1868 the Te Kawerau ā Maki leader Te Watarauhi recorded that he first visited Ōrākei “in Governor Hobson’s time” (1840), Te Watarauhi Tawhia NLC Orakei MB 1, 1868 p.175

5.4.8 Te Kawerau ā Maki regularly occupied Ōrākei over following decades to be new European town of Auckland. It was for this reason in particular, that some of the “tenths” from the Hikurangi, Puatainga and Paeōterangi Blocks, in West Auckland, were suggested for use in part to construct the Ōrākei road bridge in 1862 (see 9.6 below). In this regard Major Heaphy, who organised the payment of the “tenths”<sup>62</sup>, noted that Te Watarauhi and his people, “had derived considerable benefit from the bridge. They came frequently to Ōrākei, and even had interests in land there.”<sup>63</sup> Heaphy erroneously described Te Watarauhi the Kawerau ā Maki leader and his people as, “the other section of the Ngatiwhatua tribe living on the west coast”<sup>64</sup>, while noting that they were, “the original territorial owners of Hikurangi (West Auckland).”<sup>65</sup> Te Kawerau ā Maki families occupied Rautara Street, Ōrākei until the 1980s. Following the burial of Whakarongotai (Erana Paerimu) and many others of Te Kawerau ā Maki at Ōrākei (Rautara Street) Urupā, their descendants have been the kaitiaki of that wāhi tapu down to Whatitiri Poni<sup>66</sup> and Mihi Te Rina Weterere during the author’s lifetime. Ownership and management of the urupa have not been resolved to the satisfaction of Te Kawerau ā Maki to this day.

5.4.9 It is important to note that Te Kawerau ā Maki do not claim exclusive “legal ownership” of this land at Ōrākei proper, but they hold significant and enduring ancestral relationships with it that extend back many centuries. They were, and still are, the formal guardians of the Ōrākei (Rautara Street) Urupā, where many generations of the tribe have been buried<sup>67</sup>. Te Kawerau ā Maki remain anxious that this relationship with Ōrākei and the adjoining Purewa (Te Pourewa) block is not diminished through the Crown settlement process.

## **6.0 TE KAWERAU Ā MAKI – A HISTORICAL CHRONOLOGY 1700-1840**

### **6.1 Introduction**

6.1.1 What follows here is historical chronology intended to provide context for the dynamic nature of Te Kawerau ā Maki ancestral rights, and a brief discussion of other take forming the basis of Te Kawerau ā Maki customary rights and interests, such as ahi kā roa (occupation), mahinga (resource use), and wāhi tapu (sacred places), within Tāmaki makaurau, West Auckland, the North Shore, southern Kaipara and the Mahurangi coastline.

6.1.2 The history of Te Kawerau ā Maki over the last three centuries is summarised here in order to explain their customary relationship with their ancestral domain, their position as at 1840, and their ongoing relationship with the region since that time.<sup>68</sup>

### **6.2 Conflict with Ngāti Whātua and the Hauraki tribes**

6.2.1 Between the early and mid 1700s the Te Kawerau confederation came into increasing contact with the newly emerging Ngāti Whātua confederation in southern Kaipara. During this period important relationships were forged between the two iwi groups through

---

<sup>62</sup> Note that Te Kawerau ā Maki lodged a petition with the Crown in 1915 over the Crown’s failure to pay them the ‘tenths’ that were due on these blocks.

<sup>63</sup> AJHR, 1879, G.-4A, p 2.

<sup>64</sup> Ibid. p.2

<sup>65</sup> Ibid. p.3

<sup>66</sup> See Whatitiri Poni in the Supreme Court, *NZ Herald*, 7,8,12,13 July 1938

<sup>67</sup> Information also from a letter from Te Warena Taua to Steve Kirkwood, December 1989, Te Kawerau ā Maki Tribal Trust Archives, and other related correspondence with Auckland City Council.

<sup>68</sup> Further detail in regard to these matters is contained within G. Murdoch, March 2000, at 1.0, 5.0, 6.0, 7.0, 8.0 and 12.0.



6.2.2 This era saw the death of the Ngāti Whātua leader Haumoewharangi, and some time later the death of the Te Kawerau ā Maki leader Tawhiakiterangi. Te Kawerau ā Maki were attacked by their Tainui relative Kawharu and subjected to a period of muru (ritual plunder) known as “Te Raupatu Tihore” to avenge the death of Haumoewharangi. Kawharu was subsequently killed by Te Kawerau while he was visiting his sister Korari who was living at the Te Kawerau pā known as Waiherunga, South Head Kaipara. This was followed by further fighting between Ngāti Whātua and Te Kawerau ā Maki who were gradually pushed to the south. Te Au o Te Whenua, the grandson of Tawhiakiterangi, made his home at Te Korekore the large pā located just north of the Muriwai Valley.<sup>70</sup> Several generations later Ngāti Whātua attacked the Tainui people of Te Waiōhua then in occupation of Tāmaki makaurau. They inflicted defeats on Te Waiōhua near Tītirangi in the southern Waitākere Ranges, around the Waitematā harbour, and also on the Tāmaki Isthmus extending south to Māngere Mountain.

6.2.3 From the early 18th century the Te Kawerau confederation also became embroiled in conflict with the northern iwi of the Marutūāhu confederation on the coastal margins of the Mahurangi area. While being related through Tainui and Te Arawa descent, conflict developed between these two tribal groupings over control of the shark fishing grounds between Whāngapāraoa and Mahurangi. Although several peacemaking settlements were attempted, conflict continued until the 1790s at which time the Hauraki tribes still used the Mahurangi fishing grounds, while hapu of the Te Kawerau confederation remained in occupation of the land and offshore islands. Te Kawerau ā Maki still occupied this coastline and harvested its resources until the post European era.<sup>71</sup>

6.2.4 As the author of this report stated to the Waitangi Tribunal in March 2000,

there is no published account of this critical period of history from a Te Kawerau ā Maki perspective. In recent decades Te Kawerau ā Maki have been confused and angered by constant references to their “conquest” in Kaipara and to their ‘disappearance’ as a tribe.<sup>72</sup>

This issue of the fundamental disagreement of Te Kawerau ā Maki with the “orthodox version” of the published history pertaining to south Kaipara and Tāmaki Makaurau is discussed in G. Murdoch, 2000, at 5.1 and 5.9. Useful commentary on the issue on the limitations of many early “Pākehā narratives” of Māori history in the region is provided by Bruce Stirling in his report *Ngati Whatua and the North Shore Lands, 1840-1865*.<sup>73</sup> A Te Kawerau perspective on conflict with the Hauraki tribes is contained within the account by Mereri, “an old Kawerau lady”,<sup>74</sup> and further information is available from the sources identified above. I have not explored the relationship of Te Kawerau and the Hauraki tribes further in this account.

<sup>69</sup> Further detail in regard to these matters is contained within G. Murdoch, March 2000, at 5.2

<sup>70</sup> For a detailed account of the Te Kawerau ā Maki occupation of Te Korekore see Noka Hukanui et al in *A History of Te Korekore an ancient pa of Te Kawerau of Waitakere Ranges*, G. Graham, MS 120 M14, Auckland Institute & Museum Library

<sup>71</sup> For more detail on conflict between Te Kawerau and the Hauraki tribes see *Wenderholm Regional Park Management Plan*, ARC October 1995, *Tawharanui – Our History*, G. Murdoch, 2008 and *Jade River – A History of the Mahurangi*, R. Lockyer, 2001

<sup>72</sup> G. Murdoch, March 2000, 5.1

<sup>73</sup> B. Stirling, August 2001, pp.7-14

<sup>74</sup> G.Graham, *A Legend of Old Mahurangi*, JPS, Vol.27, 1918, pp. 86-89

6.2.5 The outcome of the conflict with Ngāti Whātua was that Te Kawerau rig~~hso~~ occupation were significantly reduced in south western Kaipara. Their ancestral rights on the southern edge of Kaipara, Mahurangi, the North Shore and West Auckland however remained intact.<sup>75</sup>

6.2.6 Following the conflict associated with the Ngāti Whātua invasion of southern Kaipara, Te Kawerau ā Maki remained in occupation of their ancestral homes in southern Kaipara, West Auckland, the North Shore and parts of the Mahurangi coastline. They had concluded peace through further intermarriage with Ngāti Whātua, in particular with Te Taoū, and at a series of peace making meetings. These peace making meetings were held at Te Korekore Pā (just north of Muriwai), at Te Taupaki (on the coastal cliffs several kilometres south of Muriwai), at Kāhukuri (just south west of Waimauku), at Kahutōpuni (at the head of the Waikoukou Valley (just east of Waimauku), and at at Rangitōpuni (just north east of Riverhead).<sup>76</sup>

6.2.7 In the 1740s the combined hapū of Ngāti Whātua undertook the invasion of Tāmaki. They inflicted a total defeat on a Te Waiōhua force near Tītirangi in the southern Waitākere Ranges, killing the Te Waiōhua leader Kiwi Tamaki in the process. They then went on to destroy the Te Waiōhua hapu of Ngāti Rauiti, Ngai Taiki and Ngai Riukiuta, then in occupation of the Tāmaki Isthmus.<sup>77</sup>

6.2.8 It is very important to note that this battle “Te Rangihingangatahi” between Ngāti Whātua and Te Waiōhua in the southern Waitākere Ranges had been fought on Te Kawerau ā Maki land; and that Te Kawerau ā Maki had remained neutral because they were related to both groups involved. As the Ngāti Whātua rangatira Paora Tuhaere noted,

Te Kawerau were not fugitives from that battle, they were living here. Most of the chiefs here sprung from them...Te Kawerau was grown up at the time of this fight.<sup>78</sup>

6.2.9 Te Kawerau ā Maki had not been driven from their ancestral land on the southern edge of Kaipara, West Auckland, the North Shore or Mahurangi.<sup>79</sup> Through ancestral ties, peace making marriages, peace agreements, and simply standing their ground, they remained in occupation of Kōpironui (Woodhill), Muriwai, of kāinga throughout West Auckland, Rangimatariki (Rosebank Peninsula), and various kāinga on the eastern shores of the Upper Waitematā Harbour, including Te Matarae ō Manaōterangi (Kauri Point).

6.2.10 Te Kawerau ā Maki were also to be found in occupation of parts of their wider ancestral rohe where they shared customary rights with their Ngāti Manuhiri, Ngāti Rongo, Ngāti Te Kahupara, and Ngāti Poataniwha relatives, and in fact with all of the descendants

---

<sup>75</sup> The emergence of new hapū in southern Kaipara and the conclusion of peace is described in more detail in G. Murdoch, March 2000, at 5.6 and 5.7.

<sup>76</sup> Further detail is provided in G. Murdoch, March 2000 at 5.7.

<sup>77</sup> It should be noted that while Te Waiōhua were driven south of Tāmaki for a time, they were not “destroyed” as a people as is so often stated. Only their three northern hapū of Ngai Taiki, Ngai Riukiuta and Ngāti Rauiti were largely “destroyed”. By the early 1800s they had returned to what is now the Manukau City area. Today they are a major force including Te Akitai, Te Ahiwaru, Ngai Tai, Ngāti Tamaoho, Ngāti Pou, Ngāti Te Ata and Te Uri Karaka (Ngāti Paoa), and maintain ancestral marae throughout South Auckland and Franklin District. As noted earlier it is of significance that the Ngāti Whātua leader Apihai Te Kawau was of Te Waiōhua descent and based his claim to the Ōrākei Block equally on descent from his Waiōhua and Ngāti Whātua ancestors.

<sup>78</sup> NLC Kaipara, MB 2 1869, p.107

<sup>79</sup> Further detail on the impact of the Ngāti Whātua invasion is given at 5.9 in G. Murdoch March 2000.

of Maki, Mataahu and their sons. It was for this reason that from the early nineteenth century, Te Kawerau are recorded by numerous European missionaries, scientists, surveyors, ethnographers, and Crown officials, although small in numbers,<sup>80</sup> to be living throughout this area. Until the late 19<sup>th</sup> century Te Kawerau ā Maki lived at times with their relatives at kāinga on the eastern coastline between Te Ōkoromai Bay, Whāngapāraoa, Te Rapa (Pūhoi), Te Muri ō Tararariki and Nokenoke (Mahurangi Regional Park), Ōtarawao (Sullivan's Bay), Ōpahi (Mahurangi Heads), Pukenihinihi (Tāwharanui) and Uruhau (Whāngateau Domain)

6.2.11 The traditional way of life practiced by Te Kawerau ā Maki across their ancestral domain, and the places of social, cultural, historical and economic significance to them are described in part in Attachment 1 appended to this report, and elsewhere in the numerous publications by Graeme Murdoch, as referenced in this report. These sources also identify numerous places of significance to Te Kawerau ā Maki.

### **6.3 European contact and its impact on Te Kawerau ā Maki**

6.3.1 The first known European contact with Te Kawerau ā Maki was the visit of the Reverend Samuel Marsden to Whatipu and Muriwai in 1820<sup>81</sup>. The indirect influence of Europeans had however impacted on Te Kawerau ā Maki around the end of the 18<sup>th</sup> century. It was remembered in the traditions of Kaipara that an epidemic disease known as “rewharewha” had decimated the population of the iwi of the district.<sup>82</sup> Introduced epidemic disease was to remain a problem for all of the tribal groups of the Auckland region. In the 1820s the tribal groups of the region were also to suffer upheaval and catastrophic losses as a result of the introduction of European weapons, in particular the musket.

6.3.2 During this time of upheaval an interesting episode occurred that indicated that Te Kawerau ā Maki still retained a strong presence in their ancestral rohe, and that they still had strong allies within the wider Tainui tribal confederation. In the early 1800s the famous Ngāti Toa rangatira Te Rauparaha visited the Auckland region looking for,

a new home for his people to be nearer to the trading ports to acquire firearms. At Woodhill he was met by the Ngati Whatua and Kawerau chiefs as he passed through Kaipara.<sup>83</sup>

Te Rauparaha was closely related to Te Kawerau through Ngāiwi descent,<sup>84</sup> and on this visit to Kōpironui they presented him with, “a hollow tree trunk gong used for marking time in a canoe. It was carved by Te Awatahi of Kawerau.”<sup>85</sup>

### **6.4 Ngā Pakanga ā Te Pū – The Musket Wars**

6.4.1 Te Kawerau ā Maki were, like all of the tribal groups of the Auckland region, to suffer devastating losses at the hands of northern taua armed with muskets in the 1821-1826 period through attacks on their kāinga in the Waitākere Ranges (at Te Henga,

---

<sup>80</sup> Te Kawerau are regularly referred to as having been “small in numbers” in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. This was the case for all of the tribal groups occupying the Auckland region at this time.

<sup>81</sup> Marden noted that the people of Muriwai had not seen a European before but that they had pigs, cats and potatoes, J.R. Elder *The Letters & Journals of Samuel Marsden 1765-1838*, 1932, p. 272

<sup>82</sup> Wiremu Tipene, NLC, Kaipara Minute Book 1, 10 January 1867: 125

<sup>83</sup> *Ancient History of Waitakere*, G. Graham, 1956, p.5

<sup>84</sup> Te Rauparaha descended from the Ngāiwi ancestor Mango, while Te Kawerau ā Maki descended from Mango's elder brother Haumia.

<sup>85</sup> *Maori Auckland*, D. Simmons, 1987, p.36

Anawhata and Karekare)<sup>86</sup>, the North Shore (at Te Matarae o Mana – Kauri Point)<sup>87</sup>,~~304~~  
at Whāngaparāoa (at Rarohara – Arkle’s Bay and Matakatia).<sup>88</sup>

6.4.2 Following the Ngāpuhi attack on Tāmaki, including Mauinaina (Panmure), in 1821, Te Kawerau ā Maki had initially provided shelter to Apihai Te Kawau and his people at Kōpupaka near the mouth of Wai o Pareira (Henderson Creek), and then at Piha. They also hosted a group of Ngāti Paoa refugees from Mauinaina at Te Henga and Muriwai. Following the major battle of Te Ika ā Ranganui at Kaiwaka in 1826 where Ngāpuhi were victorious, both Te Kawerau ā Maki and Apihai Te Kawau’s people were forced to take refuge in the Waikato. A decade later in 1836, the Tainui ariki Te Wherowhero finally escorted Te Kawerau ā Maki, Te Waiōhua, and Apihai Te Kawau and his Ngāoho, Te Taoū and Te Uringutu people back to the Manukau area. Te Wherowhero settled at Āwhitu and the other groups all settled nearby under his protection.

6.4.3 Apihai Te Kawau and his people settled at Karangāhape (Cornwallis) for approximately six months, but then returned to their old home at Māngere. Te Kawerau ā Maki have always maintained that Apihai Te Kawau settled temporarily at Karangāhape with the permission of the Te Kawerau ā Maki leader Tawhiakiterangi (Te Watarauhi Tawhia) and his brother Henare Watarauhi.<sup>89</sup>

Karangāhape (Karanga ā Hape) was in fact named by their (Te Kawerau ā Maki) renowned ancestor Rakataura who was the leading tohunga on the Tainui canoe. The area had always been occupied by Te Kawerau over the generations in association with fishing and shellfish gathering. The block also contained the Kawerau burial place known as “Pikāroro” and the kāinga of Te Kakamātua. Te Pūponga was an important landmark used as both a marker for fishing grounds and as a navigation marker when entering the treacherous Manukau Harbour entrance. On the western edge of the block was the ancient kāinga of Nihotupu, named after a Tūrehu ancestor, which was occupied by Te Kawerau ā Maki periodically until the 1910s.”<sup>90</sup>

In my childhood, elders of Te Kawerau ā Maki reinterred bones at Karangāhape (Cornwallis) in conjunction with Auckland City Council who were then managers of the land. Karangāhape certainly remains a place of significance to Te Kawerau ā Maki who have visited it throughout my lifetime, and who erected a carved pou there several years ago.

6.4.4 In 1836 Te Kawerau ā Maki had initially gathered at nearby Kakamātua but soon returned to their old homes between Whatipu and Muriwai on the Waitākere coastline.<sup>91</sup> In giving evidence at the Ōrākei Block investigation of title in 1866, Apihai Te Kawau made a very pertinent comment in this regard, stating - “When I came back (from exile in the Waikato in 1836) I went to the Manukau Heads. I saw people living there. Who were they? (Questioned by Hesketh). Kawerau.”<sup>92</sup>

<sup>86</sup> See for example G. Murdoch in J. Northcote – Bade (ed.), 1993, pp.23-25

<sup>87</sup> See *The History of Kauri Point- Te Matarae o Mana*, G. Graham (typescript), MS 120 series, MS 15, Auckland Institute & Museum Library, undated.

<sup>88</sup> Further information on this period of devastation and its effects is provided at G. Murdoch, March 2000, at 8.2 and Attachments A and B, and also see *A Legend of Old Mahurangi*, JPS Vol. 27 1918, p.88

<sup>89</sup> Reference to this ‘gift’ to Ngāti Whātua was made by Henare Watarauhi – Puketōtara Reserve investigation of title NLC Auckland, MB1 26 November 1866.

<sup>90</sup> G. Murdoch, March 2000, p.75

<sup>91</sup> For more detail see G. Murdoch, 2000, p. 55

<sup>92</sup> NLC Ōrākei MB 1 1868, Apihai Te Kawau, p. 215

## PART 2

### 7.0 TE KAWERAU Ā MAKI AT AND AROUND 1840

#### 7.1 Settlement Patterns

7.1.1 By 1840 Te Kawerau ā Maki, although reduced in numbers like all of the tribes of the region, remained secure on their ancestral land. Their permanent settlements were now focused on the Waitākere coastline between Piha and Muriwai, and in particular around the musket pā ‘Parawai’, located beside the lower Waitākere River at Te Henga (Bethell’s Beach). They regarded Hikurangi, or West Auckland, as their exclusive domain and no other iwi or hapū were in occupation of it at that time. The Te Kawerau ā Maki leader Te Watarauhi Tawhia made an important statement in this regard while speaking in front of the rangatira of the region in support of the claim of Apihai Te Kawau to the Ōrākei Block in 1868. Te Watarauhi stated – “Formerly the lands were divided. (Questioned by the Court) How were they divided? The lands of the Kawerau were to be at Hikurangi (West Auckland)...Ngāoho, Te Taoū & Te Uringutu at Tāmaki.”<sup>93</sup>

7.1.2 The Treaty of Waitangi was not brought to Kaipara or West Auckland and was thus not signed by any of the rangatira of either Ngāti Whātua or Te Kawerau ā Maki who were permanently resident in these areas. In 1840, with the security provided by the Tainui ariki Te Wherowhero, Te Kawerau ā Maki still moved across their ancestral domain in the seasonal cycle of resource gathering that had been practiced by their ancestors. They travelled to,

Te Rau o Te Huia on the Manukau and Te Matarae o Manaōterangi (Kauri Point) on the Waitematā, to catch pike shark. They also crossed to their kāinga on the Upper Waitematā to harvest birds and shellfish.<sup>94</sup> The Te Kawerau ā Maki leader Te Watarauhi noted that his father Te Ngerengere had even travelled as far afield as Hauturu (Little Barrier Island) the home of his tūpuna Maki and Mataahu.<sup>95</sup>

7.1.3 The Crown Interpreter and historian John White made an interesting reference to Te Kawerau ā Maki and the exercise of mana whenua over their ancestral land in the 1840s thus -

Kawerau, for instance, which tribe had their origin from a chief of the Aotea and Ngatiawa migration of the name of Maki marrying a Tainui woman, he became the avenger of Tainui wrongs, and after some time the head of a hapu which now forms a distinct people, acting without any reference to the chiefs of the hapus in the Tainui and Mahuhu (Ngati Whatua) migrations by which they are surrounded. The tribal rights of this little hapu,<sup>96</sup> which does not number in all 50 men, women and children, are not few or of minor importance to them. In the produce of the land and sea they do not pay tribute to any chief, nor could they be commanded by any adjoining tribe or hapu to assist in any act whatever, nor could a chief go to any of their fishing grounds without their express permission.<sup>97</sup>

<sup>93</sup> NLC Ōrākei MB1, Te Watarauhi, 1868: 174

<sup>94</sup> For more detail see G. Murdoch, March 2000, p.55

<sup>95</sup> Te Watarauhi, NLC Kaipara, Minute Book 3, Hauturu Investigation, 7 May 1881

<sup>96</sup> Ibid. Gudgeon p.207 Note that in his essay on Māori land tenure White qualifies the term hapū as meaning “minor iwi”.

<sup>97</sup> J. White, *Lectures on Maori Customs and Superstitions, On the Tenure of Maori Lands*, AJHR E/F 1861:57



new town of Auckland where the colonial administration and military were based. The Te Kawerau ā Maki settlements of Te Onewa (Northcote Point) and Te Matarae ō Manaōterangi (Kauri Point) on the North Shore until 1844.<sup>100</sup> In relation to the Te Kawerau ā Maki occupation of Te Matarae ō Manaōterangi (see Figure 4) and their engagement with the Crown in this period,

the late Te Ipu Kura a Maki Taua (and her husband Moke Taua) told me that (their) tūpuna often recalled their alarm at first meeting a detachment of red coated soldiers for the first time at Onetaunga (Soldiers Bay) near Kauri Point in the 1840s.<sup>101</sup>

7.3.2 While residing near Auckland on occasions in this period, Te Kawerau ā Maki generally however also lived in their geographically isolated west coast settlements between Piha and Muriwai, as well as at Kōpironui near Woodhill, and at times on the eastern coastline between Whāngaparāoa and Mahurangi. They were thus largely isolated from direct contact with the Crown for some time. It is important to note that James Buller the Wesleyan missionary who served the Te Kawerau communities in this period noted in 1841, in regard to his parishioners generally,

At present very considerable disaffection prevails among them towards the Government. This is owing mainly to the efforts of certain ill-disposed Europeans who have endeavoured to circulate among the people very gross misrepresentations of the real designs of the British Govt. towards them, and as the New Zealanders are naturally a very jealous people, exceedingly tenacious of their right, those slandrous reports obtain ready admission to their belief ... I cannot but feel that the present is a very critical state and, that much, very much will depend ... on those to whom the administration and executive authority may be entrusted.<sup>102</sup>

7.3.3 Te Kawerau ā Maki were to remain isolated from direct contact with the Crown in the 1840s which was to have serious consequences for the iwi, in particular in relation to the Crown land purchases of the 1840s and the Crown investigation of the pre Treaty and pre-emptive waiver land transactions. The later Crown land purchases of the early to mid 1850s were to bring the iwi into direct contact with Crown officials, although in a reactive rather than a proactive manner, again with serious consequences for the tribe. The marginalisation of Te Kawerau ā Maki in Crown dealings with the iwi of the region was to continue into the 1860s, and to intensify when Te Kawerau ā Maki adopted the Pai Marire faith that became associated by the Crown with “rebellion” in the central North Island.

## **8.0 THE ALIENATION OF THE LAND – EARLY PRIVATE TRANSACTIONS**

### **8.1 Introduction**

8.1.1 The main long term impact on Te Kawerau ā Maki during the early years of European settlement came from the widespread alienation of their ancestral land through: pre-Treaty land transactions in West Auckland and Mahurangi, the Crown Mahurangi and Ōmaha Block transaction 1841, and pre-emptive waiver transactions in the West Auckland, Upper Waitematā Harbour, South Kaipara, North Shore, and Mahurangi

<sup>100</sup> See G.Graham, MS 120, MS 15, Note also that Moke Taua was a direct descendant of Manaoterangi. This place has remained of great significance to Te Kawerau ā Maki to the present day.

<sup>101</sup> G. Murdoch, March 2000, p.71

<sup>102</sup> Buller to Secs, 30 April 1841, *WMS*, Letter to Secretaries. Emphasis in original, as cited in Wyatt, 1999 p.46

areas.<sup>103</sup> Summary detail relating to these transactions is appended to this report as Attachment 2. Further detail relating to these transactions and their historical context is provided in Moore, Rigby and Russell (July 1997), Rigby (August 1998), Murdoch (March 2000), Stirling (February 2002), and Belgrave, Young and Deason (April 2006).

8.1.2 Te Kawerau ā Maki were not directly involved in any of the private land transactions that took place in the region between 1836 and 1846, other than the sale of Rau ō Te Huia (Huia Bay, southern Waitākere Ranges) to timber merchant Christopher Fulton in February 1845.<sup>104</sup> Te Kawerau ā Maki were not involved in any of the subsequent Crown commissions which investigated the legitimacy of these Old Land Claims.

8.1.3 The early private land transactions that took place within both the exclusive and shared ancestral rohe of Te Kawerau ā Maki 1836-1846, were to have a serious and ongoing adverse impact on the tribe. They were to effectively end the Te Kawerau ā Maki relationship with a significant proportion of their ancestral land, and to irrevocably disrupt the traditional economy of the tribe. These transactions marked the beginning of the process that saw Te Kawerau ā Maki confined to native reserves on the Waitākere-Muriwai coastline. Most importantly the early private land purchases began the steady, and ultimately complete erosion of the land base of the tribe, which is fundamental to the Te Kawerau ā Maki claim against the Crown. The confusion surrounding these transactions was ultimately “mopped up” by extensive Crown purchases undertaken in the same areas between 1848 and 1858.

## **8.2 Pre-Treaty land transactions**

8.2.1 Three pre-Treaty private land transactions impacted significantly on Te Kawerau ā Maki. They included:

- Old Land Claim (OLC) 629, Thomas Mitchell/The Manukau and Waitematā Land Company, West Auckland/Cornwallis, 11 January 1836,
- OLC 722 Wiliam Webster/Ranulph Dacre, “Point Rodney” (Whāngateau), 1839, and,
- OLC 1/453 Henry Taylor, Weiti (The Wade), 18 November 1839.

### **OLC 629 Thomas Mitchell/The Manukau and Waitematā Land Company**

8.2.2 This transaction negotiated with Ngāti Whātua stemmed from a pre-Treaty purchase made by a Hokianga based timber merchant Thomas Mitchell on 11 January 1836. The claim was later taken up by the Manukau and Waitematā Land Co. Although it was only estimated at 50,000 acres, the boundaries described for Mitchell’s original claim indicated that it included all of what was formerly Waitākere City, and the south western edge of Rodney District. This transaction theoretically left Te Kawerau ā Maki landless within the heartland of their tribal rohe. Ultimately only 1,927 acres were granted to the Manukau and Waitematā Land Co. at Cornwallis, although the Company also received scrip valued at £4,844.

8.2.3 Te Kawerau ā Maki had not consented to the transaction, and were not involved in the investigation of the claim which only involved representatives of the original vendors and the claimants. The significance of the Karangāhape (Cornwallis) area to Te Kawerau ā Maki, as a wāhi tapu, place of great historical significance, kāinga, and economic resource, is described in Murdoch (March 2000) and Taua (March 2000). Te Kawerau ā Maki

---

<sup>103</sup> Many of these transactions and their consequences for Te Kawerau ā Maki are described in some detail in G. Murdoch, 2000 at 9.0. The Crown also has the benefit of a significant amount of research into these transactions by authors such as Phillipa Wyatt, Bruce Stirling and Marian Horan among others.

<sup>104</sup> OLC 1204, C. Fulton, February 1845, National Archives, Wellington



continue to maintain a relationship with Karangāhape as symbolised by the carved ~~£304~~ erected there in 2002.

### **OLC 722 William Webster/Ranulph Dacre, “Point Rodney” (Whāngateau), 1839**

8.2.4 William Webster, a Coromandel based timber trader claimed to have purchased an estimated 10,000 acres at “Point Rodney” from six Ngāti Paoa rangatira in 1839. The claim extended along the entire coastline from “Point Rodney” in the north to “Point Tawharunui” (sic) (Tokatū Point) in the south, and inland to the main ridgeline and a high point called “Pulkmore”.<sup>105</sup>

8.2.5 Te Kawerau ā Maki had no knowledge of this transaction and were not involved in the subsequent Crown investigation of the claim. Te Kawerau ā Maki held a shared customary interest this land which was subject to the Webster/Dacre claim. This validity of this interest was recognised by all leading Te Kawerau rangatira present at the investigation of title to the Mangatāwhiri block (Tāwharanui-Whāngateau) in March 1873.<sup>106</sup> It was also recognised in part when the Crown included Te Kawerau ā Maki leader Rauhi (Te Watarauhi Tawhia) and his niece Erana Te Kawerau in the Mangatāwhiri Certificate of Title<sup>107</sup> (see 10.2.5 below).

8.2.6 The 1848 Commission reported to Governor Fitzroy that Webster had made a “valid purchase”. Fitzroy issued a grant of 1,944 acres at Whāngateau to Webster in 1844. In August 1844 the grant was sold to John Campbell of Sydney. Details of the claim were corrected under the Quieting Titles Ordinance in 1852, and later acquired by timber merchant Ranulph Dacre. He had the land (now known as “Dacre’s Claim”) surveyed, with the plan recording a “native settlement” within the boundaries. Dacre later claimed compensation from the Crown, as Māori in occupation of the land refused to give him possession.

8.2.7 Throughout this period a large number of people of Te Kawerau descent remained in occupation of Whāngateau. The matter was referred to the Native Land Court for investigation in the 1870s. The Court found that the land was, “not purchased from [the] right owners,” but took no action to return the land to Māori. Compensatory scrip was issued to Dacre to the value of £1,458 and “Dacre’s Claim” was retained by the Crown. Māori in occupation of the land continued to protest the matter, however, the Crown regarded the land as having been included in the 1841 Ōmaha and Mahurangi purchase and the 1858 Pākiri South purchase, and therefore to be Crown land.

### **OLC 1/453 Henry Taylor, Weiti (The Wade), 18 November 1839.**

8.2.8 This transaction undertaken by timber merchant Henry Taylor (also known as Edward Abell) at Te Weiti (Long Bay – Ōkura and Arkles Bay) on 18 November 1839. It involved an estimated 20,000 acres. The Crown ultimately granted 2235 acres in 1859. Te Kawerau ā Maki held significant ancestral interests in Te Weiti through descent from Maki and his sons Maeaeariki and Tawhiakiterangi (Te Kawerau ā Maki),<sup>108</sup> but had no involvement in the transaction or its subsequent investigation by the Old Land Claims Commission.

## **8.3 Pre-emptive Waiver Transactions**

<sup>105</sup> Possibly Mount Tamahunga, but more likely to be Pukemōmore (Conical Peak).

<sup>106</sup> NLC, Kaipara MB 3, Mangatāwhiri Block investigation, 26-27 February 1873, p.46

<sup>107</sup> Ibid.

<sup>108</sup> For example, the traditional name for the former kāinga at Karepiro Bay, Weiti, is Ōtaimaro, so named after Taimaro the grandson of Tawhiakiterangi.

8.3.1 Te Kawerau ā Maki were impacted in a major and irreversible way by the remainder of the torrent of private pre-emptive waiver land transactions that took place within their ancestral rohe from late 1844. These transactions involved a significant amount of land within West Auckland, surrounding the shores of the Upper Waitematā Harbour, and also in the North Shore-Mahurangi area.

### **West Auckland**

8.3.2 Between 1844 and 1845 a significant area of land (surveyed at 21,856 acres) within the southern and south eastern area of West Auckland was alienated through private purchases transacted with Ngāti Whatua ō Ōrakei, in particular after the Crown pre-emption was removed on 26 March 1844. Further detail on these transactions is appended to this report as Attachment 2.

### **OLC 1326 Henderson & McFarlane, 1844 (no deed)**

8.3.3 The transaction that had the greatest impact on Te Kawerau ā Maki was undertaken in 1844 by timber millers and traders Thomas Henderson and John McFarlane.<sup>109</sup> It was the largest private claim in the Auckland region, covering what is now the Henderson, Henderson Valley, Te Atatū, Ōratia, Rānuī, Swanson, and Massey areas, and was surveyed at 17,784 acres. Five thousand acres were granted to the claimants, with the remainder reverting to the Crown.<sup>110</sup> The land, (like that involved in the West Auckland Old Land Claims listed in Attachment 2), was included in the Crown's 1853 and 1856 Hikurangi purchases. This early private transaction alienated many places of social, economic, cultural and spiritual significance to Te Kawerau ā Maki between Kōpupāka and Mānutewhau at the mouth of Wai ō Pareira (Henderson Creek), and Te Kōpua (Falls Park, Henderson), Ōpareira, Ōpānuku, Parekura and Ruaōtewhenua inland of what is now Henderson. It led to the destruction of the finest kauri forest then remaining in the Auckland region. Te Kawerau ā Maki were not involved in the transaction or its investigation by the Crown.

### **Whau Portage – Tītīrangī, 1845**

8.3.4 In 1845 private individuals undertook four pre-emption waiver transactions with Ngāti Whātua ō Ōrakei for approximately for approximately 8,600 acres of timber rich land extending between the Whau portage and Tītīrangī. These transactions included: OLC 1149, Alice Porter, New Lynn (Te Rewarewa), 10 January 1845, OLC 1150 – 54, Porter family, Tītīrangī area, 1845 (no deed), OLC 1227- 28, R.S. Thompson, Whau portage, 4 March 1845, and OLC 1251, C. Robinson and W. Hart, Whau portage, 24 March 1845.<sup>111</sup>

8.3.5 The land involved in these transactions lay on the south eastern edge of the Te Kawerau ā Maki rohe. It contained numerous places of ancestral significance to Te Kawerau ā Maki, including for example: Te Tōanga waka (the Whau Portage), Te Kotuitanga (a canoe building site), Waitahurangi (a stream associated with the Tūrehu), Motu Karaka (an old kāinga), and Tītīrangī the sacred hill named by the Te Kawerau ā Maki ancestor Rakataura. Te Kawerau ā Maki were not involved in these transactions or their investigation by the Old Land Claims Commissions. The Crown retained significant surpluses totalling 6198 acres, after the investigation of these claims. It formally

---

<sup>109</sup> OLC 1326 Henderson & McFarlane was in effect a pre-emptive waiver claim, although no pre-emptive waiver certificate was actually applied for or granted in relation to the transaction.

<sup>110</sup> OLC 1326, National Archives, Wellington

<sup>111</sup> Further detail relating to these transactions is appended to this report as Attachment 2. An account of these transactions from a Ngāti Whātua perspective is provided in B. Stirling, *Ngāti Whatua o Orakei and the Crown, 1840-1865*, February 2002, 217-221.

extinguished Māori title to the land through the Whau Portage, Pukeatua (Waikōwhiri Bay)<sup>112</sup> and Tītīrangi purchases of June-November 1848 (see 9.2 below), and the over arching Hikurangi purchase of 1853.<sup>113</sup>

### **OLC 1204 C. Fulton - Rauhuia**

8.3.6 This transaction for 700 acres at Rauhuia (Rau ō Te Huia) Huia Bay) was undertaken by timber merchant Christopher Fulton in February 1845. The deed was signed by the Te Kawerau ā Maki leader Tawhia (Te Watarauhi Tawhia) and two related rangatira of Ngāti Kahukoka from Āwhitu. It involved mature kauri forest located on the western side of Huia Bay, with “Papakawau, and Wharenga – Manawanui” being reserved.<sup>114</sup> The reserved land contained sites of particular historical and spiritual significance to Te Kawerau ā Maki, including Ōmanawanui Pā, Te Kā ā Maki Pā (Jackies Peak) and Kāingamāturi, as well as important wāhi tapu at Horohoro and Te Whārenga. It also contained important seasonal shark fishing camps at Onepoto (Hinge Bay) and Papakawau (Little Huia) that were used by Te Kawerau ā Maki until c. 1910. Commissioner Bell deemed the claim to have been part of the Crown’s Hikurangi Block purchase of 10 November 1853. A small portion of the reserved land at Wharenga was retained for “the children of Te Katipa”<sup>115</sup> in a Hikurangi Block (Claims of Te Katipa) deed dated 8 August 1855, but subsequently alienated. Te Kawerau ā Maki state that this land was gifted to Te Katipa by Te Watarauhi Tawhia and his brother Henare Watarauhi as noted in the Puketōtara Block investigation of November 1866 (see 10.5.2 below).

### **PWC 244, J.J. Merrett, Nihotupu**

8.3.7 In early 1845 J.J. Merrett obtained a pre-emption waiver certificate for 50 acres at what is now Big Muddy Creek (Paruroa). The claim was cancelled and the land came within the Crown’s Hikurangi purchases of 1853 and 1856. This land included the former Te Kawerau ā Maki kāinga of Nihotupu and Ngāmoko.

### **Upper Waitematā Harbour**

8.3.8 In late 1844 – early 1845 private individuals rushed to purchase the timber rich and accessible land surrounding the upper Waitematā Harbour, after the removal of the Crown pre-emption on the purchase of Māori land. This scramble for land intensified following the reduction of the pre-emption waiver fee to one penny per acre in October 1844. Te Kawerau ā Maki played no part in the transactions, which were almost all negotiated at Ōrākei, and they played no part in the Crown investigation of them. These private transactions involved approximately 14,925 acres of land (see Figure 5) in which Te Kawerau ā Maki held significant ancestral interests.<sup>116</sup> After investigation by the Land Claims Commission a substantial portion of the land claimed reverted to the Crown as described below. Māori interests in the land were completely extinguished by Crown purchases from the original vendors 1848-1853.

8.3.9 Numerous places of economic, social, cultural, historical and spiritual significance to Te Kawerau ā Maki in the Upper Waitematā Harbour area were alienated as an outcome of the Old Land Claims Commission investigatory process in which Te Kawerau ā Maki played no part. Some of the most important places of significance to Te Kawerau ā Maki within the area impacted by these transactions are identified in Figure 4. Further detail on

<sup>112</sup> Waikomiti Bay should more correctly be Waikūmete (Little Muddy Creek)

<sup>113</sup> Re negotiated with Te Kawerau ā Maki in a deed dated 27 December 1856.

<sup>114</sup> OLC 1204 National Archives Wellington

<sup>115</sup> Te Katipa of Ngāti Te Ata and Ngāti Kahukoka had not been a signatory to the 1845 transaction with Fulton.

<sup>116</sup> The Kawerau ā Maki ancestral and enduring associations with this land are described in detail in Te Warena Taua, March 2000 and Graeme Murdoch, March 2000.

the Te Kawerau ā Maki ancestral and customary relationship with this area is described in Attachment 1 appended to this report and in Murdoch, 2000. It is important to note that Te Kawerau ā Maki associations with this land are claimed through descent from Tawhiakiterangi and his wife Marukiterangi, and in particular from their grandson Te Au o Te Whenua and his wife Rangihina of Ngāti Poataniwha. These rights were not impacted by the Ngāti Whātua invasion of either southern Kaipara or Tāmaki. They remained intact at 1840, but were alienated in their entirety by the pre-emptive waiver transactions and the Crown purchases that followed them. In spite of this Te Kawerau ā Maki maintained an active association with of at least part of the land at Marae ō Hinekākea, Pāremoremo, until c.1918.

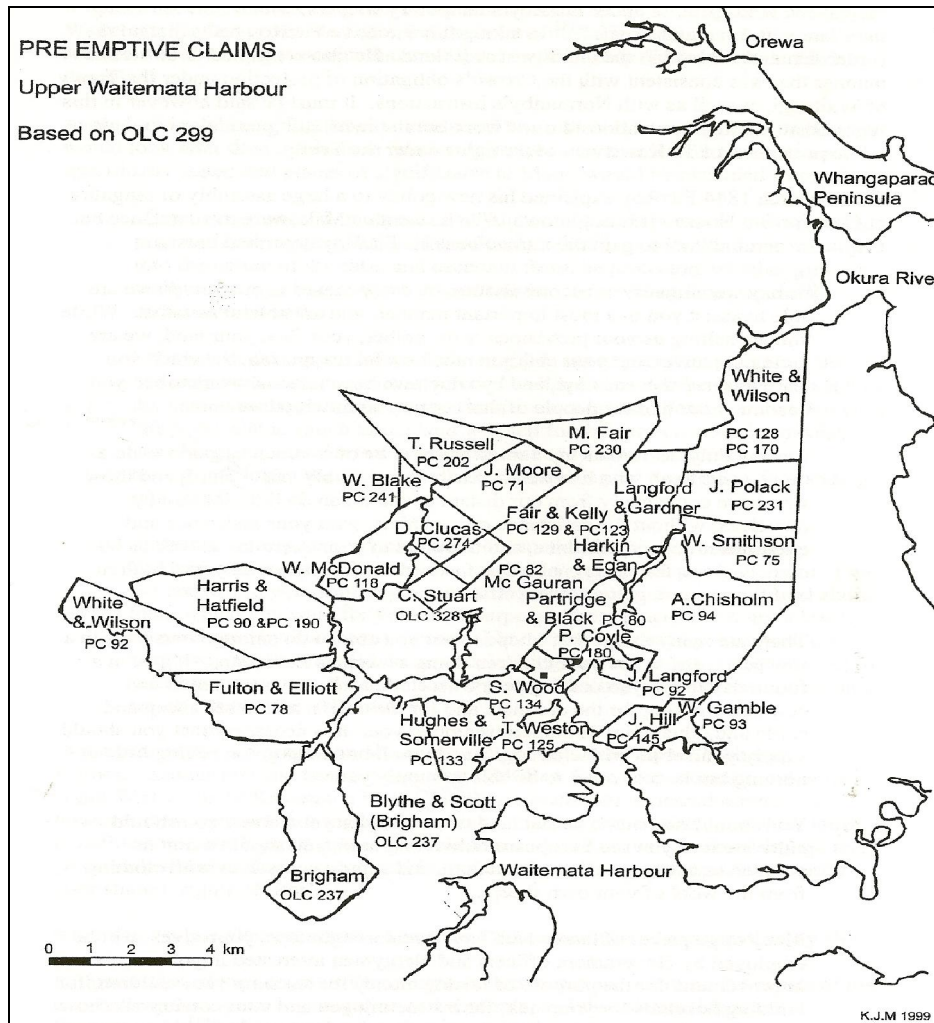


Figure 5 – Pre-emptive Claims, Upper Waitematā Harbour, from G. Murdoch, March 2000

8.3.10 The Upper Waitematā Harbour Old Land Claims impacting on the ancestral rights of Te Kawerau ā Maki included the following transactions:

- **OLC 1/1198 T. Weston**

This transaction undertaken on 26 September 1844 related to Herald Island (Motu Pākihi). The claim was disallowed and the land reverted to the Crown who granted it to S. Wood on 6 March 1845.

- **OLC 1/1161 W. Gamble**

This transaction, undertaken on 25 October 1844, related to 72 acres at Pukapuka, an old kāinga at the head of the Ōruāmō Creek<sup>117</sup>. It was allowed and granted by the Crown.

<sup>117</sup> Ōruāmō is a place of immense significance to Te Kawerau ā Maki as the home of the taniwha kaitiaki

- **OLC 1/1141 C. Fulton & G. Elliott**

This large claim transacted on 1 November 1844 concerned 1708 acres at Maraeroa (just north of Brigham's Creek). The claim was disallowed, with the claimants receiving compensation of £90 17s. The land reverted to the Crown, with its alienation being completed by the 1 July 1853 Crown purchase of the Te Kauri Block.

- **OLC 1/1186 and 1/1187 J.A. Langford & F. Gardiner**

This claim for an estimated 1000 acres at Lucas Creek (Wai ō Kahukura) was transacted in November 1844 and May 1845. The claim was disallowed and the land reverted to the Crown.

- **OLC 1/1158/1160 R. White & G. Wilson**

This claim for an estimated 1000 acres at Kaipākau near Kumeū was transacted in 18 November 1844. It was disallowed with debentures being issued to the claimants for £65. The land reverted to the Crown.

- **OLC 1/1155-1157 J. Harris & A.J. Hatfield**

This claim for an estimated 2400 acres at Whatiki (known to Te Kawerau ā Maki as Whatatī) near Riverhead was transacted on 10 December 1844. It was awarded but relinquished to the Crown in return for debentures.

- **OLC 1/1133 J. Moore**

This claim for 1000 acres at Mahoenui (Coatesville) was transacted on 12 December 1844. It was ultimately granted to J. Moore under the Land Claims Settlement Act 1856.

- **OLC 1/1142 J. Polack & C. Partridge**

This claim for an estimated 800 acres (surveyed at 630 acres) at Ōkahukura (Lucas Creek) was transacted on 14 December 1844. The land reverted to the Crown and compensation of £57 was issued to the claimants.

- **OLC 1/1143 J. Waite**

This claim for an estimated 100 acres (surveyed at 36 acres) at “Kotewaatira” near Riverhead was transacted on 3 December 1844. It was granted by the Crown. This place “Te Wātira” is important in the traditions of Te Kawerau ā Maki because of its association with the ancestor Ruarangi (see Murdoch 2000, at 3.3).

- **OLC 1/1144 T.F. McGauran**

This claim for 20 acres at the head of the Pāremoremo Creek was transacted on 20 December 1844. It was granted. Pāremoremo is a place of considerable significance to Te Kawerau ā Maki as the former home of their tupuna Rangihina<sup>118</sup> and the birthplace of their Te Waiōhua ancestress Rangihuamoā. It is also of particular importance as the site of the last meeting house in the area, ‘Tamainupo’. Te Kawerau ā Maki leader Te Utika Te Aroha and others of the tribe were involved in the construction of this carved whareniui which stood at Pāremoremo until 1918.

- **OLC 1/1173 W. Harkin & J. Egan**

This claim for 200 acres at the head of the Lucas Creek (Wai ō Kahukura) was transacted

---

(spiritual guardian) of the Upper Waitematā Harbour. In the traditions of Te Kawerau ā Maki the place is more correctly known as ‘Ō rua ā Mōkai ō Kahu’.

<sup>118</sup> Rangihina was the wife of the renowned Te Kawerau ā Maki rangatira Te Au o Te Whenua (see Taua, 2000).

- **OLC 1/1174 E. Murray**

This claim for 20 acres at Ōkehutara at the “Kaipara Landing” was transacted in December 1844. It was disallowed and the land reverted to the Crown.

- **OLC 1/1162-1165 A. Chisholm**

This claim for 1200 acres at Ōkahukura (Lucas Creek) was transacted on 30 December 1844. It was disallowed and the land reverted to the Crown.

- **OLC 1205 W. Hughes & T. Somerville**

This claim, for an estimated 400 acres at Waiarohia (Hobsonville), was transacted on 17 January 1845. It was disallowed and the land reverted to the Crown. “Wai arohia ō Ngāriki” is a place of immense significance to Te Kawerau ā Maki and the subject of whakataukī, or proverbial sayings.

- **OLC 1/1190 W. McDonald**

This claim for an estimated 900 acres on the western side of the Rangitōpuni Creek (Riverhead) was transacted on 9 January 1845. The claim was not pursued and the land reverted to the Crown.

- **OLC 1/1195 M. Kelly**

This claim for 800 acres between Pāremoremo and Riverhead was transacted on 10 January 1845. 500 acres were granted and the residue reverted to the Crown.

- **OLC 1/1206 S.A. Wood**

This claim for 450 acres at Kīkītangiai (Lucas Creek) was transacted on 17 January 1845. The land reverted to the Crown and the claimant received £45 compensation.

- **OLC 1/1197 J. Fair**

This claim for 800 acres at Pāremoremo was transacted on 30 September 1845, but was not investigated until 1859. The widow of John Fair received a grant for 500 acres and compensation. As noted above Pāremoremo is a place of considerable significance to Te Kawerau ā Maki.

- **OLC 1/1196 M. Kelly (Fair)**

This claim for 800 acres at Hokowhitu (Albany) was transacted in early 1845. 500 acres was granted. This area, also known as “Ō Te Hā” is a place of significance to Te Kawerau ā Maki and their Ngāti Manuhiri relatives because of its association with the ancestor Te Ha.

- **OLC 1/1290 W.F. Blake**

This claim for 200 acres at Heruroa (Coatesville) was transacted on 1 November 1845. It was not prosecuted and the claimant received compensation for £19. This area is of considerable significance to Te Kawerau ā Maki as it is the location of a wāhi tapu known as “Heruroa”.

- **OLC 1/1244 P. Coyle**

This claim for 20 acres at Lucas Creek (Wai ō Kahukura) was transacted on 24 March 1845. It was disallowed and the land reverted to the Crown.

- **OLC 1/1247-1248 J. Blythe & G. Scott (Brigham’s Claim)**

This claim for 1600 acres between Brigham's Creek and Hobsonville was transacted ~~FS04~~ November 1845. The claim was settled in 1857 with 1971 acres being granted to J. Brigham and 256 acres reverting to the Crown. The traditional significance of this area to Te Kawerau ā Maki as a food gathering area is described at Murdoch 2000, pp.94-95, 99.

- **OLC 1/1287 D. Clucas**

This claim for 800 acres at Rangitōpuni (Riverhead) was transacted on 24 December 1845. It was originally disallowed, although 500 acres and compensation were granted in 1859.

- **OLC 1/1296 C. Stuart**

This claim for 400 acres at Rangitōpuni (Riverhead) was transacted on 24 December 1845. It was on sold to A. Rooney, with 400 acres being granted in 1855.

- **OLC 1/1263 T. Russell, W. Sansom & E. Brereton**

This claim for 1000 acres at Mahoenui (Coatesville) was transacted on 26 June 1846. It was disallowed and the land reverted to the Crown.

## **8.4 The Early Private Land Transactions - Conclusions**

8.4.1 This section provides a brief summary of conclusions reached in relation to the impact of early private land transactions on Te Kawerau ā Maki and the failings of the Crown in this regard. Waitangi Tribunal reports on the Te Uri ō Hau Claim and the Kaipara Inquiry, as well as many other reports prepared by the Waitangi Tribunal,<sup>119</sup> set out the impacts of the pre-Treaty and post-Treaty land claims on iwi and hapū; and of the significant shortcomings of the Crown investigation and resolution of these claims, including the retention of surpluses and later “mopping up” in the Auckland region through Crown purchases from the original vendors.

8.4.2 Prior to 1840 Europeans and Māori entered into land transactions within the ancestral rohe of Te Kawerau ā Maki. Those Europeans involved were invariably seeking the easily accessible kauri forest of the district for the lucrative timber trade with the growing colonial settlement of New South Wales, Australia. These land purchases included one transaction, OLC 629 Thomas Mitchell/The Manukau and Waitematā Land Company, that purported to include all of the Te Kawerau ā Maki land, kāinga, pā and wāhi tapu within West Auckland. They also involved several private purchases that impacted on Te Kawerau ā Maki ancestral interests in the Mahurangi-Matakana district. Te Kawerau ā Maki did not take part in these pre-Treaty transactions.

8.4.3 The pre-Treaty transactions were followed by a remarkable torrent of pre-emptive waivers transactions that took place within the Te Kawerau ā Maki ancestral rohe from late 1844 until 1846. These private land purchases were clearly associated with Governor FitzRoy's waiver of the Crown pre-emption over the purchase of Māori land, and in particular with the reduction of the pre-emption waiver fee to one penny per acre in October 1844. In waiving the Crown pre-emptive right the Crown's responsibility to protect Māori Treaty rights, including those held by Te Kawerau ā Maki, remained. The Crown failed to meet this obligation. As the Waitangi Tribunal found in the Ōrākei Report 1987:

In recognising the “tino rangatiratanga” of their lands the Crown acknowledged the right of the Māori people for as long as they wished, to hold their land in

---

<sup>119</sup> For example *Old Land Claims* D. Moore, B. Rigby, M. Russell, Waitangi Tribunal Rangahaua Whanui Series, July 1997

8.4.4 Almost all of the pre-emptive waiver transactions relating to land in West Auckland and adjoining the Upper Waitematā Harbour, were negotiated with Ngāti Whātua rangatira resident at Ōrākei beside the then recently established town of Auckland. Those transactions involving land in the Mahurangi-Matakana district were concluded with the Hauraki tribes. Once again these private land transactions were initiated by Pākehā settlers and traders wishing to gain access to the remarkable and accessible kauri timber resources of these coastal areas. Te Kawerau ā Maki were only involved in one pre-emptive waiver transaction concluded towards the end of the frenzy of pre-emptive waiver purchases at Huia Bay in February 1845. As noted above, this transaction was unique in that it sought the reservation of places of significance to Te Kawerau ā Maki. These historically and culturally important places were later alienated to the Crown in the Hikurangi Purchase of 10 November 1853 without the express agreement of Te Watarauhi Tawhia and the other leading rangatira of the tribe.

8.4.5 Te Kawerau ā Maki ancestral rights and associations with their ancestral land were significantly and irreversibly impacted in the areas identified in Figures 1-4, Attachment 2, and as described in part in Section 9 of the evidence presented by Graeme Murdoch to the Waitangi Tribunal March 2000. This was especially the case within West Auckland where these early private transactions alienated a significant area of Te Kawerau ā Maki land, and were concluded by non resident iwi and hapū, without the knowledge, involvement or consent of Te Kawerau ā Maki. These early transactions flowed on to the later “mopping up” process of the Crown purchases 1848-53, and were the beginning point in a process of alienation that was ultimately to leave Te Kawerau ā Maki landless.

8.4.6 In allowing and confirming many of the private pre-emptive waiver transactions the Crown did not fulfill its obligation of protection in regard to the rights held by Te Kawerau ā Maki. The Crown had a clear conflict of interest as expressed by Governor George Grey in November 1845 thus -

I must confess that it was with feelings of great concern and regret that I learnt that officers, paid upon one hand by the Government to watch over and protect the interests of the natives, should, upon the other hand, have been acting privately as the paid agents of Europeans, in order to effect purchases of land for them from the natives, upon terms the nature of which is sufficiently evident from the various documents relating to these purchase which have already been transmitted to Her Majesty's Government.<sup>121</sup>

## 8.5 The Land Claims Commission

8.5.1 The Crown appointed a Lands Commission in 1843 to investigate pre-Treaty purchases. Almost all private land transactions concluded within the Te Kawerau ā Maki ancestral rohe were not, however, investigated by the Commission until 1848. This Commission was headed by Major Henry Matson of the 58<sup>th</sup> Regiment who had little or no knowledge of the intricacies of tikanga Māori, or of iwi dynamics and Māori land rights in the Auckland region. The Commission inquired into whether a transaction was proven to have occurred, and generally validated claims where the original “vendors” supported the transaction. The Commission did not carefully investigate the right of the “vendors” to sell, or of Māori expectations associated with these transactions. Most importantly the Commission failed to protect “pah or burying grounds” and “other land required by Māori”

<sup>120</sup> Waitangi Tribunal Report, *Orakei Report*, 1987, p. 254

<sup>121</sup> Grey to Earl Grey, 15 November 1847, *GBPP*, 1847-48 (1002) No.10, p.17



in these areas, as required by Governor FitzRoy's 1844 Proclamation. The ~~FSO4~~ Commission of 1856 did not address these fundamental inadequacies of the 1848 Commission.

8.5.2 A significant outcome of the Commission's investigation was that the Crown retained a large area of "surplus land", or acquired it through Crown land purchases that were, in general, negotiated with the original old land claim vendors. The exact acreage of the transactions identified in Attachment 2 has not been calculated, but it was significant, and involved the alienation of numerous places of major significance to Te Kawerau ā Maki, in particular in West Auckland, but also beside the Upper Waitematā Harbour, and on the North Shore and the Mahurangi coastline. Te Kawerau ā Maki were prejudicially affected by this process and lost fundamental rights held under the Treaty of Waitangi 1840.

8.5.3 The Crown's retention of land deemed to be surplus, after the Crown investigation into the legitimacy of the pre-emptive waiver transactions, had a particularly prejudicial effect on Te Kawerau ā Maki as it included no provision for reserves. This process was to be the precursor to the major Crown "mopping up" land purchases which followed between 1848 and 1853, although Crown purchases had impacted on Te Kawerau ā Maki from 1841.

## **9.0 THE ALIENATION OF THE LAND – CROWN PURCHASES**

### **9.1 The Mahurangi & Ōmaha Block Transaction April-June 1841.**

9.1.1 In early April 1841 "the united tribes of the Thames" offered to sell a large tract of land "known as Mahurangi" to the Crown.<sup>122</sup> This opportunistic transaction initiated by the Hauraki tribes was extremely attractive to the Crown which had recently established the new colonial capital of Auckland. Crown officials considered that the acquisition of this large tract of land, extending north from the Waitematā Harbour to the Mahurangi district, was important for the needs of the new settlement. The Crown signed a purchase deed, for all of the land (estimated at 220,000 acres)<sup>123</sup> on the eastern coastline between Takapuna and Te Ārai Point, with Hauraki rangatira on 14 April 1841. A deed was then signed with Ngāti Whātua on 29 June 1841.

9.1.2 The Crown entered into the Mahurangi and Ōmaha transaction without any investigation of customary rights in the district. Crown officials relied on information from the vendors, who did not include the tribal groups of Ngāti Manuhiri, Ngāti Rongo, Ngāti Kahu, Ngāti Poataniwha and Te Kawerau ā Maki who were in occupation of the land.<sup>124</sup> The boundaries of the purchase were pointed out to Crown officials by Wiremu Hoete, a Ngāti Paoa rangatira then generally resident at Pūtiki, Waiheke Island.<sup>125</sup>

9.1.3 It is clear that the Crown did not fully understand the geographical extent of the purchase, which in many places overlapped early private transactions that remained unsurveyed. The Crown failed to properly determine or survey the boundaries of the land subject to the 1841 deed, even during the 1843 Lands Commission investigation of early private transactions in the Mahurangi district. "1845 surveys determined that the Crown claimed title, not to the approximately 220,000 acres described in the 1841 deed, but to

---

<sup>122</sup> *An Epitome of Official Documents relative to Native Affairs and Land Purchases in the North Island of New Zealand*, H.H. Turton, 1883, VI. – Mahurangi District No.1 14 April 1841, p. 138

<sup>123</sup> B. Rigby, 1998, p. 30

<sup>124</sup> For more information on the Te Kawerau ā Maki occupation of the North Shore area, see G. Murdoch, Statement of Evidence to the Waitangi Tribunal Tāmaki Makau Rau Settlement Inquiry, January 2007, at 5.26- 5.29 and 7.8.

<sup>125</sup> For more information on Wiremu Hoete and background to the Mahurangi and Ōmaha transaction see, P. Monin, *This Is My Place – Hauraki Contested 1769 – 1875*, pp. 89-90, 103, 113-114

56,000 acres east of the 1845 survey lines.”<sup>126</sup> The Crown continued, however, to hold the position that the Mahurangi–Ōmaha block was government land, although by the early 1850s it had come to realise that the customary rights of the iwi and hapū remaining in occupation of the land had not been extinguished. Crown Interpreter, and later Land Commissioner, John Grant Johnson, investigated this matter in 1854. He concluded that, “the descendants of the Kawerau...who are the *roots of the soil*...”<sup>127</sup> had not been omitted from the 1841 Mahurangi and Ōmaha transaction. He also concluded that the transaction had only extinguished the rights of the vendors.<sup>128</sup>

9.1.4 During 1853-1854 the Crown set out to extinguish the remaining interests of the wider Te Kawerau ā Maki interests in the Government’s portion of the Mahurangi & Ōmaha Block were recognised and extinguished by the Crown through a deed signed by Apiata Te Aitu on 7 November 1853, at the request of the Ngāti Whātua rangatira Te Ara Tinana.<sup>129</sup> As noted at 8.2.5 above and 10.2.5 below, Te Kawerau ā Maki also held ancestral rights within “Parihoro’s Claim” subject to a purchase deed signed with the Crown on 1 November 1853.

9.1.5 The Mahurangi and Ōmaha transaction impacted directly on Te Kawerau ā Maki ancestral land and kāinga on the northern shores of the Waitematā Harbour in the vicinity of Te Onewa (Northcote Point) and Te Matarae ō Manaōterangi (Kauri Point). It also alienated land of considerable significance to Te Kawerau ā Maki, including wāhi tapu, on the eastern coastline between Te Oneroa ō Kahu (Long Bay), Ōtaimaro (Karepiro Bay, Weiti Station)<sup>130</sup>, Whāngaparāoa, Maraeariki (Ōrewa Estuary), Waiwerawera, and Te Korotangi (Mahurangi Heads), as well as between Purahurawai (Mullet Point) and Whāngateau. Of particular significance to Te Kawerau ā Maki was the alienation of Tiritiri Mātangi Island along with the other offshore islands off the eastern coastline that were alienated by the Crown as part of this 1841 purchase. The validity of the Crown title to Tiritiri Mātangi Island was disputed by Te Watarauhi and other Te Kawerau (Ngāti Kahu and Ngāti Poataniwha) until the late 1860s.<sup>131</sup>

9.1.6 This 1841 Crown purchase effectively left Te Kawerau ā Maki landless on the eastern coastline of the district. It led to ongoing problems for the wider Te Kawerau related iwi that exist to this day, as highlighted by the confusion surrounding local government processes under the RMA (1991), and by the chaos surrounding the multiple claims currently lodged by iwi to the Mahurangi district. Te Kawerau ā Maki have a documented ancestral interest to much of this land that is shared to varying degrees with their Ngāti Rongo, Ngāti Kā and Ngāti Manuhiri relatives. Te Kawerau ā Maki were ultimately to get title to two pieces of native reserve land, Mangatāwhiri (Ōmaha) and Maungatauhoro (Wenderholm) within the Mahurangi and Ōmaha purchase Block. Title to both blocks was however investigated by the Native Land Court in 1866 and 1873 for the benefit of European land purchasers, and both blocks were alienated within days of title

<sup>126</sup> B. Rigby, 1998 pp. 30 -31

<sup>127</sup> Johnson to McLean, 10 June 1854, Turton 1883, p. 95

<sup>128</sup> Ibid., Johnston to McLean, 23 December 1954, p. 142

<sup>129</sup> Mahurangi Block, Auckland Deed No. 198, H.H. Turton, *Turtons Land Deeds of the North Island*, 1877, pp. 256-257

<sup>130</sup> For further detail on Te Kawerau ā Maki (Ngāti Kahu) relationships with Weiti Station see evidence presented by Saul Roberts to a joint hearing of the ARC and RDC, RMA 52447, 15 November 2007, and with Long Bay (Te Oneroa ō Kahu) see Environment Court Decision No. A 78/2008, paragraphs 121-123.

<sup>131</sup> *Matini V. The Crown – Claim to Tiritiri Island*, NLC Auckland 22 March 1867 – Supp. to the *Weekly News*, 23 March 1867. See also the extensive evidence presented by Te Kawerau rangatira to the NLC in the Hauturu investigations 1881-1886. Te Kawerau ā Maki have maintained links with Tiritiri Mātangi over the years, and were involved with DoC in the creation of the Open Sanctuary on the island (see DOC CMS Auckland Conservancy).

9.1.7 By the 1850s settlers had taken up all of the North Shore – Whāngaparāoa area so no reserves were able to be created for Te Kawerau ā Maki or other related iwi. When the Crown finally recognised the need to provide reserves for Māori on the Mahurangi coastline Te Kawerau ā Maki rights were eventually recognised by the Native Land Court 1866-1873.<sup>132</sup> It should be noted here that the interests claimed to reserves (including Puhoi, Tāwharanui, Mangatāwhiri (Tokatū Peninsula–Ōmaha Spit) and Pākiri) located within this large 1841 Crown purchase, for example by rangatira such as Pomare of Ngāpuhi, Arama Karaka Te Haututu of Ngāti Manuhiri and Te Uri ō Hau, Te Hemara Tauhia of Ngāti Rongo, and Te Watarauhi of Te Kawerau ā Maki, and numerous others, were all claimed from their Te Kawerau ancestry wherever the basis of their claim is documented.<sup>133</sup>

## 9.2 The 1848 Crown purchases

9.2.1 In 1848 the Crown commenced a systematic programme of land purchase to the west and immediate north of Auckland where Te Kawerau ā Maki had significant customary interests. These transactions reflected the Crown’s policy of achieving the extinguishment of Māori title over that “surplus land” that remained in Crown hands after the investigation of early private land transactions in the area. They were also a means of obtaining some of the finest stands of kauri timber in the region, and ultimately a large area of land for European settlement.

9.2.2 On 30 March 1848 the Crown purchased the Hanakora<sup>134</sup> and Kairiparaua Blocks (see Figure 6)<sup>135</sup> in what is now the Greenhithe area beside the Upper Waitematā Harbour.<sup>136</sup> This land had originally been included in the 1841 Mahurangi and Ōmaha purchase, but lay to the west of the survey line established in 1845 by Assistant Surveyor General Reader Wood. Te Kawerau ā Maki held an ancestral interest in this land but were not included in the transaction which was undertaken with those Ōrākei based Ngāti Whātua rangatira who had been involved in the pre-emptive waiver transactions pertaining to the adjoining land.

9.2.3 As a result of these transactions, all Māori land on the North Shore had been transferred to European ownership, with no reserves being retained for either Te Kawerau ā Maki or Ngāti Whātua. From this time Te Kawerau ā Maki continued to periodically harvest the food resources of the Upper Waitematā Harbour and its shoreline, although they now had no kāinga in the area which to stay. On visits to the North Shore their only place of residence was now the Crown owned Roman Catholic Reserve at Awataha, Northcote.

9.2.4 Between June and November 1848 the Crown moved to extinguish Māori title to “surplus land” extending west from the Whau Portage (present day New Lynn – Green Bay) along the timber-rich northern shores of the Manukau Harbour to Tītirangi, Waikūmete (Little Muddy Creek) and Nihotupu (Parau). These latter purchases included:

<sup>132</sup> See NLC, Mahurangi Minute Book, 1866, Maungatauhoro Block, and NLC, Kaipara Minute Book 3, Mangatāwhiri Block investigation 1873:29-30 and 38-47

<sup>133</sup> See regional park histories listed at 5.8 for NLC references relating to these reserves. It is important to note here that rights to land in the region were invariably claimed, not on the basis of the claimants tribe, but rather their ancestry as it related to the specific land block.

<sup>134</sup> Hanakora, known to Te Kawerau ā Maki as Ana Kororā

<sup>135</sup> Note that Figure 6 does not include the Whau Portage, and Titirangi-Nihotupu purchases as they were ill-defined and un surveyed.

<sup>136</sup> For further detail on these transactions see G. Murdoch, 2000, 10.2

Whau Portage, 12 June 1848, Nihotupu, 19 August 1848, Pukeatua (Waikomiti Bay) 504 October 1848, and Tītīrangi 17 November 1848.<sup>137</sup> These transactions were again negotiated with Ōrākei based Ngāti Whātua rangatira who had been involved several years earlier in the pre-emptive waiver transactions negotiated in the area. Although sketch plans accompany the deeds for these transactions, none of these blocks were surveyed or properly defined on the ground. They were later absorbed into the Crown's Hikurangi block purchase 1853-1856.

9.2.5 Te Kawerau ā Maki did not take part in any of these 1848 Crown purchases of land in West Auckland and the Upper Waitematā Harbour areas which involved land at the heart of their ancestral domain. No reserves were retained in association with these 1848 transactions, even though the land included kāinga at Nihotupu (Paruroa – Big Muddy Creek) and Waikūmete (Little Muddy Creek), significant historic places such as “Te Kotuitanga” at the Whau Portage, wāhi tapu at Pukeatua, Muri ō Hikurangi and Tītīrangi, and in the case of Pukeatua the important canoe building areas “Te To ō Parahiku” and “Maramara tōtara” that were used until the 1860s.<sup>138</sup> Te Kawerau ā Maki had close associations with this land that were not recognised by the Crown in 1848. In spite of this, Te Kawerau ā Maki have actively retained associations with these areas over the generations down to the present day.

### 9.3 Crown purchases in West Auckland and South Kaipara 1851-1853

9.3.1 Between 1851 and 1853 the Crown sought to extend its estate along the western side of the Upper Waitematā Harbour, and over the timber-rich land extending north-west to the Kumeū Portage. On 15 November 1851 the purchase of the Matarakaka Block was also concluded by the Crown and Ngāti Whātua. This transaction involved “surplus land” adjoining the Whau Portage at what is more correctly known as Motu Karaka (Green Bay). In just twenty three months the Crown extinguished Māori customary title to the pre-emptive waiver claim “surplus lands” between the mouth of Wai ō Pareira (Henderson Creek) and Pukeharakeke in what is now Riverhead Forest (see Figure 6). These transactions included the following deeds:

- Pukeharakeke, 21 October 1851 and 25 May 1852
- Waikoukou, 21 October 1851
- Te Rarawaru, 26 November 1851
- Berry's Claim, 19 April 1852
- Papakoura, 15 April 1853
- Waiparera, 2 June 1853<sup>139</sup>
- Te Kauri, 1 July 1853
- Kaiakeake, 1 July 1853
- Kumeu, 1 August 1853
- Mangatoetoe, 1 August 1853

9.3.2 Te Kawerau ā Maki held significant ancestral interests in this land, but were not involved in all but the last of these transactions, the Mangatoetoe Deed.<sup>140</sup> As with the 1848 Crown purchases, these transactions were intended to rationalise confusion surrounding the pre-emptive waiver claims in the Upper Waitematā Harbour area between what is now Massey and Riverhead. In addition they were intended to benefit European

<sup>137</sup> For further detail on these transactions see G. Murdoch, 2000 10.3

<sup>138</sup> See G. Murdoch, 2000, p.114.

<sup>139</sup> Waiparera known to Te Kawerau ā Maki as Wai ō Pareira

<sup>140</sup> *Turtons Deeds* Deed No. 145. For further detail on these transactions and Te Kawerau ā Maki ancestral interests in the land see G. Murdoch, 2000, 10.4

9.3.3 The deeds related to the 1851-1853 purchases indicate that they were negotiated primarily with Ngāti Whātua rangatira resident at Ōrākei. These rangatira had an ancestral association with the land but did not hold exclusive customary or proprietary rights over it. In the first eight deeds the Māori signatories were those rangatira involved in the earlier pre-emptive waiver transactions relating to the land. None of the Crown officials involved had an intimate knowledge of local Māori tribal, history, dynamics, or relationships which were strained in this period, as will be seen in relation to the Puatainga (Pū ō Tahinga) purchase of 1854 (see 9.4.5-9.4.10 below).

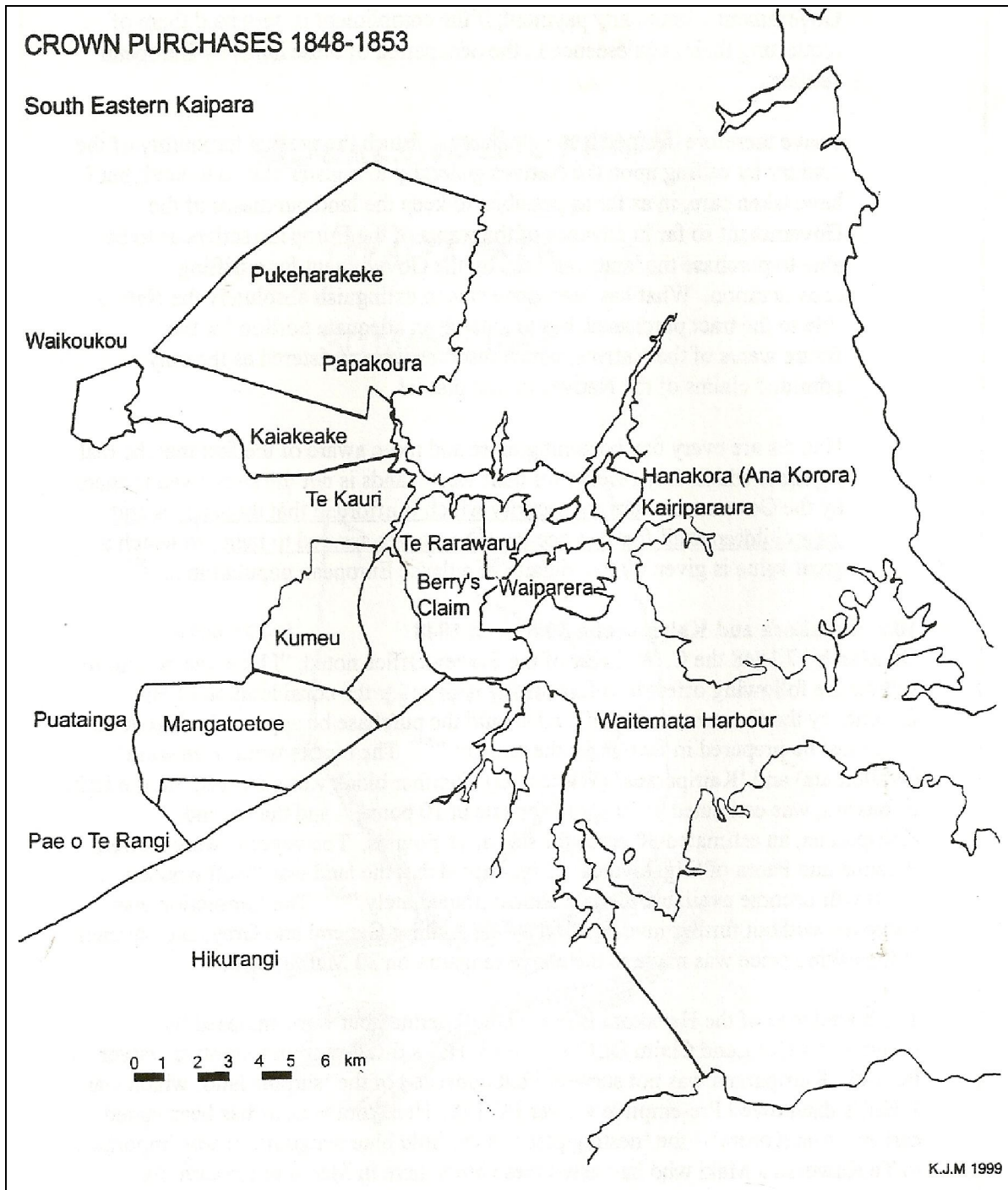


Figure 6 – Crown Purchases 1848-1853, from G. Murdoch 2000

9.3.4 Chief Surveyor C.W. Ligar did, however, instruct the Survey Office officials involved to,

Obtain information...on the names of the native owners, distinguishing those who have the first claim from those who have the next claim or right to it...and to ascertain if there is a possibility of any after claims and if so to bring them forward at once.

It is clear that at least some of the officials involved attempted to meet these instructions. While visiting the Waitākere area, with a party of ‘Waikato Chiefs’ in this period, Survey Office interpreter John White made the following comments on the proprietary rights of Te Kawerau ā Maki –

In the produce of the land and sea they (Te Kawerau) do not pay tribute to any chief, nor could they be commanded by any adjoining tribe or hapu to assist in any act whatever, nor could any chief go to any of their fishing grounds without their express permission...we caught an uncommonly large eel, measuring six feet nine inches; as we were strangers on the Kawerau territory. I waited till the eel was cooked to see if my friends the Waikato chiefs would render tribute of mana of the land to the Kawerau chief. This in time was done by them. It is an invariable custom amongst the hapus of tribes, when on an eel-fishing excursion, to give any eel of uncommon size to the principal owner of the land, and the heads of all eels eaten while the party is out are laid before the owners of the land on which the eels are caught. This is their mana of the land, and in this instance when the eels was cooked, the head was first taken off and laid before the Kawerau chief by one of the Waikato chiefs.<sup>141</sup>

9.3.5 The Kumeū and Mangatoetoe deeds (see Figure 7), 1 August 1853, were the only transactions in this series of Crown purchases that were not associated with the rationalisation of pre-emptive waiver surpluses. The vendors of the Kumeū Block (Turtons Deeds No. 144) were Hoete Paremata, Manihera, Paul (Paora Tuhaere) and Wirihana. This unsurveyed block, located to the north west of what is now Brighams Creek, was estimated to contain 2800 acres, for which the Crown paid £100. Te Kawerau ā Maki had ancestral associations with this land,<sup>142</sup> for example at Pakinui, Ngongetepara and Ahipekapeka (see Attachent 1, 1.3.7), but were not signatories to the deed.

9.3.6 The fact that the boundaries of the Kumeū Block were ill defined on the ground was to lead to a dispute concerning the block’s western boundaries near present day Taupaki village. This dispute over land at “Raupotamaki” (Ngā Rau Pou Tā Maki) concerned a grant of land to Government surveyor and timber miller W.F. Blake, although it was generally known as “O’Neill’s Grant”. Te Kawerau ā Maki interests were represented by Pera Tare who resided at both Waitākere and Muriwai. On investigation the grant was found to be Māori land located within the Taupaki Block in which Te Kawerau ā Maki held a clear ancestral interest. The matter was finally settled when the 117 acre land parcel was purchased by the Crown from Paora Tuhaere<sup>143</sup> as representative of the owners on 18 September 1867. In relation to the Kumeū transaction, it is of interest that Paora Tuhaere specifically mentioned it as a grievance when petitioning Parliament on land issues in 1871. He stated that Kumeū was one of the lands,

<sup>141</sup> J. White, *History of the Maories – Maori Land Tenure*, written in 1861, supplement to T.W. Gudgeon, *Maori Customs and Superstitions*, 1885, p. 207

<sup>142</sup> For further detail see G. Murdoch, 2000, pp. 52 & 88

<sup>143</sup> It should be noted that the Ngāti Whātua rangatira Paora Tuhaere was related to Te Kawerau ā Maki through descent from Te Kahupara and Maeaeariki. He maintained a close relationship with Te Kawerau ā Maki, in part because he was born in the Te Kawerau ā Maki kāinga of Wekatahi, Piha, where his parents sought refuge after the Ngāpuhi attack on Tāmaki makau rau in 1821.

purchased by Commissioners on behalf of the Government without deeds describing the lands being properly read over and explained to the Natives before they were executed, and lands not intended by the Native owners to be sold were often, through error, inserted in the deeds.<sup>144</sup>

9.3.7 The Mangatoetoe deed (Turtons Deeds No. 145) was negotiated by Survey Office officials, John White, interpreter, and Andrew Sinclair on 1 August 1853. The block was unsurveyed but estimated to include 4480 acres. It extended from present day Massey to the main ridge lying to the west of Waitākere Township (Mangatoetoe) and Taupaki Village. The signatories included Paora Tuhaere, Manihera, and four Te Kawerau ā Maki rangatira, namely, Apiata Te Aitu, Te Watarauhi Tawhia, Himiona Heketarere and Henare Watarauhi. It is difficult to know why they were included as signatories in this block and not the blocks adjoining Mangatoetoe to the north east. It may be because White deemed them to have what Ligar called “first claim” to the land.

#### **9.4 Crown purchases in West Auckland 1853-1854**

9.4.1 In mid 1853 the Crown turned its attention to the acquisition of the heavily forested land that now makes up the Waitākere Ranges. In less than a year the Crown acquired 150,000 acres within the core of the Te Kawerau ā Maki rohe, leaving the iwi confined to isolated reserves at Piha and Waitākere (Te Henga-Bethell’s Beach) (see Figures 7 and 8). Te Kawerau ā Maki were directly involved in all of these transactions, although inexplicably their leading rangatira were left out of the first Hikurangi deed of 10 November 1853 which alienated a significant proportion of their ancestral heartland, including many kāinga, wāhi tapu and numerous places of major historical and cultural significance. These included tribal identifiers and maunga tapu (sacred hills and mountains) such as, Tītīrangī (Mt Atkinson), Te Rau ō Te Huia (Mt Donald McLean), Ngāpuketūrua (Twin Peaks), Hikurangi, Rua ō Te Whenua, Te Awe Ka Tūtū and Puke Matekeo.

#### **The Hikurangi Transactions, 10 November 1853 and 27 December 1856**

9.4.2 The Hikurangi transaction (see Figure 7) included much of what is now West Auckland, south of a line extending from Karekare on the west coast to Massey in the east. This transaction covered the Tītīrangī – Whau Portage land included in the 1848 Crown purchases, and the “surpluses” left after the early private transactions were dealt with by the Old Land Claims Commission. The heavily forested and unsurveyed block, estimated to contain 12,000 acres (but clearly significantly larger), was purchased by John White and C. McIntosh of the Survey Office on 10 November 1853 for £1100. The remarkable number of signatories to the deed (seventeen) did not include the leading rangatira of Te Kawerau ā Maki who were alone in occupation of many parts of the block at the time. The vendors represented not so much the primary “owners” of the land, but a large number of hapū who had historical associations with the southern edge of the block where Ngāti Whātua had defeated Te Waiohua several generations earlier.

9.4.3 The Crown belatedly recognised the special relationship that Te Kawerau ā Maki held with Hikurangi, when it transacted a second Hikurangi deed with the iwi on 27 December 1856. The signatories for Te Kawerau ā Maki included: Te Watarauhi, Pera Ngatai, Hamuera, Natanahira, Henare Watarauhi, Himiona Heketarere and Te Utika Te Aroha. Te Kawerau ā Maki received £50 as a “final payment” for the land, and were eligible for payments from the “tenths” clause in the original deed as described below. In this regard it is of note that when the “tenths” for the block were finally paid by the Crown in March 1874, they were given to Te Kawerau ā Maki, as the “original territorial owners

<sup>144</sup> Petition of Paora Tuhaere to the House of Representatives, 12 April 1871, *AJHR*, 1871, 1-2, p.5

of Hikurangi.” When the 1856 Hikurangi deed was transacted the land was already in effect Crown land. Much of the block had been surveyed into allotments for Crown grants, and European settlement and timber extraction were well underway throughout the area. Te Kawerau ā Maki had no choice but to participate in the Hikurangi deed. As a result they lost land of immense significance to them, and in return received paltry payment and retained no reserves

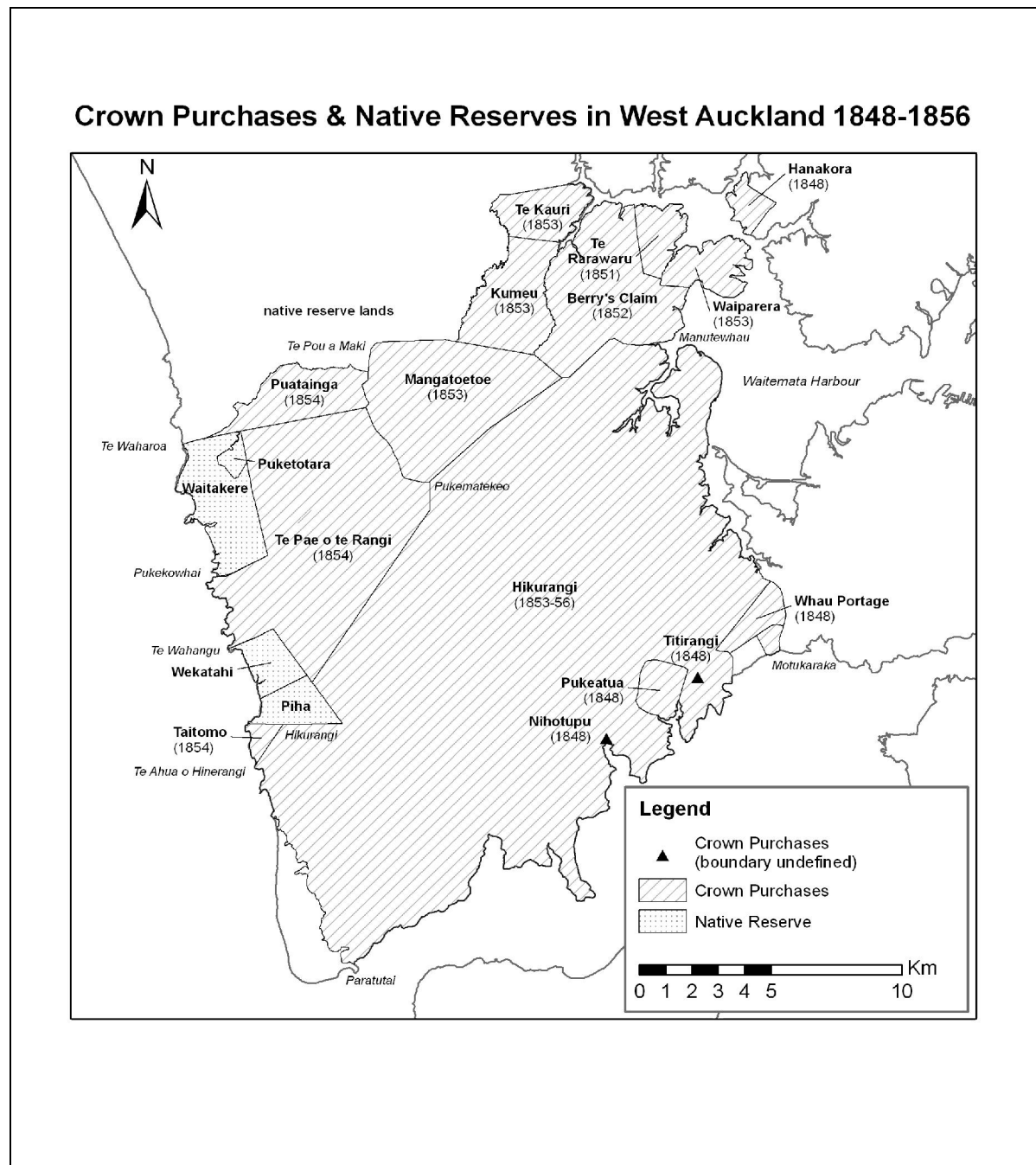


Figure 7 - Crown Purchases and Native Reserves in West Auckland 1848-1856

### The Paeōterangi Transaction, 18 March 1854

9.4.4 On 18 March 1854 John White and Andrew Sinclair Jr. of the Survey Office purchased the unsurveyed Paeōterangi Block, of an estimated 25,000 acres, from “nga rangatira o Te Kawerau”. This large block located on the western side of the Waitākere Ranges, extended from Piha in the south to the Waitākere River Valley in the north (see Figures 7 and 8). The consideration paid was £800, with the signatories to the deed being Te Watarauhi Tawhia, Hoani Te Tuiāu, Natanahira, Pera Tare, Himiona Heketarere, Tutere, Apiata Te Aitu, Hakopa, Horama, Hamuera, and Ruarangi. As with the Hikurangi





9.4.7 Ihaka Takanini was at the time one of the leading rangatira of the Te Akitai hapū of Te Waiōhua. He was related to Te Kawerau ā Maki and generally resided at this time at Kirikiri, Papakura, and Waimahia on the eastern shores of the Manukau Harbour. His distant association with the Puatainga Block is said in Te Kawerau ā Maki tradition to be through his Ngāti Tahinga ancestry, and an ancestral association dating back several centuries. This tenuous link appears to have given some of Manukau tribes an ancestral association with Kaipara, although it had not maintained this through occupation. The involvement of Ihaka Takanini in the sale of land on the southern edge of the Kaipara district was more than just a monetary transaction, or an indication of his relationship with Te Kawerau ā Maki. It was a clear “political” statement which was bound to cause controversy, in particular as the transaction was accompanied by a physical occupation of the area. It would appear that Te Watarauhi and Te Kawerau ā Maki backed the Te Waiōhua initiative, possibly to reassert their land rights which had been so severely eroded by their Ngāti Whātua relatives through the widespread sale of land to the Crown.

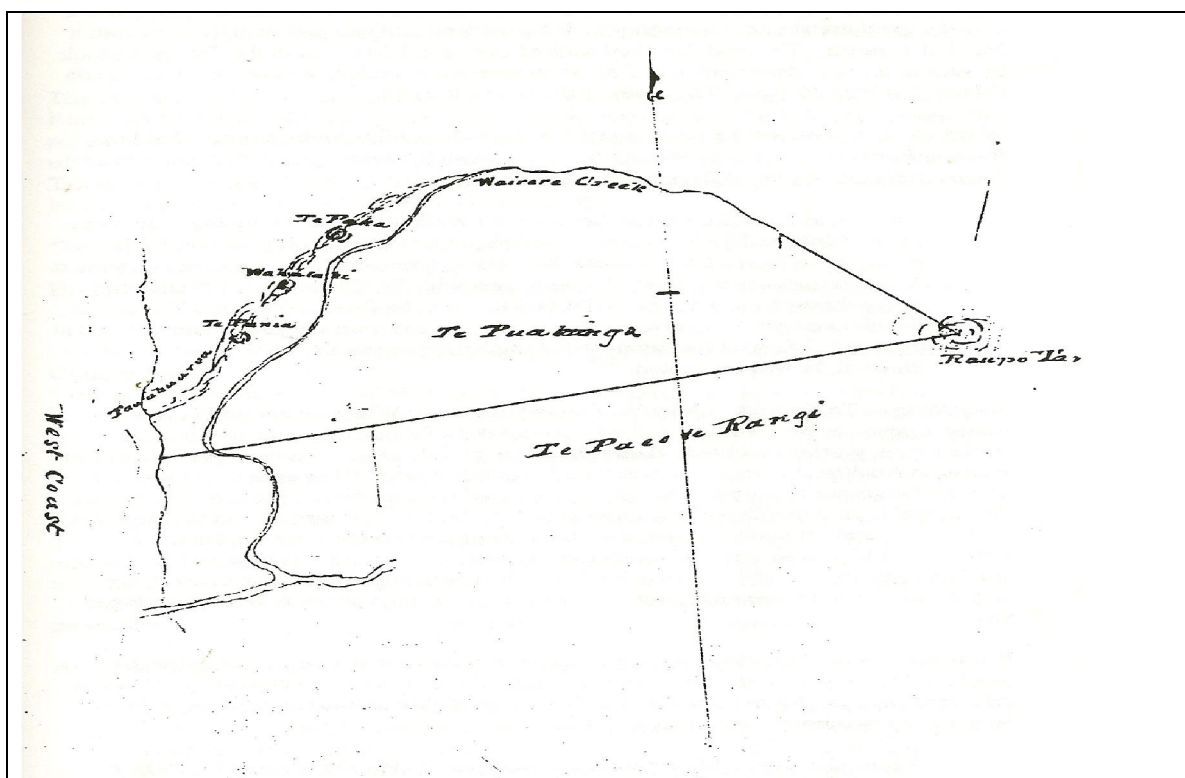


Figure 9 – The Puatainga (Pū ō Tahinga) Deed Plan, 23 March 1854, Turtons Deeds

9.4.8 In 1854 Te Kawerau ā Maki rebuilt the defences of Parawai Pā beside the lower Waitākere River, ready to host a large heavily armed Te Waiōhua force, and to face the predictable reaction from Te Taoū and Ngāti Whātua. The Te Waiōhua taua of three hundred men assembled at Māngere under the leadership of Te Pepene Te Tihi, his son Ihaka Takanini and Mohi Te Ahi a Te Ngu:

They were people whose “tupuna” had suffered at the hands of Ngāti Whātua several generations before. There were a few from Te Uringutu, the offspring of captive Waiōhua women and the Ngāti Whātua conquerors (of Tāmaki). They were led by Te Hapimana. However most were from the Manukau area and included: Te Akitai from Pūkaki, Te Ahiwaru from Puketāpapa (Ihumatao), Te Unahi, Ngāti Mahanga and Ngāti Tamaoho from Māngere, and Ngāti Te Ata from Āwhitu and Waiuku.<sup>145</sup>

<sup>145</sup> G. Murdoch, *Nga Rau Pou Ta Maki*, unpublished typescript, 1986

9.4.9 The Waiōhua force were to be reckoned with because of their association with the Ngāti Mahuta rangatira Te Wherowhero, later to become the first Māori King. The taua travelled overland to Waitākere, causing great consternation among the local settlers, and camped with Te Kawerau ā Maki at Parawai. The next day they walked over and laid claim to the Taupaki Block by setting up boundary markers. The north western boundary was set up at Maukātia (Māori Bay), Muriwai. Word soon reached the Te Taoū leader Te Otene Kikokiko. He assembled a large armed force at Paeroa, just north of Woodhill, and then proceeded south to Te Taupaki overlooking the disputed land. As Paora Tuhaere stated:

We met at Taupaki, we met because the Waikatos were taking our land away. Ihaka, Mohi and Te Kawerau was attempting to take it away, they said that it belonged to them. (Te Otene Kikokiko continued), I recollect the quarrel at Taupaki that was my fight. It was a fight with Te Kawerau - Te Watarauhi-Natanahira-Hoani-Hapimana-Ihaka-Manakau-Te Pepene-Te Tihi. These people brought the quarrel to Waitakere. I went from Ongarahu and stopped at Taupaki. I fired at the boundary of the land and sent for Te Watarauhi and thus a fight was prevented.<sup>146</sup>

9.4.10 According to Te Kawerau ā Maki tradition, Haimona of Ngāti Whātua came to Parawai to transact peace, which was secured with the arrival of Apihai Te Kawau who was related to all parties involved. Representatives of both sides went to Government House in Auckland where they met with Donald McLean.

The agreement was then that the Governor and Apihai should be entrusted with the land. The Governor said do not sell it until the disputants agree to sell the land.<sup>147</sup>

It was agreed that Apihai Te Kawau would hold the land in trust because of his descent from Te Taoū, Te Kawerau and Te Waiōhua. It is important to point out that he was also acting here in another capacity. In 1852 Apihai Te Kawau had been appointed as an assessor for settling disputes between Māori in the Auckland area on an annual pension of £50. It was also decided that Donald McLean would hold the money being offered for the block until all disputes were resolved.

9.4.11 In spite of the chaos surrounding every aspect of the Puatainga purchase, the Crown proceeded with the transaction. The Crown's failure to properly establish the block's boundaries meant some of the land ultimately lay within the Waitākere and Puketōtara Native Reserves, as well as within the Paeōterangi Crown purchase, and the Taupaki Block which was not investigated by the Native Land Court until January 1867. The north western edge of the Puatainga block remained Crown land until the 1920s. It included the ill defined Parihoa Native Reserve which is discussed later in this report at 10.9. The Puatainga transaction alienated land of major significance to Te Kawerau ā Maki without their express permission<sup>148</sup>, and it brought them into ongoing conflict with their Te Taoū neighbours and relatives.

### **The Taitomo Transaction, 21 June 1854**

<sup>146</sup> NLC Kaipara, MB 2, Ruarangihaerere investigation, p. 107

<sup>147</sup> NLC Kaipara MB 1, Hōteo investigation, p.128

<sup>148</sup> The land included wāhi tapu at Te Taeapa, Wairere, Rua ō Te Moko, and Te Wahatahi, Te Tuahiwi ō Te Rangi Pā, and Parihoa an important source of kaimoana.

9.4.12 The Taitomo transaction<sup>149</sup> involved the purchase of a small block of precisely 5804 land located at Te Ahua Point on the Waitākere coastline between Piha and Karekare, (see “Tiahu” (sic), Figure 8). Its purchase was necessary as the land was found to be outside both the Piha Native Reserve, established as part of the Paeōterangi deed, and the Hikurangi Block boundary. The Taitomo Block was identified by the Crown as, “a disputed claim of which the Natives did not give up possession.”<sup>150</sup> Taitomo was purchased on 21 June 1854 by Donald McLean from Te Kawerau ā Maki rangatira, Te Watarauhi, Himiona Heketarere, Natanahira and Henare Watarauhi, for payment of £100 pounds. The block included Te Ahua ō Hinerangi, Te Ōkenga ō Kaiwhare and Puke Taniwha, which are places of considerable cultural and spiritual importance<sup>151</sup>, and a wāhi tapu known as Takatū. The small island of Taitomo, from which the block took its name, was not included in the purchase. It is now the only piece of land in the Waitākere district remaining in the ownership of Te Kawerau ā Maki.

## 9.5 Crown Purchases in south eastern Kaipara and Mahurangi

9.5.1 In 1854 Governor Grey established the Land Purchase Department under Land Commissioner Donald McLean. Under immense pressure from Auckland settlers to acquire more Māori land, he made the following public announcement on May 24 1854 -

I will in compliance with your wishes make every effort in my power to induce the Natives to part with a large district of country in this portion of New Zealand, which may be thrown open to intending purchasers under the recent land regulations. With this object in view I will instruct the Commissioner Mr. McLean to immediately repair to Auckland, and to endeavour to complete such purchases; and I will personally lend that officer every assistance in this duty which my influence over the Native Chiefs, and my experience with the country, and with their habits may enable me to afford them.<sup>152</sup>

9.5.2 Soon after this, John Johnson was appointed to the position of District Land Purchase Commissioner for the Whāngarei-Kaipara District. Few purchases were made in Kaipara for several years as the Government was short of funds and Johnson concentrated his efforts in the Whāngarei district. In 1854 Johnson did however purchase several large inland tracts of land running north from Waitoki to Ahuroa, west of present day Warkworth. The purchase of the Onewherowhero Block near Riverhead in 1856 finally settled the old pre-emptive waiver surpluses in that area. Land purchases in South Kaipara finally began in earnest in 1857 with the appointment of John Rogan as District Land Purchase Commissioner for Kaipara.

9.5.3 Between 1854 and 1868 the Crown was to transact twenty nine land purchases in southern Kaipara. Fifteen of these were to impact on the shared ancestral interests of Te Kawerau ā Maki (see Figure 10). (For more detail on these transactions and Te Kawerau ā Maki ancestral interests see Attachment 3 appended to this report). These land blocks involved several large land areas lying to the north and north east of Rangitōpuni (Riverhead). They lay east of the Te Taoū lands, which extended up to the Paehoka Ridge (south of Helensville) enclosing the eastern side of the Kaipara River Catchment. Te Kawerau ā Maki had a shared ancestral right to these land blocks in conjunction with Ngāti

<sup>149</sup> *Turtons Deeds*, Manukau District, Deed Receipts No. 58, p. 739

<sup>150</sup> *Epitome*, No. 48 Province of Auckland, Disputed Claims of which the Natives did not give up possession

<sup>151</sup> For information on Te Ahua ō Hinerangi see, G. Murdoch, in *West Auckland Remembers Vol. 2*, WAHS, J. Northcote-Bade (ed.), 1992, pp.14-15

<sup>152</sup> *The Daily Southern Cross* (newspaper), 24 May 1854

Whātua rangatira of Ngāti Poataniwha descent, such as Tamati Reweti Pou, PS04 Tuhaere, and Maata Tirakoroheke (the wife of the Te Taoū rangatira Te Otene Kikokiko).

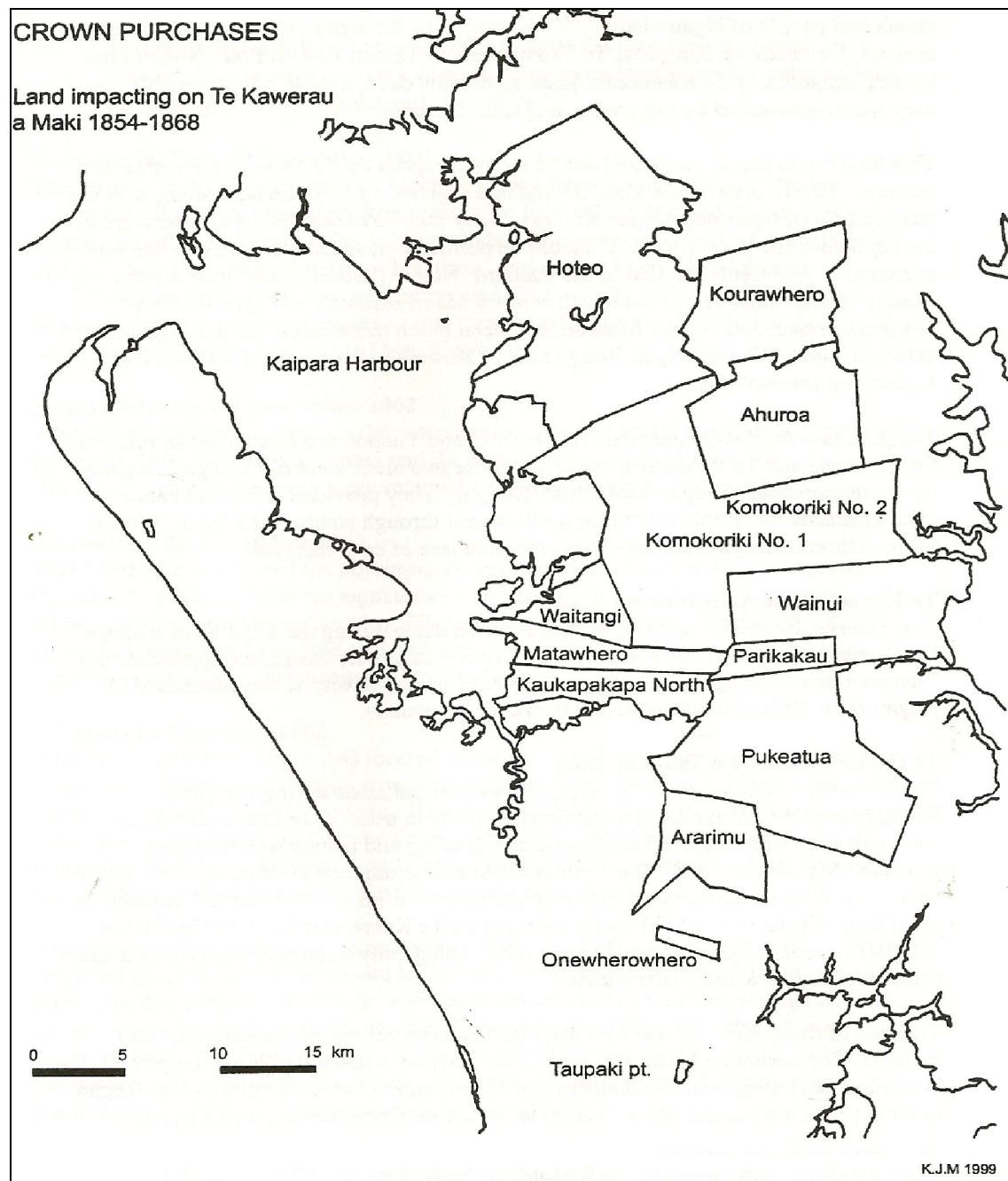


Figure 10 – Crown Purchases in eastern Kaipara 1854-1858

9.5.4 The majority of the Crown purchases in this period involved large blocks extending between the Kaukapakapa River and Tauhoa, and east to Mahurangi. Te Kawerau ā Maki had a shared right to this land along with other rangatira of Te Kawerau descent such as Te Hemara Tauhia, Te Keene Tangaroa, Hori Kingi Maukino, Arama Karaka Te Matuku, Hori Te More Te Totara, Kaupapa, and Te Kiri Kaiparaoa, among others. A number of the blocks north of the Kaukapakapa River were sold by “the chiefs and freemen of Te Kawerau”. None of the Te Kawerau ā Maki rangatira were, however, signatories to any of the purchase deeds, although their rights were recognised by the Court and they received some payment for the land. This was certainly the case with the Hōteu transaction where Te Watarauhi was named in the certificate of title as representative of “Te Kawerau”<sup>153</sup>,

<sup>153</sup> *The Daily Southern Cross*, 19 January 1867, p. 5

and subsequently received payment from his fellow rangatira.<sup>154</sup> The activities of the ~~FSM~~ Purchase Department in Kaipara, especially under John Rogan, were, however, to largely bypass Te Kawerau ā Maki who were marginalised by the Crown in this era (see G. Murdoch, 2000, 12.0 – 12.4).

9.5.5 Te Kawerau ā Maki were not directly involved in any of these transactions although their rights to the large Taupaki Block were recognised by the Native Land Court. As noted above Te Watarauhi only received proceeds from the Hōteu purchase after Te Kawerau rangatira sought compensation from the Crown subsequent to the block's original alienation. Evidence on the fiasco surrounding the later subdivision and sale by auction of the Taupaki Block was presented to the Kaipara hearing of the Waitangi Tribunal and is addressed in the Tribunal's Kaipara Report.<sup>155</sup>

## 9.6 “The Tenths”

9.6.1 The Crown purchase deeds for the Hikurangi (including Taitomo), Paeōterangi and Puatainga (Pū ō Tahinga) Blocks were notable in that they included for the first time a clause stating,

It is further agreed by the Queen of England on her part, that there shall be paid for the following purposes, that is to say, for the founding of schools in which persons of our race may be taught, for the construction of hospitals in which our persons of our race may be tended, for the payment of medical attendance for us, for the construction of mills for us, for annuities for our chiefs, or for other purposes of a like nature of which the Natives of this country have an interest – 10 per cent, or ten pounds out of every hundred pounds, out of moneys from time to time received for land when it is resold.<sup>156</sup>

9.6.2 Commissioner Native Reserves, Major Charles Heaphy, first moved to settle the “tenths” in 1862 with payments to be made to Te Kawerau ā Maki as the “original territorial owners of Hikurangi”.<sup>157</sup> At Heaphy's suggestion it appears that the majority of the “tenths” may have been used to construct the Ōrākei Bridge giving road access to the Ōrākei kāinga (see 5.4.8 above). Heaphy also noted that £239 15s. and sixpence was set aside from the Paeōterangi ten per cents for:-

Native schools and hospital purposes, and after long discussion it was agreed to, the Natives asking that the schools might be established at their settlements on the west coast.<sup>158</sup>

9.6.3 It is important to note that Te Kawerau ā Maki have always believed that they never received payment of the “tenths”, or any of the associated benefits that were promised to them by the Crown. In this regard Erana Paerimu and nineteen others petitioned Parliament in 1918 on behalf of Te Kawerau ā Maki seeking payment of the tenths relating to the Paeōterangi, Pū ō Tahinga and Hikurangi.<sup>159</sup>

Paerimu alleged that the Crown's promise of tenths in the deeds of sale of these blocks had not been kept and believed that the unspent tenths were being held in

---

<sup>154</sup> *The Weekly News* (newspaper), 19 January 1867, Hōteu Block investigation

<sup>155</sup> It is also addressed in G. Murdoch, 2000, at 9.22-9.28

<sup>156</sup> *Turtons Deeds*, Paeoterangi deed, 18 March 1854, pp. 327-328

<sup>157</sup> Major C. Heaphy to the Under Secretary, Native Department 29 May 1874, Epitome, Papers Respecting The Five and Ten Per Cents on Resale of Native Lands, Enclosure No.14: 9

<sup>158</sup> *Ibid.*

<sup>159</sup> Petition No. 112/1918, AJHR, 1920, G-13, p. 28

In 1924 Wiremu Toka of Ngāti Whātua petitioned Native Minister Coates to hear his and Erana Paerimu's petition relating not just to these Waitākere land blocks but also to blocks between Hunua and Mangawhai.<sup>161</sup>

9.6.4 Research undertaken by the Commission for the Confiscated Lands and Other Grievances Committee of Native Affairs, revealed that Crown income generated from rentals and sales had been £36,995 15s. 7d. for the Hikurangi block, and £8,582 9s. 7d. for the Paeōterangi and Puatainga block, "not including any monies received from timber."<sup>162</sup> The Commission noted that-

The Maoris have received special medical services from the State apart from the general services to which they have equal access with the European population. In education, the Maoris have special schools established in their settlements, and records show that nearly £500,000 has been expended on Maori education in the Auckland and North Auckland Districts between the years 1880 and 1925. It was contended by counsel for the Crown that this expenditure ought to be treated as a performance of the obligation created by the covenants. We think that this is the proper view to take of the matter, and that the petitioners are not entitled to any relief.<sup>163</sup>

The decision did not refer to the promise of the construction of mills for Te Kawerau ā Maki in the Paeōterangi deed, or to the erection of schools for them at their settlements on the west coast, as agreed. This was as a clear breach of contract by the Crown with the Māori signatories to the Auckland "tenths" deeds. These five deeds in the Auckland region applied to specific areas of land, and were transacted with specific vendors, and did not apply to the wider Māori population. The issue of the non payment of the "tenths" has remained a grievance against the Crown for Te Kawerau ā Maki down through the generations to the present.

9.6.5 Te Kawerau ā Maki were never to gain access to schooling or hospitals in the vicinity of their ancestral kāinga. In fact the attraction of schooling forced many of them to move from their west coast kāinga to Ōrākei to be near a Native School. The establishment of Woodhill School in 1877 attracted some of them to settle permanently in their northern-most kainga at nearby Kōpironui. A school was not established at Waitākere until 1921, or at Te Henga until 1933. Very few of the Te Kawerau ā Maki people attended school until well into the twentieth century. They had little access to medical care and suffered from poor health until recent decades. In addition there is no evidence that the "tenths" were ever used to construct mills for the benefit of Te Kawerau ā Maki who were surrounded by timber and flax mills operated by settlers. The nearest flour mill was located at Riverhead.

9.6.6 After selling the Paeōterangi Block in 1854, signing away their remaining interests in Hikurangi in 1856, and being confined to coastal reserves; Te Kawerau ā Maki had clear expectations relating to the ultimate benefit that the sale of their land and the arrival of

<sup>160</sup> Ibid. Erana Paerimu, also known as Whakarongotai and Erana Te Kawerau, was the wife of Hori Te Paerimu and the sister of the Te Kawerau a Maki rangatira Te Utika Te Aroha.

<sup>161</sup> MA 85/8 (a), NA.

<sup>162</sup> BAAZ 1109 Box 156, Puatainga and Hikurangi Blocks – Petition 1921-1978, Auckland Ten Per Cents Schedules, Department of Lands & Survey, 3 May 1927

<sup>163</sup> Ibid.

European settlers in the Waitākere area would bring. Settlers were however very slow to take up the land because it was heavily forested and inaccessible. Even though Crown grants were issued for land in the Waitākere River Valley from 1856, settlement did not begin there in earnest until the early 1860's. When the Austrian scientist Von Hochstetter visited the Te Kawerau ā Maki kāinga of Parawai in February 1859, he noted that the tribe expressed disappointment at the lack of European settlement in the area, and commented that they were, “desirous of a road” and to obtain European goods.<sup>164</sup>

9.6.7 By this time Te Kawerau ā Maki had begun to trade with the town of Auckland. A return of canoes landing in Auckland for September 1853 notes that thirty seven members of Te Kawerau had landed six canoes and twenty tons of kauri gum that year.<sup>165</sup> The tribe were to receive few economic benefits from European settlement subsequent to this time, and no clear benefits from the “tenths” associated with the alienation of their heartland in West Auckland. From the mid nineteenth century they carried out subsistence agriculture and continued to enter the cash economy only through gum digging, or through working periodically in local timber and flax milling enterprises. By the end of the nineteenth century their “reserved” land base continued to erode and they were living in much poorer conditions than the settler communities that surrounded them.

## 9.7 The provision of Native Reserves

9.7.1 As a result of the Crown purchases Te Kawerau ā Maki were left confined to “Native Reserves” at Piha and Waitākere (Te Henga-Bethell’s Beach) on the Waitākere coastline (see Figures 5 and 8), and their then uninvestigated lands at Muriwai, Kōpironui and Mahurangi. No reserves were created for Māori in North Shore area. Te Kawerau ā Maki were thus prevented from exercising rangatiratanga, and to a large degree kaitiakitanga, over their wider ancestral domain. It might be argued that the reserves set aside for Te Kawerau ā Maki on the Waitākere coastline were sufficient, in terms of acreage, for the iwi who were then small in numbers, as were all of the tribal groups of the Auckland region.<sup>166</sup> These reserves were, however, totally inadequate in a geographical, historical, cultural and economic sense. Most concerning of all was the fact that none of the land set aside for Te Kawerau ā Maki was made inalienable by the Native Land Court.

9.7.2 With the almost total alienation of their exclusive ancestral domain by the mid 1850s, Te Kawerau ā Maki had lost control over, and access to, numerous wahi tapu of considerable significance to the iwi<sup>167</sup>, and to countless places of historical and cultural significance. In addition they were no longer able to practice their traditional cycle of resource gathering, in particular in relation to the seafood resources of the Upper Waitemātā Harbour and the eastern coastline north of Te Oneroa ō Kahu (Long Bay). The reserves that they retained were isolated from the new settler economy, and contained very little land suitable for either pastoral farming or cropping. The progressive, and ultimately complete, alienation of the Te Kawerau ā Maki reserves is discussed further below.

## 9.8 Crown Purchases impacting on Te Kawerau ā Maki – Conclusions

<sup>164</sup> *The New Zealander* (newspaper) 19 February 1859

<sup>165</sup> *A.J.H.R.* 186, E No. 2, Canoes Landing, 1853

<sup>166</sup> The census records relating to the Māori of the Auckland region in this period are an unreliable source of information on actual iwi and hapu populations which were highly mobile. Many known Te Kawerau ā Maki adults are missing from Kaipara census and tribal register records as they were in some cases living at Ōrākei, Pūkaki, the Waikato, and even at Parihaka, Taranaki.

<sup>167</sup> Just by way of example major wāhi tapu that were alienated by the Crown purchases in West Auckland alone included: Horohoro at Huia, Te Ana Purapura at Whatipu, Marae ō Mana, Te Ahua ō Hinerangi, Takatū and Hikurangi at Karekare, Pukehemo at Piha, and Ruaōtewhenua and Pukematekeo in the central Waitākere Ranges.



9.8.1 The Crown's 1841 purchase of the Mahurangi and Ōmaha Block alienated the ~~1804~~ ancestral interests of Te Kawerau ā Maki in the North Shore-Mahurangi area without their knowledge or consent. The Crown entered into this transaction without adequate investigation of customary rights in the area, relying solely on information from the vendors, none of whom occupied the land at the time. This transaction set in train a process which was ultimately to lead to the complete alienation of Te Kawerau ā Maki ancestral interests in the Mahurangi and Ōmaha block, in particular in the area between Te Oneroa ō Kahu (Long Bay) and the Pūhoi River, and the associated offshore islands such as Tiritiri Mātangi.

9.8.2 From 1841 the Crown took the position that the Ōmaha and Mahurangi Block was Government land, but after considerable protest from resident Māori in the early 1850s began to investigate customary rights. Te Kawerau rights were confirmed, with the result that Apiata Te Aitu signed a deed extinguishing Te Kawerau ā Maki interests in the Government portion of the block in November 1853. Te Kawerau ā Maki had little option but to sign the deed, and it is unclear as to whether or not they received even minor payment for the land via other signatories. In spite of this, Te Kawerau ā Maki continued to visit the northern shores of the Waitematā Harbour and to stay with their Ngāti Kahu, Ngāti Rongo and Ngāti Manuhiri relatives at Awataha (Northcote), Whāngaparāoa (Okoromai), Pūhoi (Te Rapa), Te Muri, Mahurangi (Ōpahi), Tāwharanui and Whāngateau. Te Kawerau ā Maki ancestral interests in reserve land at Pūhoi (1866) and Tāwharanui (1873) were ultimately confirmed by the Native Land Court as described below, but only a part of the process of alienation.

9.8.3 The extensive Crown land purchases, impacting on Te Kawerau ā Maki 1848-1854, were primarily a means by which the Crown resolved and “mopped up” the old private transactions in West Auckland and the Upper Waitematā Harbour area. They were also a means of obtaining some of the finest, and most accessible, stands of kauri timber in the region, and were undertaken with the primary purpose of securing land for European settlement.

9.8.4 The Crown land purchases of this period were not consistent with stated Crown policy. The limited documentary record associated with these purchases indicates that Crown officials did not thoroughly investigate the vendor's right to treat for the land, which was in contravention of the Crown responsibility of protection under the Treaty of Waitangi. In a number of the transactions described above, Te Kawerau ā Maki had not parted with their land “fairly and freely” because of the Crown's lack of careful investigation. This was particularly the case in relation to the 1848 transactions and the Hikurangi Block transaction of November 1853, which did not include the leading rangatira of Te Kawerau ā Maki who were at the time resident on the land. As a result of this latter transaction Te Kawerau ā Maki lost a significant portion of their ancestral heartland, numerous wāhi tapu, pā, kāinga and resource gathering areas, as well as their maunga tapu – Hikurangi, Pukematekeo, Te Rua ō te Whenua, Te Awe Ka Tūtū, Taranaki, Ngāpuketūrua and Te Rau ō Te Huia. Te Kawerau ā Maki had no option but to sign the 1856 Hikurangi deed, at a time when European settlers had already taken up the land. The loss of Hikurangi has been a grievance to generations of Te Kawerau ā Maki, although they continue to maintain kaitiakitanga over the land in partnership with local government and local communities.

9.8.5 The Crown had not identified the boundaries accurately, or surveyed the land purchased in West Auckland 1848-1854. In this regard it is of interest that a systematic survey of allotments for Crown grants began on the land almost immediately after its

purchase. In addition, the Crown did not implement a fair procedure for dealing with subsequent disputes arising over these transactions. This led to a dispute with the Crown over the Taitomo Block, and a major inter iwi dispute over Puatainga (Pū ō Tahinga) which has had negative consequences for Te Kawerau ā Maki until today. In regard to the Crown purchases of this period,

There was no independent audit of Government action for fair and equitable contracts, no judicial confirmation process, and no access for Māori to independent and informed advice to enable proper decisions to be made. There was no independent monitoring of issues of title, representation, boundaries, land descriptions, fair prices, and reserves ... In fact, there were no protective arrangements overall.<sup>168</sup>

9.8.6 The Hikurangi, Paeōterangi and Puatainga (Pū ō Tahinga) deeds included a provision that ten percent of the proceeds of the sale of the blocks would be expended for the benefit of the Natives involved. In the case of the Paeōterangi deed a commitment was made by the Crown to use the “tenths” funding to build mills for the benefit of Te Kawerau ā Maki. This was not done. Major Heaphy V.C. distributed some of the accumulated fund from these sales in 1874, although Te Kawerau ā Maki received little direct benefit. In spite of a petition from Te Kawerau ā Maki seeking the payment of the substantial monies owing, the Crown made no further payments to Te Kawerau ā Maki. The Crown had breached its specific contract made with Te Kawerau ā Maki in the Hikurangi (including Taitomo), Paeōterangi and Puatainga deeds.

9.8.7 From 1854 it was clear that the driving motivation underlying Crown land purchase policy continued to be the acquisition of land for European settlement, with little regard for the long term impacts Māori iwi or hapū. Between 1854 and 1868 the Crown negotiated twenty nine land purchases in southern Kaipara-Mahurangi district. Fifteen of these transactions impacted on Te Kawerau ā Maki customary interests held, both through descent from Tawhiakiterangi, and through broader Te Kawerau ancestry. Te Kawerau ā Maki rangatira were not signatories to these deeds, although it is known that they received some payment, at least for their interests in the Hōteo Block.

9.8.8 The processes associated with the Crown acquisition of Māori land improved after 1854, when Native Secretary Donald McLean introduced a more systematic Government land purchasing policy. McLean instructed that block boundaries be clearly defined and surveyed, and that “ample reserves” be set aside within purchased areas. The key problem still lay, however, in determining Māori ownership rights, and thus ensuring that all ancestral rights had been recognised and extinguished “fairly and freely”. McLean did not give his subordinates precise instructions on how they were to implement his policy in an accurate and consistent way in the field. Instead he left this to the discretion of his local Land Purchase Commissioners.

9.8.9 In the Mahurangi district, Land Purchase Commissioner John Grant Johnson went to considerable lengths to identify local Māori land rights. As a result, Te Kawerau rights were partially recognised during the process of Crown land acquisition, and to some extent in Mahurangi hearings of the Native Land Court. In contrast, in the eastern Kaipara district, Land Purchase Commissioner John Rogan was much less concerned with this issue, or successful in addressing it. Te Kawerau ā Maki were not appropriately represented in the Kaipara Crown land purchase transactions, or in the Native Land Court’s investigation of title to customary Māori land. The actions of Rogan as an agent

---

<sup>168</sup> Waitangi Tribunal, *Muriwhenua Land Report*, 1997, p. 399

of the Crown prejudicially affected the ancestral rights and interests of Te Kawerau ā Maki in Kaipara, as he did not fully inquire into the nature and extent of customary rights in Kaipara. As Dr. Barry Rigby has pointed out in relation to this,

the Crown's preferences for dealing with certain Māori groups and individuals is indicated in its Register of Chiefs. This register suggests that the Crown favoured those groups and individuals most heavily involved in purchase negotiations.<sup>169</sup>

9.8.10 Rogan was largely responsible for the compilation of the "Register of Kaipara Chiefs" in the mid 1860s. The Register outlined a clear hierarchy of authority as perceived by Rogan and other Crown officials. No Te Kawerau ā Maki rangatira were included in the Register, and Nopera, who sometimes represented "Kawerau" interests, was described as a rangatira of "very inferior" status in the register. The leading Te Kawerau ā Maki rangatira, Te Watarauhi Tawhia, was not even named in the register. In dealing with a relatively small group of Ngāti Whātua rangatira during the Crown purchase transactions, Rogan marginalised Te Kawerau ā Maki. He had not ensured that they parted "freely or fairly" with their ancestral lands, or that they received sufficient payment in the process.

9.8.11 By 1868 the Crown had acquired an extensive tract of land, both within the Te Kawerau ā Maki heartland of West Auckland, and within the wider North Shore- Kaipara – Mahurangi district where they held significant customary interests. From the viewpoint of the Māori of the district these purchases were excessive, with the land generally being acquired at a much lower price that was almost immediately secured for it by the Crown. In the process of acquiring this vast tract of land the Crown left Māori with insufficient reserves. A number of these were immediately acquired by the Crown on determination of title, and the majority of the others were progressively alienated as a result of the individualisation of title introduced by the Native Land Act 1865.

9.8.12 More specifically, Te Kawerau ā Maki were left without practical rights to any inalienable reserve land in eastern Kaipara and Mahurangi. The reserves they were left with on the coast between Muriwai and Piha may have appeared to the Crown to have been sufficient for them in terms of their population at the time. Their confinement to this geographically isolated area, however, denied them the ability engage in the Auckland settler economy, or to enjoy their traditional way of life with access to all parts of their ancestral tribal domain. By the late 1860s Te Kawerau ā Maki were still awaiting the expected economic benefits resulting from European settlement on their ancestral lands.

9.8.13 Te Kawerau ā Maki had not been left, as McLean had instructed, with inalienable reserves that were, "sufficiently extensive to provide for their present and future wants."<sup>170</sup> The iwi may have been able to meet their short term material needs through practicing subsistence agriculture on the reserves they were left with after the Crown purchases of 1848 to 1868. They were not, however, able to sustain their spiritual, emotional and cultural needs on these reserves, which were ultimately alienated in their entirety. The loss of their ancestral land base was a fundamental factor in the progressive disintegration of the Te Kawerau ā Maki tribal identity from the late nineteenth century. The Crown had failed in relation to its own policy, as well as in regard to its responsibility of "protection" under the Treaty of Waitangi in this regard.

---

<sup>169</sup> B. Rigby, Summary of Kaipara Crown Purchases, Waitangi Tribunal, *Auckland District Rangahaua Whanui Report*, Wai 674, A12, p. 2

<sup>170</sup> McLean to Colonial Secretary, 29 July 1854, cited in Wyatt, *Crown Purchases in Muriwhenua*, Wai 45, p. 59

## **10.0 THE NATIVE LAND ACTS AND THE OPERATION OF THE NATIVE LAND COURT**

### **10.1 Introduction**

10.1.1 The Native Land Acts of 1862 and 1865 and subsequent amendments introduced a significant change to the traditional Māori land tenure system. They were administered through the Native Land Court established in 1865. The role of the Court was to ascertain the ownership of specific tracts of Māori land, and to convert customary title to title derived from the Crown. The establishment of Native Land Court title was a necessary prerequisite to the sale or lease of Māori land from this time. Most importantly the Court removed the fundamental concept of communal ownership associated with papa tipu or ancestral land, and assigned permanent ownership in the name of individual members of the iwi.<sup>171</sup>

10.1.2 Te Kawerau ā Maki have always held the view that their customary interests in land throughout their ancestral rohe were never sufficiently understood or recognised by the Native Land Court, from its inception in 1865 until recent times. From the investigation of title to the Waitākere Native Reserve in 1866, it was clear that the Te Kawerau ā Maki rangatira Te Watarauhi Tawhia had issues with the nature of title conferred by the Court to Māori customary land. Seven years later he was still at odds with the Court's view of the representation customary rights at Tāwharanui, as described below. The Native Land Court hearings at Waiwera, Te Awaroa (Helensville) and Auckland, resulted in conflict between closely related rangatira, hapū and iwi. They also brought significant financial costs for Te Kawerau ā Maki as they had to travel some distance to Court hearings, find accommodation, as well as bearing the costs of survey, court fees, and on some occasions lawyers fees.

10.1.3 From the first Native Land Court hearing involving Te Kawerau ā Maki, held at Waiwera in January 1866, the tribe's remaining fragments of reserve land began to be alienated. Over the next century the implementation of the Native Land Acts led to the rapid subdivision of the remaining Te Kawerau ā Maki reserve land into increasingly fragmented and uneconomic blocks, the progressive alienation of individual interests, in particular by non resident owners; and ultimately the alienation of the Te Kawerau ā Maki native reserves, including traditional marae and urupā, in their entirety.

### **10.2 The investigation of “Native Reserve” land at Mahurangi “Hemara’s Reserve”, Mahurangi.**

10.2.1 Te Watarauhi Tawhia appeared at the Native Land Court on 25 January 1866 to represent Te Kawerau ā Maki interests in the investigation of title to the thirteen blocks that made up “Hemara’s Reserve” (6691 acres), Mahurangi.<sup>172</sup> This was the first opportunity that Te Kawerau ā Maki had to assert their customary interests in one of the few remaining areas of Māori land retained as reserves subsequent to the completion of the Crown's Mahurangi and Ōmaha Block purchase 1841-1853. The six day hearing was presided over by Judge Rogan in Robert Graham's “Waiwera Hotel”, Waiwera. Title to all of the blocks was claimed by rangatira exclusively through Te Kawerau descent.

10.2.2 The Te Kawerau ā Maki interests in the reserve were recognised by the inclusion of

---

<sup>171</sup> The application and impact of the Native Land Laws and the operation of the Native Land Court in the Kaipara district from 1865 is examined in some detail in the Kaipara Report of the Waitangi Tribunal, so these matters are not referred to below in any detail.

<sup>172</sup> The investigation of title to this land is recorded in the NLC Mahurangi Minute Book, 1866. A detailed account of the hearing can also be found in P. McBurney, *Traditional History Overview of the Mahurangi and Gulf Islands District*, March 2010, pp. 418-438.

Te Watarauhi in the list of owners put forward for the certificate of title ~~16504~~ Maungatauhoro Block (70 acres) overlooking the mouth of the Waiwera River.<sup>173</sup> The nature of the title reflects the context of the hearing and its venue. Judge Rogan decided to place only Te Hemara Tauhia's name on the certificate of title, on behalf of all identified owners. The reserve, which included the exceptionally important pā and wāhi tapu Kakaha, was not made inalienable. In fact the minutes of the hearing include the note, "land intended for sale £50 already received."<sup>174</sup> The alienation of the land to Robert Graham, hotelier of Waiwera, was completed in May 1868.

### **“Parihorō’s Portion” - Mangatāwhiri**

10.2.3 On 15 August 1866 Te Kawerau ā Maki appeared before Judge Rogan at the Native Land Court Te Awaroa (Helensville) for the investigation of title to the native reserve land that had been set aside from the Crown's Mahurangi and Ōmaha Purchase 1841-1853 as “Parihorō’s Portion”. This land, located between Waikauri Bay, Matakana, the Tāwharanui Peninsula, and the entrance to the Whāngateau Harbour, was divided into two large blocks, Mangatāwhiri (3622 acres) and Tāwharanui (1260 acres), (see Figure 11). Customary interests in the land were claimed by all parties through Te Kawerau ancestry, that is, through descent from Maki and his sons Manuhiri and Maeaeariki, and subsequent occupation. Title to the land was established by the Court in a general sense at the 1866 hearing as lying with Te Kawerau. Certificate of Title was not, however, awarded by the Court at this time as the land had not then been surveyed.<sup>175</sup>

10.2.4 It was to be another five years until survey was completed for the Mangatāwhiri (ML 2215) and Tawharanui blocks (ML 1874) in 1871. Title to Mangatāwhiri was investigated by the Court at Te Awaroa on 24 February 1873. Claims were asserted by rangatira and kaumatua on behalf of Ngāti Manuhiri, Ngāti Rongo, Ngāti Raupe and Te Kawerau ā Maki, through descent from Maki and his sons Manuhiri and Maeaeariki. Te Watarauhi Tawhia (Rauhi) gave brief evidence setting out the basis of Te Kawerau ā Maki customary interests in the land. He stated,

I claim from my ancestor Te Maki, from his son Maeaea Riki (genealogy given). My ancestor Paemanawa died and was buried on the land. I claim with Ereataua (Te Tarehu) and Arama Karaka (Te Haututu). (Te Watarauhi added facetiously) I am young and cannot relate the old stories.<sup>176</sup>

This latter comment illustrates Te Watarauhi's unease with the Native Land Court and its processes. At the time he is thought to have been approximately ninety years old and was well known for his traditional knowledge.<sup>177</sup> Supporting evidence was presented for Te Kawerau ā Maki by Erana Te Kawerau who noted, “my matuas used to live on it (Mangatawhiri)”<sup>178</sup>.

---

<sup>173</sup> Mahurangi MB, 26 January 1866, p.25. The sole speaker in relation to this block was the resident rangatira Te Hemara Tauhia. Te Watarauhi Tawhia, the oldest Kawerau rangatira present is not recorded as having spoken during the hearings. The Maungatauhoro block was said, in the minutes, to have been claimed through descent from Ngawhetu.

<sup>174</sup> Ibid.

<sup>175</sup> Mangatāwhiri investigation, NLC Kaipara MB 1, 15 August 1866, p. 60

<sup>176</sup> Mangatāwhiri investigation, NLC Kaipara MB 3, 26 February 1873, p.41

<sup>177</sup> It was for this reason that Te Watarauhi was given the honour of opening the first Māori Parliament held at Ōrākei in 1860.

<sup>178</sup> Mangatāwhiri investigation, NLC Kaipara MB3, 26 February 1873, p. 44. Erana Te Kawerau claimed the land through, “Waitawhia the daughter of Maki”. This is actually a reference to Waitaua the daughter of Maki. The name has been confused, possibly by the Court scribe, with Tawhiakiterangi, the son of Maki.

10.2.5 All claimants agreed to subdivide the 3622 acre Mangatāwhiri Block into ~~FS04~~ portions in which their interests would be represented separately. The resident Ngāti Raupo people were granted the inalienable 214 acre (86ha) Mangatāwhiri No.3 Block, which extended between Waikauri Bay and Pukenihihi Point. The non resident claimants were granted shares in the larger Mangatāwhiri No.1 and No.2 Blocks which included Ōmaha Spit. Hone Te Watarauhi (Te Watarauhi Tawhia) and Erana Te Kawerau were included in the Certificate of Title to Mangatawhiri No.2 ( 515 acres) on behalf of Te Kawerau ā Maki. The Court ruled that the land had “no restrictions” but that title would not be issued until the subdivision plan had been completed. Three days after the hearing the Mangatāwhiri No.1 and No.2 Blocks were sold to John Atkinson “gentleman” of Dunedin. It is not currently known what payment the Māori grantees received for Mangatāwhiri No.2 and No.3, although it is known that the claimants incurred Court costs of £9, and survey costs of £125 10s.<sup>179</sup> They would also have incurred significant costs in travelling to the Court for the two Mangatāwhiri hearings, and other associated costs.



Figure 11 – Mangatāwhiri and Tawharanui Blocks, Roll Plan Rodney County, Govt. Printer, undated

<sup>179</sup> Ibid. pp. 45-46

### 10.2.6 “Parihorō’s Portion” – Tāwharanui

Title to the adjoining 1260 acre Tāwharanui Block was investigated by the Native Land Court on 17 March 1875. Te Hemara Tauhia named seven owners, all of whom were of Te Kawerau descent. The list of owners included Hone Te Watarauhi of Te Kawerau ā Maki. Erana Te Kawerau of Te Kawerau ā Maki lodged an objection asking to be included in the list of owners. This was agreed to by Te Hemara Tauhia. While the Court was adjourned the claimants held a runanga to discuss title to the land. Te Watarauhi chose not to attend the runanga, but appeared before the Court on 20 March 1876 to assert his claim to Tāwharanui in his own right. To the clear disapproval of Te Watarauhi, the Court questioned his claim, stating that in accordance with the Native Land Act 1873, his ancestral interest in the general area had already been recognised through inclusion in the adjoining Mangatāwhiri Block title.

10.2.7 What follows below is the transcript of the exchange between Te Watarauhi and the Court.

Te Watarauhi cross-examined by the Court.

I would have claimed a right in this land through my ancestry before the Court came into existence. I was present at the Court when Mangatawhiri was heard and was satisfied. I got as much money for the land as Te Hemara. Was not present when the Runanga was held about this land – did not know of it. Wish the Court to adjudicate on my interest.

Addressed by Assessor.

Judge Symonds and I agree – Yesterday the tribe said we will assemble to discuss this matter- You did not attend – You said what do I care for the Runanga.

Judge Symonds

I agree with what the Assessor has said.

Chief Judge

I agree with what Judge Symonds and the Assessor has said, but I look at the words of the Act and find the Act says that we are to write the names of every one interested in the land. I find myself bound by it. I am of the opinion that under those words a member of a tribe is competent to decline to attend meetings of the tribe, to refuse to come to any arrangement, and to say I will deal only with the Court. I have had ten years experience and I think the idea contrary to Maori custom and believe that if that provision is strictly carried out the Court would break down. There would be no more Courts. I believe that the Chiefs and people would lose confidence in the Court. In order therefore to preserve the law from breaking down altogether must disregard or strain this section. I believe that your (Te Watarauhi’s) share in the tribal estate was sufficiently provided for in Mangatawhiri. If every member of a tribe or descendants of ancestors is to be written down on every piece of land the land would never be apportioned. Mangatawhiri was done under the benefit of the Old Act, this under the New. He (Te Watarauhi) has had the benefit of the Old Act and now he wants a further benefit to the prejudice of the rest under the new Act. As a matter of equity therefore I disregard the strictures of this provision and exclude Rauhi (Te Watarauhi). I have said this at length so that if he wishes to ask the Government for a rehearing they may decide on my reasoning and he can have the benefit of my

10.2.8 An order for Certificate of Title was, “made for the 8 persons afore named (by Te Hemara,”<sup>181</sup> presumably with the exception of Te Watarauhi in accordance with the Chief Judge’s ruling. This hearing illustrates the power of the Native Land Court and the fundamental problem associated with the application of British law to the determination of Māori interests in ancestral land. Immediately after Certificate of Title was issued, Tāwharanui was sold to John Atkinson who had earlier purchased Mangatāwhiri No.1 and No.2. With the completion of this transaction Te Kawerau ā Maki customary interests on the mainland of the Mahurangi district had been alienated in their entirety. What remained were shared customary interests in the offshore islands.

### 10.3 The Hauturu (Little Barrier Island) Investigation 1880-1886

10.3.1 Te Hauturu ō Toi (Little Barrier Island) is a place of considerable significance to all people of Te Kawerau descent. In the oral traditions of Te Kawerau ā Maki the island was taken by conquest in the late seventeenth century by a Te Kawerau force led by Maki and his brother Mataahu. Their descendants occupied it in unbroken succession until the disruption of the musket wars of the 1820s, and then intermittently after that.

10.3.2 The Crown had shown interest in purchasing Hauturu from the 1840s. By 1880 it had decided to purchase the island for strategic reasons as it feared a Russian invasion. In order for Hauturu to be purchased by the Crown it was first necessary to determine certificate of title to the island in the Native Land Court. In 1881 the Crown imposed alienation restrictions on the island and soon after formally notified its intention to acquire Hauturu.<sup>182</sup>

10.3.3 Te Watarauhi appeared in the Native Land Court on behalf of Te Kawerau ā Maki at both Helensville and Auckland during the Hauturu investigations 1880-1886. He was included by the Court in the “memorial of ownership” to Hauturu in 1880,<sup>183</sup> only to have this decision set aside by the Governor-in-Council.<sup>184</sup> In May 1881 Te Watarauhi gave evidence in support of the wider “Kawerau” claim to Hauturu lodged by Te Hemara Tauhia and a large number of others of Te Kawerau descent.<sup>185</sup> Te Watarauhi appeared on behalf of himself and his fellow Te Kawerau ā Maki claimants named as Himiona Heketarere, Erana Te Kawerau and Te Utika Te Haupatahi. Te Watarauhi based his claim on descent from his ancestor Maki who had conquered the island seven generations earlier.<sup>186</sup> His claim was identical to that which he had lodged successfully in relation to Mangatāwhiri and Tāwharanui on the adjoining mainland. He denied the Ngati Wai claim.

10.3.4 Because of a significant difference of opinion between the Chief Judge and Māori Assessor as to “ownership” of Hauturu, the Court failed to reach a decision in May 1881.

<sup>180</sup> Ibid.

<sup>181</sup> Ibid. p.95

<sup>182</sup> Further detail on this process and the subsequent history of the island is to be found in R. Johnson, *The Crown Acquisition of Hauturu, Historical Report*, 1999

<sup>183</sup> NLC Hauturu investigation, Kaipara MB 3, 17 July 1880, p. 398

<sup>184</sup> MLC Kaipara File 533/K, as quoted in *Little Barrier Island (Hauturu)*, DSIR Bulletin 137, compiled by W.M. Hamilton, 1961, p. 22

<sup>185</sup> The Native Land Court and many subsequent commentators have referred to the claim to Hauturu led by Te Hemara Tauhia as a “Ngāti Whatua” claim. The 1881 minutes however describe it as a “Kawerau case”. This is a more accurate summation as the claimants included a large number of rangatira from throughout the region, including Hauraki, the Bay of Islands, Tamaki makaurau, Waitākere and Kaipara. What they all had in common was the fact that they claimed Hauturu through descent from the Te Kawerau ancestor Maki and his brother Mataahu.

<sup>186</sup> NLC Hauturu rehearing, Kaipara MB 3, 11-12 May 1881, pp. 418-422



The transcript of the Court's summing up well illustrates a fundamental problem with the operation of the Native Land Court, when it came to complex and contested cases relating to the determination of title to Māori papa tipu land under the Native Land Acts.

Assessor Wi Te Awaitaia,

This is my word to all the tribes present. This Court the Native Land Court gives the law according to the ways of the Europeans. Now I hold according to ancient custom, according to genealogy. All the evidence of both sides has been written down. I consider that I know the truth, and that the Kawerau are the rightful owners. That is all I have to say.

The Chief Judge

I have attentively listened to the case and in my opinion the case of Kawerau is about the weakest I have ever heard....That a claim should be made by people who have not lived on the island for three generations is preposterous...<sup>187</sup>

10.3.5 In June 1881 Te Watarauhi again appeared as a witness for the Kawerau claim at the second Hauturu rehearing. His evidence was similar to that presented at the May 1881 hearing, although it now included reference to his father Ngerengere going to the Hauturu to visit Taurekura and other relatives in relatively recent times. At the conclusion of the rehearing the Court reversed its 1880 decision and awarded Hauturu to Ngāti Wai.

10.3.6 After considerable protest from the unsuccessful claimants, and direction provided by an Empowering Act from Parliament, a reinvestigation of title to Hauturu was yet again undertaken by the Native Land Court in February 1884. The Te Kawerau case was conducted by Paora Tuhaere and Te Hemara Tauhia. Te Watarauhi who was now well over ninety years old was not asked to give evidence. The Court awarded title to Te Kawerau, although for some reason Te Watarauhi was not named in the list of owners. The 1884 decision was appealed by Ngāti Wai, with the result that the Court commenced another Hauturu rehearing in October 1886. On 18 October 1886 title to Hauturu was finally awarded to Ngāti Wai, which included representatives of the Te Kawerau related tribal groupings of Ngāti Manuhiri and Ngāti Rehua.

10.3.7 The highly adversarial Native Land Court hearings associated with Hauturu had caused major tension between the parties involved, leading to threats of armed conflict and a petition to Parliament. For Te Kawerau ā Maki the constantly changing position of the Court, and the outcome of the 1886 investigation was both completely unacceptable and humiliating. It has remained a grievance to this day.

## 10.4 Tiritiri Matangi

10.4.1 Te Kawerau ā Maki have an enduring customary interest in the island of Tiritiri Matangi located off the eastern end of the Whāngaparāoa Peninsula. The island is of considerable spiritual, historical and cultural significance to Te Kawerau ā Maki, who have maintained a relationship with it over many generations down to the present. It has particular significance in that it was named by Maki, the founding ancestor of the Te Kawerau confederation, in memory of his home beside the Kāwhia Harbour in the Waikato region. Te Kawerau ā Maki tradition also states that this name had older origins in Hawaiki, the eastern Polynesian homeland of the Māori.

10.4.2 Tiritiri Matangi was occupied by Maki and his people after they conquered and settled the area in the late seventeenth century. Te Kawerau ā Maki have an ancestral

---

<sup>187</sup> NLC Hauturu rehearing, Kaipara MB 3, 13 May 1881, p. 435

relationship with the island through descent from two of Maki's sons Ngawhetere and Maeaeariki the sons of Maki. According to Te Kawerau ā Maki oral tradition a particular ancestral relationship is held with Tiritiri Matangi through descent from Maeaeariki and his daughter Kahu, the eponymous ancestor of Ngāti Kahu. Marukiterangi the daughter of Kahu, was married to the eponymous ancestor Te Kawerau ā Maki. Te Kawerau ā Maki and Ngāti Kahu occupied the island seasonally while harvesting the rich tauranga mango (shark fishing grounds) of the area, in particular during summer and autumn. Their kāinga on the western side of the island was protected by a headland pā known as Tiritiri Matangi, although it is more generally known today as Te Kawerau Pā.

10.4.3 The island was alienated without Te Kawerau ā Maki knowledge or participation as part of the Ōmaha and Mahurangi purchase 1841, with Crown title being confirmed in 1867, again without Te Kawerau ā Maki participation.<sup>188</sup> Te Watarauhi made the point to the Court at the May 1881 Hauturu re-investigation, that he, “was not present at at the investigation of Tiritirimatangi, nor Rangitoto, nor the other islands outside &c.”<sup>189</sup>

10.4.4 Te Kawerau ā Maki continued to visit the Tiritiri Matangi during the twentieth century. In the 1950s Te Kawerau ā Maki kaumatua planted a tree at the “Te Kawerau Pā” on the island, to commemorate their ancestral association with the Tiritiri Matangi.<sup>190</sup> The Te Kawerau ā Maki relationship with the island was recognised when Tiritiri Matangi became part of the Hauraki Gulf Marine Park in 1971. When the Department of Conservation (DoC) took over management of Tiritiri Matangi and commenced a community based ecological restoration programme on the island in 1984, the Te Kawerau ā Maki ancestral relationship with the island was recognised, and a commemorative tree was again planted at Te Kawerau Pā. The Te Kawerau ā Maki relationship with Motu Tiritiri Matangi is formally recognised in the DoC Conservation Management Strategy for the Auckland Conservancy. The failure of the Native Land Court to recognise and provide for the Te Kawerau ā Maki customary interest in Tiritiri Matangi has been a grievance to successive generations of Te Kawerau ā Maki for over 140 years.

## 10.5 The Waitākere Native Reserves

10.5.1 The investigation of title to the “Native Reserves” on the Waitākere coastline was undertaken by the Native Land Court at Auckland and Te Awaroa (Helensville) 1866-1880. Certificate of Title to this reserve land was ultimately awarded in its entirety to individuals on behalf of Te Kawerau ā Maki, although none of the land was made inalienable.<sup>191</sup> The alienation of these Waitākere reserves in their entirety comprises the largest single component of the claim of Te Kawerau ā Maki against the Crown. The Waitākere reserves investigated in the nineteenth century included: Puketōtara (232 acres) located to the north of the lower Waitākere River, Waitākere (2587 acres) located on the Waitākere coastline between Te Taupaki in the north and Anawhata in the south, Piha (968 acres) located at south Piha, and Wekatahi (904 acres) located at North Piha (see Figure 7).

10.5.2 The **Puketōtara Block** (232 acres) was the first of the Waitākere “Native Reserves” to be investigated by the Native Land Court. The block, located to the north of the lower Waitākere River, was the north eastern part of the “Waitākere Reserve” (see

<sup>188</sup> See the evidence of Te Watarauhi Tawhia, NLC, Hauturu rehearing, Kaipara MB 3, 10 May 1881, pp. 421-422. The wider Te Kawerau claim to the island, and the Court's decision that it was Government land, is set out at NLC, Tiritiri Matangi investigation, Auckland MB1, 18 March 1867, pp. 54-84.

<sup>189</sup> NLC, Hauturu rehearing, Kaipara MB 3, 10 May 1881, p.421

<sup>190</sup> Pers.comm. Hori Taua to Graeme Murdoch 1999.

<sup>191</sup> For detail see the Māori Land Court Waitākere Block File.

Figures 8 and 13) set aside in the Paeōterangi Crown purchase deed 18 March 1850~~4~~ included two important wāhi tapu, namely Te Rere ā Matariki and Rua ō Te Moko, but strangely did not include the sacred hill pā of Puketōtara<sup>192</sup> after which the block was named. This Te Kawerau ā Maki landmark had apparently been alienated in the confused and contested Puatahinga (Pū ō Tahinga) Crown purchase of 1854. The Te Kawerau ā Maki claim to Puketōtara was presented by Te Watarauhi to Judges J. Rogan and H. Monro at Princes Street, Auckland, on 26 November 1866. The land was claimed through descent from the the ancestor Te Au o Te Whenua (Te Hawiti), the grandson of Tawhiakiterangi. The claim was supported by Te Keene Tangaroa and Paora Tuhaere of Ngāti Whātua.<sup>193</sup> An order for certificate of title to the Puketōtara Block was awarded to Te Watarauhi, Hoani Te Tuiāu, Apiata Kapo (Te Aitu), Tiemi Te Aitu and Henare Watarauhi, on behalf of Te Kawerau ā Maki.

10.5.3 The **Waitākere Reserve** (Puketōtara No. 2) of 2587 acres was located in the lower Waitākere River Valley at Te Henga (Bethell's Beach), (see Figures 8 and 12). Title to the land was not investigated until 1871, as Te Watarauhi Tawhia and Te Kawerau a Maki were happy for it to remain as papa tipu land. The claim to the land was again presented by Te Watarauhi Tawhia on behalf of his people. As with Puketōtara, the land was claimed through descent from Te Hawiti. Te Watarauhi Tawhia named himself and eleven other claimants, including: Hoani Te Tuiāu, Apiata Te Aitu, Horama, Himiona Heketarere, Utika, Timoti Merekai, Tamihana Tieke, Henarae Watarauhi, Pera Ngatai, Hori Paerimu and Eruena Paerimu. He then stated – “We do not wish a Certificate to be issued until we subdivide the land into three pieces and get separate Grants.”<sup>194</sup> The Court made the finding that, “the persons named by Te Watarauhi are the real owners of the block of land called Waitakere.”<sup>195</sup>

10.5.4 An important matter that arose during the hearing, was the survey of the boundary of the reserve and the costs associated with it. It appears that the Waitākere Reserve boundary had already been surveyed by Government surveyor William Farley Blake as part of the general allotment survey of the adjoining Crown land. He noted that Te Watarauhi had pointed out the reserve's boundaries and that he had already received £37.2s 6d. on account of the survey, but was in Court seeking £52.15s 11d. that was still owing for the survey. Te Watarauhi noted that,

I did not order the survey of the land. William Oliver a European ordered the survey. I agreed for the land to be surveyed...I do not know what agreement was made between Mr. Blake and Mr. Oliver about the survey. All we said was to let them settle it between them.<sup>196</sup>

The Court made no ruling on this matter, although the later cost of subdividing the reserve was considerable, as discussed below.

10.5.6 Certificate of Title to Waitākere was finally granted on 14 June 1885 to Hoani Te Tuiāu and fourteen other descendants of Te Au o Te Whenua, on behalf of Te Kawerau ā Maki. As title was issued under the Native Lands Act 1873 it had no restriction on alienation. Subdivision of the Waitākere Reserve came about in 1886 as result of an

<sup>192</sup> This privately European owned hill pā remains of immense significance to Te Kawerau ā Maki, hence the still often used pepeha – “Kō Puketōtara te maunga, Kō Waitākere te awa, Kō Te Auotewhenua te tangata, Kō Te Kawerau ā Maki te iwi.”

<sup>193</sup> Puketōtara investigation, NLC, Auckland MB1, 26 November 1866.

<sup>194</sup> Waitākere investigation, NLC Kaipara MB1, 16 February 1871, p. 151

<sup>195</sup> Ibid.

<sup>196</sup> Ibid. p. 150

application by a non resident claimant, Te Raihi Moki. He stated his descent from ~~MS04~~ Kawerau ā Maki ancestor Kowhatukiteuru, and claimed that portion of the reserve lying north of Koropōtiki. This alarmed Te Kawerau ā Maki as this claim applied to two thirds of the Waitākere reserve, and to all of their main kāinga, cultivations and wāhi tapu. Te Watarauhi, the leading rangatira of Te Kawerau ā Maki stated to the Court that he objected to the subdivision of the land. Remarkably the Court ruled, “that he had no standing as his name did not appear in the Grant.”<sup>197</sup> The next day Te Watarauhi briefly addressed the Court in the position of a “counter claimant”, stating,

The block before the Court belonged to one ancestor and has never been subdivided. We are occupying the whole Block. We have cultivations on both sides of the Waitakere stream. I myself live on this land, also Eruena Paerimu and all our party. Te Raihi Moki and others live at Haranui. They have never lived on the land they now wish to be subdivided, nor their parents lived on the land.<sup>198</sup>



Figure 12 – Plan of the Waitākere Block, ML 1902, W.F. Blake, May 1870

<sup>197</sup> Waitākere investigation, NLC Kaipara MB4, 23 September 1886, p. 347

<sup>198</sup> Ibid., p.349

10.5.7 The Court ignored the wishes of Te Watarauhi, and his fellow rangatira Eruena Paerimu who also opposed the subdivision of the reserve. The Judgement was as follows,

The Court does not find the claimant Te Raihi Moki and others to be equally entitled with the Counter Claimants Eruena Paerimu and others, i.e., individual shares of the latter should be larger than the shares individually of the former party. This is due to the long absence of Raihi Moki and party from the land and to the fact that by them even showing they were never entitled to the whole of the Block...Te Raihi Moki and six others shall receive 476 acres at the North Western end of the Block...the remainder of the Block is to be made out in favour of the remaining grantees and to be called Waitakere No.1.<sup>199</sup>

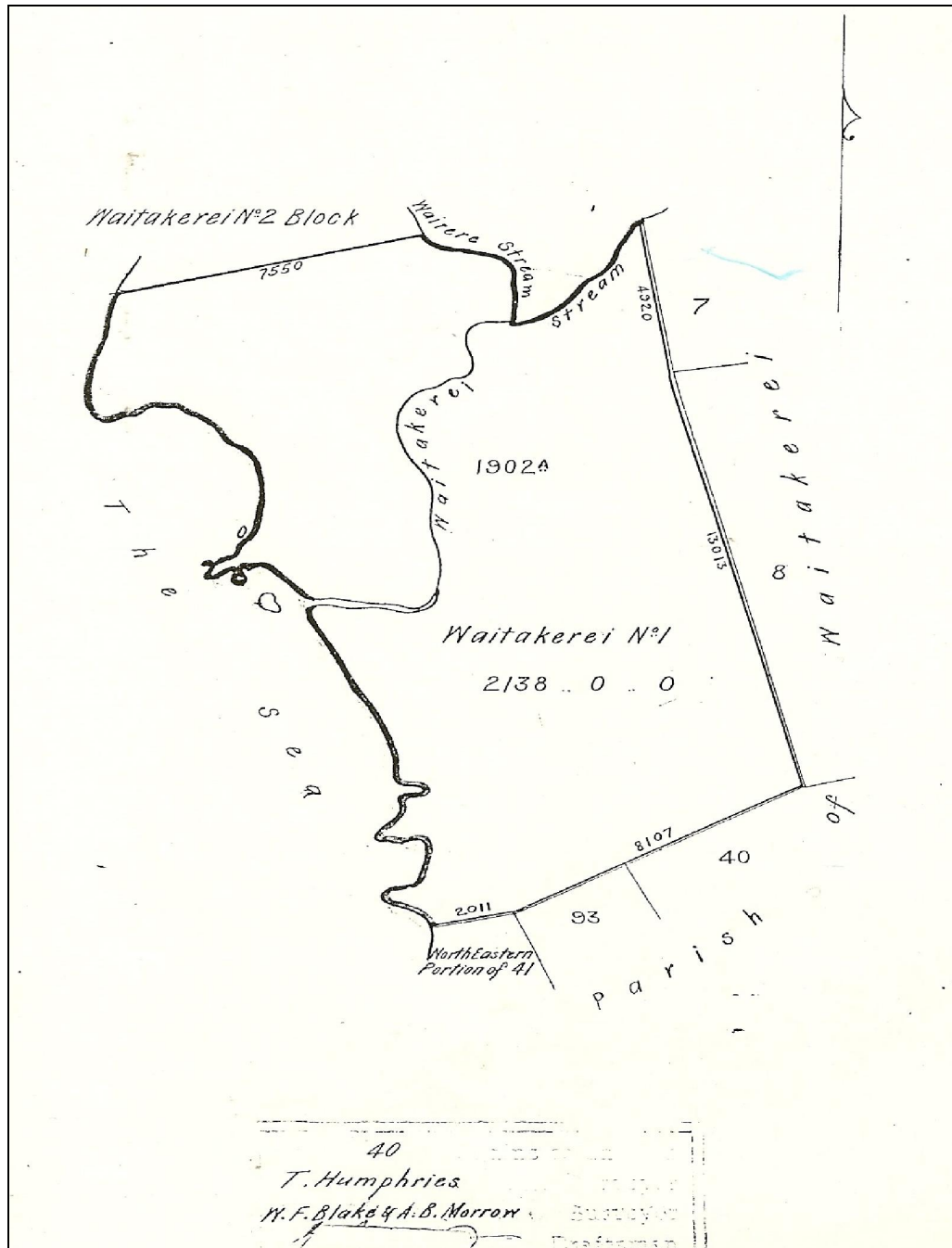


Figure 13 – Waitakere Block subdivision, Waitākere Block Order File, September 1886

<sup>199</sup> Ibid. pp. 350-351. Note the incorrect spelling “Waitakerei” was sometimes used by Court scribes in the late nineteenth century.

10.5.8 The subdivision of the Waitākere Block into Waitākere No. 1 (2138 acres) and No.2 (476 acres) on 23 September 1886 (see Figure 12), began the steady and inexorable process of the subdivision and alienation of the largest remaining Te Kawerau ā Maki reserve. Less than a year later Waitākere No.1 was subdivided into Waitākere No.1 A (1135 acres and Waitākere No. 1 B (1003 acres) after an application by an Auckland solicitor and land speculator Edmund Dufaur who purchased a significant amount of Māori land in the Kaipara district. The outcome of the application was that Waitākere No.1 A was acquired by Dufaur who later sold the land to John Neale Bethell in 1891. Dufaur's application and the alienation of the southern portion of the Waitākere Reserve well illustrate the disastrous impact of the Native Land Acts, and the individualisation of title for Māori communities such as Te Kawerau ā Maki. His evidence was as follows,

I am a solicitor practicing in Auckland. I am applicant for present subdivision. I (seek) the same under Sect. 59 Native Lands Act. The facts of the application are as follows. At the sitting of this Court in September last (1886) a subdivision of this block (Waitakere) was made. A certain portion was awarded to Rauhi and others. The interests of those natives I acquired by purchase. On the subdivision having made by the Court it was found I had included in my piece all the Maori's cultivations and graves. The other portion was awarded to Hoani Te Tuiiau and others.

I had a meeting after the judgement with Eruena Paerimu and Waterhouse (Te Watarauhi) as representing the other natives, and they were aggrieved that the settlements, plantations & c. were included in my piece, and it was arranged that on my agreeing to surrender Waitakere No.2 and take in exchange (a) Block called Waitakere No.1, which does not included Parawai (a kainga), and which is (with slight exception) north of the Waiti Creek.

It has now been arranged that as the Waiti Creek is a sand creek that the natives allow me to extend the boundary to solid ground where I can erect a fence. The line terminating the northern boundary will be fixed by the surveyors and Paerimu, as it is understood that the line will be where the sand terminates. I now apply that the land be asked for by me be awarded to me with the consent of the Natives now present Waata Rauhi Tawhia and Erueni (sic) Paerimu on behalf of the others.

Natives concurred in this application. Order accordingly to Mr. E.T. Dufaur and block to be called Waitakere No.1A...A separate order is made in favour of Eruena Paerimu and the other original owners of Waitakere No.1 for the balance of the land not included in the original order of Waitakere No.1.<sup>200</sup>

10.5.9 Dufaur did not stop there. On 11 January 1896 he applied to the Native Land Court to acquire the interests of Te Haurangi Horama in Waitākere No.1B and Waitākere No.2 for a token payment of £5. "This land was given in consideration of his acting as solicitor to Horama and obtaining a mitigation of sentence for horse stealing being all he had to give."<sup>201</sup> After three adjournments because Te Haurangi Horama was unable to be located, Dufaur finally withdrew his application in May 1903.

10.5.10 By the early 1900s Waitākere No.1 B had been further subdivided into eleven

<sup>200</sup> NLC, Kaipara MB5, Waitākere No.1 partition, 28 August 1887, pp. 62-63.

<sup>201</sup> Waitakere Application File, K 643, 11 January 1896

smaller blocks with owners being awarded individual shares in the remaining land.<sup>202</sup> FSO4 1914 Waitākere No.1 B 2C No.2 (297 acres) was the only accessible portion of the Waitākere Block remaining in Te Kawerau ā Maki ownership (see Figure 13). It included the old kāinga and pā, Parawai, but also encompassed nearly 100 acres of wetland.<sup>203</sup>

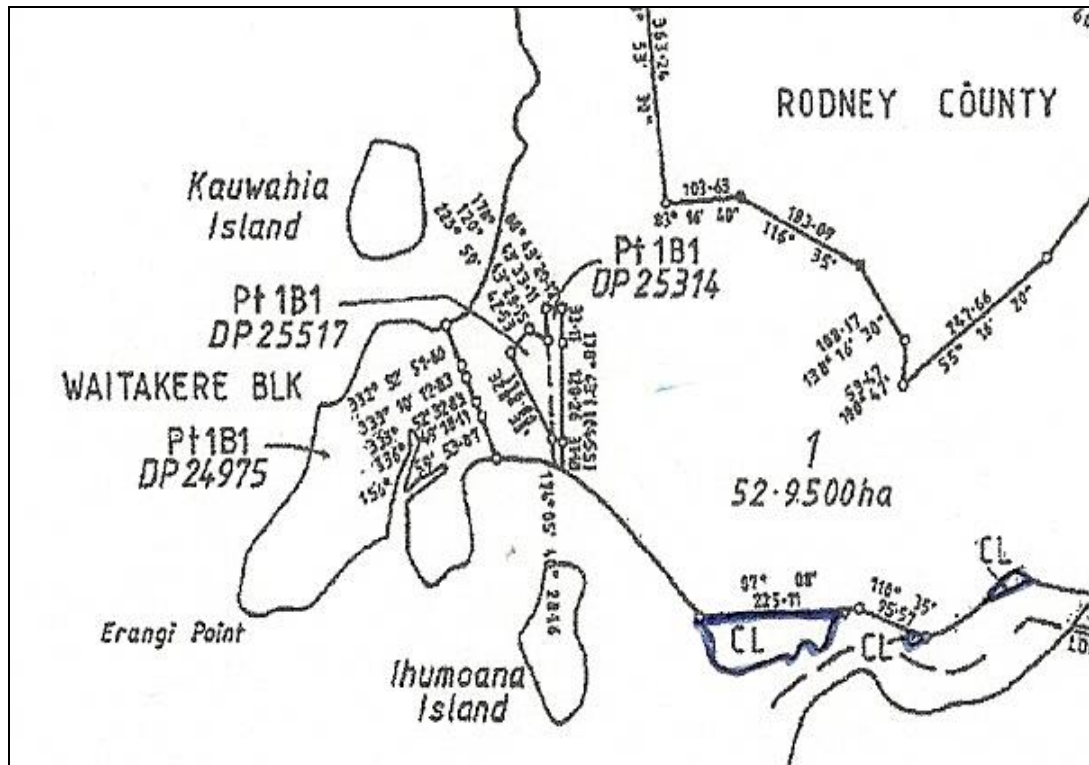


Figure 14 – Wāhi tapu set aside from Waitākere 1B1, from DP 103778, January 1984

10.5.11 The inaccessible Puketōtara Block (see Figures 12 and 13) remained in Te Kawerau ā Maki ownership, although even this sacred piece of land and its kauri forest was not safe from despoliation. In 1926 the Melbourne based Kauri Timber Co. Ltd began a major timber milling exercise in the Waitākere River Valley. The company obtained timber cutting caveats over privately owned land in the lower Waitākere valley, but milled timber from the Puketōtara Block without the knowledge or permission of Te Kawerau ā Maki. On 16 December 1926 Matire La Croix, Pareteuenga Poni and Taruke Hepi applied for an injunction to prevent the continuation of milling. Pareteuenga Poni stated,

We found a sawmill on the land. It was actually working. I don't know the man who was working the mill but it was the same man who worked the Waitakere timber in adjoining blocks. He worked for a company. I think it is the Kauri Timber Co. We propose to take action against anyone working the timber...The man working the timber told me I had no right to protest against the removal of the timber. He said he did not think I had any interest there. I am quite sure I have an interest there and that no rights have ever been given over the timber.<sup>204</sup>

<sup>202</sup> For detail on this process see the Waitākere Block Order File held by the Māori Land Court.

<sup>203</sup> After Waitākere 1B1 was sold to John Henry O'Neill in 1902, Te Kawerau ā Maki retained three small wāhi tapu in the vicinity of the Waitākere River mouth and Waitākere Bay (see Figure 14). Title to them has never been issued, and they currently sit within the Te Henga Recreation Reserve. Other named wāhi tapu are also located on the block but were not formally reserved when the land was sold to O'Neill.

<sup>204</sup> NLC Kaipara MB 25, 16 December 1926, pp. 72-73

The Court issued an interlocutory injunction restraining all milling of timber from the Puketōtara Block. The Kauri Timber Timber Company never apologised to Te Kawerau ā Maki for its illegal operation, nor did it offer any compensation.<sup>205</sup>

10.5.12 In the 1930 -1960 period Te Kawerau ā Maki made sure that some members of the tribe remained in occupation of their old kāinga at Waiti and Parawai (Miti's Point). Most had however, been forced to leave the district to find work, and were unable to secure loans to build on their multiply owned Waitākere land as described below. By 1962 the residue Waitākere and Puketōtara lands were held by 28 shareholders with 300 uneconomic shares distributed between them. None of the shareholders were now permanently resident on the land which was sold to J.R. McRae on 13 May 1965.

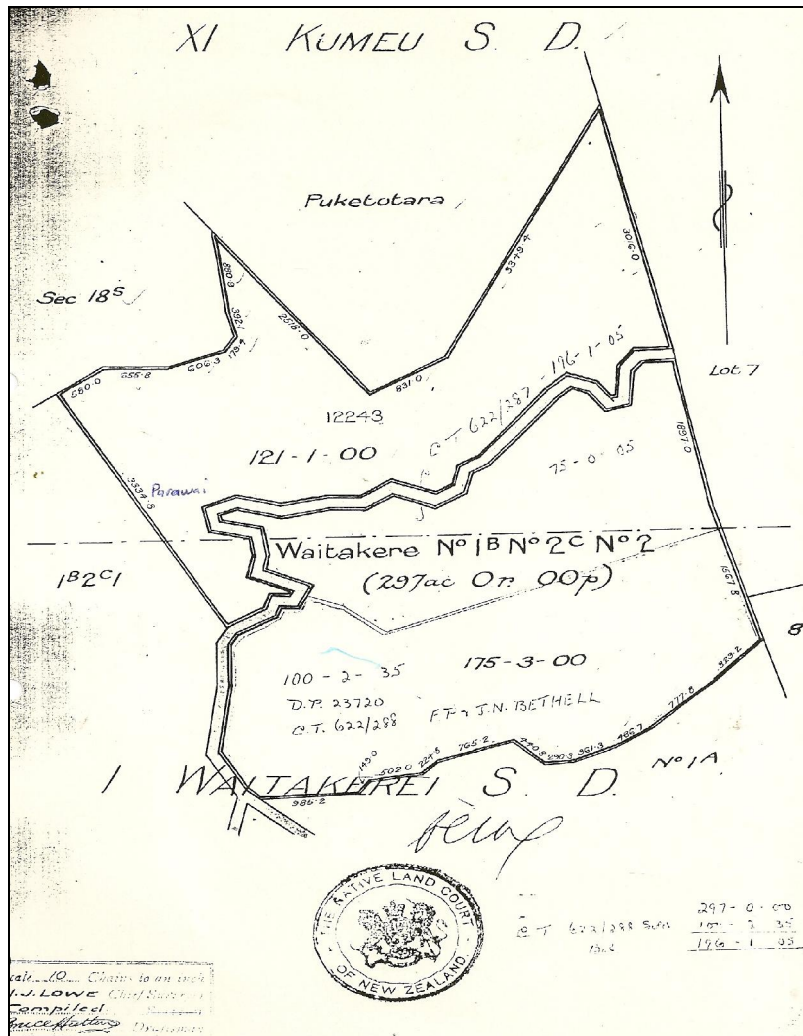


Figure 15 – Waitākere 1B2C2, Waitākere Block Order File, 6 March 1914

10.5.13 The **Piha and Wekatahi** reserves had been set aside from the Paeōterangi Crown purchase of 1854. Title to Piha Reserve (968 acres) at south Piha, was investigated by the Native Land Court on 20 January 1876 after an approach by Dr. William Stockwell who was interested in milling timber from the area. As with the Waitākere Reserve it was claimed through descent from the Te Kawerau ā Maki ancestor Te Au o Te Whenua. Certificate of title was granted to Te Watarauhi Tawhia, Himiona Heketarere, Te Utika Te Aroha and Erana Whakarongotai on behalf of Te Kawerau ā Maki. As title was awarded under the Native Land Act 1873 the Piha Reserve was not made inalienable. The adjoining Wekatahi Reserve (North Piha) of 904 acres was investigated by the Court on 17 July

<sup>205</sup> Pers.com. Nuirangi Taimana to Graeme Murdoch, 4 February 1994.



1880. It was claimed on the same basis as Piha, and Certificate of Title was awarded to the same grantees. The Piha and Wekatahi Reserves were leased and then sold in 1886 to Auckland surgeon William Stockwell.

## 10.6 The Islands and islets on the Waitākere coastline

10.6.1 The Māori Land Court investigated several islands and islets on the Waitākere coastline 1939-1953 (see Attachment 4) They included: **Taitomo** (Goat Island) at Piha, **Te Piha** (Lion Rock), **Te Ihumoana** (Bethell's Beach), and **Kauwahaia** (O'Neills Bay).<sup>206</sup> None of the investigations were initiated by Te Kawerau ā Maki. They were investigated 1939-1953 to satisfy prospective European purchasers, after the Commissioner of Crown Lands had determined that they were Māori customary land. Certificates of title to all of the islands were issued to Te Kawerau ā Maki exclusively. All except Taitomo were sold to the European applicants immediately after the hearings, as the money was desperately needed by Te Kawerau ā Maki. They were then no longer permanently resident in the Waitākere area, and in most cases experiencing difficult economic circumstances. Taitomo, an inaccessible rocky island at south Piha, is the only area of land remaining in Te Kawerau ā Maki ownership in the Waitākere district today.

10.6.2 The Ihumoana and Kauwahaia Islands (see Figure 14) investigation of November 1953 was initiated by an application from Mr. Lusk who wished to purchase Ihumoana island. The brief transcript of the hearing graphically illustrates the geographically and economically dislocated position of Te Kawerau ā Maki, a century after the Crown had concluded the Paeōterangi purchase and set aside the Waitākere Native Reserve. Te Kawerau ā Maki were represented at the hearing by Kura Taua (Whareiti) and Whatitiri Poni. Both were grand daughters of the Te Kawerau ā Maki rangatira Te Utika Te Aroha. They had been raised at Waitākere but were now living elsewhere. Kura Taua was resident at Ihumatao, Māngere, and Whatitiri Poni at Ōrākei. The evidence presented by them was as follows,

Kura Whareiti

I claim that the island should come to myself and Whatitiri, that we have occupied this island. We have continually used it for flax. We have been the only people who have been interested. We are albeit descendants of Kawerau. The only (remaining) Maori owned blocks (at Waitakere) are 1B2C1...(and) 1B2C2.

Whatitiri

We are the only ones who have troubled over this land. We ask for recognition, and for some pocket money out of the affair. Yet we ask that the land be treated as communal and the proceeds used for.

1. Pukaki Marae and Wahi tapu at Pukaki.
2. Orakei Wahi tapu proper at the top (near Ngaio St.)<sup>207</sup>

10.6.3 The Court awarded a freehold order to Ihumoana Island and Kauwahaia Island to Kura Whareiti and Whatitiri Poni, "as representing the descendants of Kawerau."<sup>208</sup> The Court also stated that,

The intent is that the proceeds of any alienation shall be held by the Maori Trust in the block account and dispersed under the orders of the Court, but generally as indicated above. The Court makes this order, as an award to all legally entitled to

<sup>206</sup> Further detail relating to these investigations is appended to this report as Attachment 4.

<sup>207</sup> MLC, Ihumoana Island investigation, Kaipara MB 27, 10 November 1953, pp. 398-399

<sup>208</sup> Ibid.

it would be futile by reason of numbers. Notice to be given to the Commission<sup>209</sup> of Crown Lands and he is to have a month from the date of notice to apply for a rehearing. Court will consider “pocket money” question when moneys (are) in hand.<sup>209</sup>

## 10.7 Māori Land Boards and modern land management issues

10.7.1 References in the decision to the control of proceeds from the sale of the land concerned by the Court and the Māori Trust, are a clear reminder that Māori had lost effective control over the management or alienation of their ancestral lands. With the enactment of the Māori Land Settlement Act 1905, the Crown had instituted a new system of Māori land management through Māori Land Boards. From that time the Te Kawerau ā Maki residue lands at Waitākere, Tirikōhua, Puketapu (Woodhill Forest) and Kōpironui came under the control of the Tokerau Māori Land Board. The system had been introduced with the intention of rationalising land management issues stemming from the multiple ownership of Māori land. It was also intended to prevent owners from becoming “landless”. In regard to the latter matter, it is significant that when the Stout Ngata Native Lands Commission made recommendations in regard to Māori land in Waitematā County in 1907, the only block that it failed to investigate was the Te Kawerau ā Maki reserve land at Waitākere.<sup>210</sup> The Commission did however make a recommendation in regard to Puketapu and Kōpironui B2, Woodhill, where Te Kawerau ā Maki held significant interests. This matter is discussed further below.

10.7.2 In reality the board system was patronising, and had the effect of distancing Māori from the management of their lands. Māori owners had to get the permission of the Board to develop, lease or sell land. The Board controlled all monies raised through the lease of land. For many years Te Kawerau ā Maki owners had to go through the complicated, and sometimes humiliating, public Court process of applying to the Board and its successors for grants and loans.<sup>211</sup> Above all the Board and its successors presided over a process of alienation which was to leave Te Kawerau ā Maki landless and without a marae or urupā under their practical control.

## 10.8 The investigation of customary Māori land in southern Kaipara

10.8.1 Following the alienation of land to the north west of the Waitematā Harbour, most of the land west of a line between present day Kumeū and Waimauku remained as papatipu Māori land. Te Kawerau ā Maki could claim shared customary rights in this extensive area of land as descendants of Tawhiakiterangi, and as Ngāti Te Kahupara.<sup>212</sup> The land had never been taken from them by conquest or settled by any other tribal groups. The fact that these customary rights were not appropriately recognised, or given practical effect to by the Native Land Court, is an important part of the Te Kawerau ā Maki claim against the acts and omissions of the Crown. What follows in this section is an analysis of the investigation of the land blocks concerned and the Te Kawerau ā Maki customary relationship with them.

10.8.2 The **Turakiawatea** Block (103 acres), at what is now Huapai (see Figure 16), was

---

<sup>209</sup> Ibid.

<sup>210</sup> AJHR 1908 G – 1G, *Interim Report of Native Land Commission on Native Lands in the Counties of Waitemata, Rodney, Otamatea, and Hobson*, D. ‘Lands Not Dealt With’, p. 4

<sup>211</sup> See for example application by Kura Taua, 17 October 1946, to cover childrens clothing, and school fees that were in arrears; and Tariuwha Raniera Te Kaiamo February 1947 for money owing on market gardening implements, Waitakere Block Correspondence File. The issue of the difficulty getting Government loans on multiply owned land at Waitakere in the 1950s and 1960s, and its alienation because of this, is examined further in Chapter 12.

<sup>212</sup> See G. Murdoch, 2000, at 4.4, 4.5 and 5.6.

investigated by the Native Land Court at Te Awaroa (Helensville) on 20 February 1868. The application was made by Wiremu Watene Tautari of Ōrākei through his “agent” Charles Davis who had played a prominent role with Tautari’s father, Tautari Ngawaka, in the pre-emptive waiver transactions of the 1840s. Title was awarded to Wiremu Watene Tautari and six other rangatira of “Te Taoū”. They were all in fact of the Te Taoū – Te Kawerau related hapū, Ngāti Te Kahupara and Uri ō Rangīāwhiowhio. Only those named on the certificate of title appeared to have presented evidence to the Court. Te Kawerau ā Maki were not directly represented, although Pera Tare who was of Te Kawerau ā Maki descent was included in the certificate of title.<sup>213</sup> Tautari attempted to sell Turakiawatea in 1871, and was successful in selling it on 4 May 1872 to Thomas Deacon who built stables and what is now the Huapai Tavern on the land.



Figure 16 - Māori land blocks - southern Kaipara, Waitematā County, Government Printer, undated

10.8.3 To the west of Turakiawatea lay **Te Ihumātao** (see Figure 14) which was investigated in four blocks, Te Ihumātao, and Te Ihumātao No.s 1, 2 and 3. Te Ihumātao (203 acres) was investigated by the Native Land Court at Ōtamatea, Northern Wairoa, on 2 March 1868. Certificate of Title was awarded to Wiremu Watene Tautari who had earlier gained title to Turakiawatea. Again the land was sold to Thomas Deacon in May 1872. Te Kawerau ā Maki were not present at the hearing, or adequately represented on the title. Te Ihumātao No.1 (71 acres) was investigated at Te Awaroa on 7 May 1868. Title was awarded solely to Wiremu Reweti Te Whenua who was of Te Taoū and Ngāti Te Kahupara descent. He had actually sold the land to Thomas Deacon before formally

<sup>213</sup> The ancient Te Kawerau ā Maki association with Turakiawatea is described in G.Murdoch, 2000, at 3.3.

receiving title in December 1869. Te Ihumātao No.2 (200 acres) was investigated ~~5504~~ same day, with sole title being issued to Wiremu Watene Tautari. He sold the land a year later to Thomas Deacon. Te Ihumātao No. 3 was investigated at Te Awaroa at the same time and title was awarded solely to Pera Tare, who as noted above was of Te Taoū and Te Kawerau ā Maki ancestry. Details as to the alienation of this block are unclear, although it was in Thomas Deacon's ownership by 1914.

10.8.4 The **Te Kāhukuri** Block (3,176 acres) running west from Waimauku to the Muriwai Valley (see Figure 16), was investigated at Te Awaroa on 8 May 1869. Tautari Ngawaka claimed the land from the ancestor Rangawhiowhio, and title was granted to him and Pera Tare alone, supposedly in trust for the descent group. The survey of the block had been expensive at £132, and the two grantees had raised a one year mortgage of £460 on the land. They soon fell into debt and defaulted on the mortgage, with the result that in July 1877 Te Kāhukuri was sold to John Boord of Kumeū and John Foster of Waimauku. Te Kawerau ā Maki oral tradition tells us that they maintained an old seasonal settlement "Okohau" on Te Kāhukuri. On the northern edge of the block was the high point "Kāhukuri" where where peace had been made between Te Kawerau ā Maki and Te Taoū in the mid 1700s. Te Watarauhi's rights to the area were recognised by his fellow rangatira in regard to "Raoraotawa" which made up the western part of Kāhukuri (see Te Muriwai and Puaha ō Muriwai investigations below), but they were not given effect to by the Native Land Court.

10.8.5 Te Kawerau ā Maki rights were not adequately provided for by the Court in regard to these lands in south eastern Kaipara. The fact that the land was alienated almost entirely to local storekeeper John Foster, and local hotelier Thomas Deacon, says something about the position of the vendors, and the reasons lying behind the alienation of what little Māori land remained in this area.

10.8.6 As noted earlier in this report, Te Watarauhi had appeared in the Kaipara Native Land Court in 1867 and 1869 to assert a right to the disputed Taupaki and Ruarangihaere Blocks. In both cases he was opposed by the leading Te Taoū rangatira Te Otene Kikokiko, but as was often the case, he was supported by Paora Tuhaere and Te Keene Tangaroa. All three were leading rangatira within the wider Ngāti Whātua iwi, with the latter two also being of Te Kawerau descent.

10.8.7 The 12,868 acre **Taupaki** Block (see Figure 16) was investigated at Te Awaroa in early January 1867.<sup>214</sup> As noted earlier, the dispute over the sale of Puatainga (Pū ō Tahinga) at Waitākere, and the Waiōhua occupation of Taupaki in 1854, had almost led to armed conflict between Te Taoū and a Te Kawerau ā Maki/Waiōhua force. Fighting had only been prevented by the intervention of Paora Tuhaere and the mediation of Donald McLean. The latter had advised that the land should be held in trust by Apihai Te Kawau and not sold until all parties agreed.

10.8.8 At the Taupaki investigation Paora Tuhaere and Te Keene Tangaroa, who were acting for the elderly Apihai Te Kawau, stated that complex Ngāti Whātua, Te Taoū, Te Mangamatā, Te Kawerau and Te Waiōhua customary rights applied to the Taupaki Block. The Waiōhua rights were stated to be held specifically by the children of Ihaka Takanini of Te Akitai. He had been taken prisoner during the invasion of the Waikato in July 1863, and had subsequently died while imprisoned on Motu Hurakia (Rākino Island). Certificate of Title to Taupaki was awarded to Te Keene Tangaroa, Paora Tuhaere and Te Wiremu Reweti Te Whenua on behalf of Ngāti Whātua, and Te Watarauhi Tawhia on behalf of Te

<sup>214</sup> The Taupaki block history is described in detail by Bruce Stirling, 1998, pp. 276-286.

Kawerau ā Maki. Te Keene Tangaroa and Paora Tuhaere, who were the administrators of the land, were, “to apportion the money (from the sale of the block), some to Ngati Whatua and some to the Kawerau, because they are the agents for all the other claimants.”<sup>215</sup>

10.8.9 R.McFarland, who surveyed the Taupaki Block, indicated at the investigation that he had been instructed to survey the block in preparation for its pending public auction. At the conclusion of the investigation Judge Rogan confirmed this, noting that the cost of the survey, investigation and court costs were to be met from the proceeds of the auction of the land by its Māori owners. He did not however hold out much hope that the vendors would actually achieve this.

10.8.10 When the auction proceeded in March 1867 the Māori owners had still not received title from the Crown which impacted considerably on its success. A reporter noted:

The natives could not give a title. The attendance at the sale was large; and but for this fact (the lack of title), and the duty imposed by Act on the titles to native lands, no doubt the sale would have been a success. As it was, we must pronounce it to be a failure.<sup>216</sup>

10.8.11 A number of allotments sold at auction and other private sales were made in 1868 and 1869, including the sale of several Taupaki allotments to Native Land Court Judge, John Rogan. At the end of the day the Māori vendors, including Te Watarauhi of Te Kawerau ā Maki, had alienated approximately 6000 acres of good quality land and had barely covered their costs. The primary cause of this was the Crown’s failure to produce a certificate of title on time, and the imposition of a ten percent duty on Māori land transactions.

10.8.12 In 1874 Native Land Purchase Agent E.T. Brissenden made a serious, but unsuccessful, attempt to purchase the 7000 acre western portion of the Taupaki Block (see Figure 16) for the Crown. The vendors preferred, however, to deal with private purchasers. In March 1878 the bulk of the block was leased to Albert Walker of Auckland, for 21 years, with right of purchase at any time for £1500. In September 1882 the block was sold to Henderson & Miller of Oamaru for £1400. Almost immediately it became the site of a very successful timber milling venture undertaken by Ōnēhunga timber miller Mathew Roe.

10.8.13 Te Watarauhi, then around 90 years of age, had agreed to a joint title to a very valuable part of the Te Kawerau ā Maki ancestral domain with non resident rangatira whose rights to the disputed land have never been understood by Te Kawerau ā Maki. The sale of this extensive block, immediately adjoining the Te Kawerau ā Maki Waitākere Reserve, alienated many places of significance to Te Kawerau ā Maki, and removed easy access between Waitākere and Muriwai. In addition the sale of this substantial land block brought almost no tangible benefit to either Ngāti Whātua or Te Kawerau ā Maki, as Paora Tuhaere explained,

All the money for the land was eaten up for the selling by auction, for the survey of roads, for the advertising, for the settlement of the business by the solicitors, for the clerks, and other things. And the outcome for us, who were the owners of the

<sup>215</sup>NLC Kaipara MB 1 pp. 76-86

<sup>216</sup>*Daily Southern Cross* (newspaper), 9 March 1867, cited in B. Stirling 1998, p.282

10.8.14 The **Ruarangihaerere** Block (507 acres) near Woodhill (see Figure 17) was investigated by the Native Land Court at Te Awaroa (Helensville) on 26 May 1869. The applicants were Te Otene Kikokiko and Matini Murupaenga of Te Taoū. They claimed the land through conquest by their ancestors in the mid 1700s. Te Watarauhi lodged a counter claim on behalf of Te Kawerau ā Maki. He claimed the land through descent from Tawhiakiterangi (Te Kawerau a Maki) who had lived and died on the land at Te Horo (see Figure 17).<sup>218</sup> Te Watarauhi was supported by two Ngāti Whātua rangatira, Paora Tuhaere and Te Keene Tangaroa, who were adamant that Te Otene had also gifted the land to Apihai Te Kawau in 1863. Paora Tuhaere stated – “My ancestors who lived on the land were Ngaoho, Ngati Kahupara was the name of the hapu, this was after Wahaakiaki’s time.”<sup>219</sup>

10.8.15 Te Watarauhi actually asked the Court to give him back this land which he stated had been taken by conquest. This may seem strange, however, as both the Court and Māori in that era acknowledged, rights of both “conquerors” and the so called “conquered”, especially if they had maintained “ahi kā”, or residence in the area. It was for this reason that the Ngāti Whātua tribe adopted the following resolution in 1877 - “That the Native Land Court, which awards land to any persons by right of conquest, some of the original owners being still alive, shall be wrong.”<sup>220</sup> The Court disregarded the evidence present by Te Watarauhi, Paora Tuhaere and Te Keene Tangaroa, and awarded title to Ruarangihaerere to Te Otene Kikokiko and Matini Murupaenga. Te Kawerau ā Maki continued to occupy the adjoining Kōpironui Block.

10.8.16 An important factor in the investigation was the fact that a solicitor, John Sheehan, appeared for the claimants. As historian Bruce Stirling has noted astutely,

An unmentioned factor in both Te Otene’s claim and the court’s ruling- not to mention Sheehan’s enthusiastic advocacy of the case – may have been a memorandum of 28 February 1869 (three months before the investigation) signed by Te Otene and Matini Murupaenga charging the land with a 350 pound mortgage to Sheehan, said in the document to have been borrowed “for purpose of paying costs of survey and investigation of title.” The mortgage was officially prepared in May 1869 and entered against the title in August 1870.<sup>221</sup>

Stirling also observes that:

Had the title been awarded to anyone else this debt would have been an unsecured loan. This could well have been a factor in Sheehan’s performance of his duties, not to mention that of Te Otene’s supporter and Sheehan’s cohort, Judge Rogan. Sheehan, Te Otene (or his associates), and Rogan were involved in the purchase of many blocks heard at this hearing so Rogan’s impartiality in this matter is as questionable as Sheehan’s.<sup>222</sup>

<sup>217</sup> *New Zealand Herald* (newspaper), 13 July 1880

<sup>218</sup> The Te Kawerau ā Maki association with Ruarangihaerere is described in some detail in G. Murdoch, 2000, at 3.3, 4.4, 5.4, 5.5 and 5.6. Te Watarauhi also claimed a general right to the wider Kaipara area through descent from Tawhiakiterangi.

<sup>219</sup> NLC Kaipara MB 2, p. 110

<sup>220</sup> *Te Waka Maori o Niu Tireni* (newspaper), 8 May 1877, p.123

<sup>221</sup> B. Stirling, *Ngati Whatua Native Land Court Block Histories, 1864-1900*, 1998, p. 206

<sup>222</sup> B. Stirling *Ngati Whatua and the Crown, 1864-1900*, 1998, p. 160

10.8.17 Adjoining Ruarangihaerere to the west is the **Kōpuakai** Block (309 acres, ~~F\$64~~ Figures 17 and 18). It was not investigated until 1911 at Auckland, with the applicants being Hori Te Paerimu and Watene Tautari. Te Kawerau ā Maki interests appear to have been represented by Hori Te Paerimu, although both he and Watene Tautari claimed the land from their Te Taouū ancestry. It is of interest, however, that Watene Tautari stated that Ruarangihaerere, and by inference the adjoining Kōpuakai Block, “after the conquest belonged to Tawhiakiterangi of Te Kawerau hapu.”<sup>223</sup> Otene Paora noted that the land had been gifted to Te Kahupara<sup>224</sup> (of Te Kawerau), which aligns with the evidence presented by Paora Tuhaere in the Ruarangihaerere Investigation.

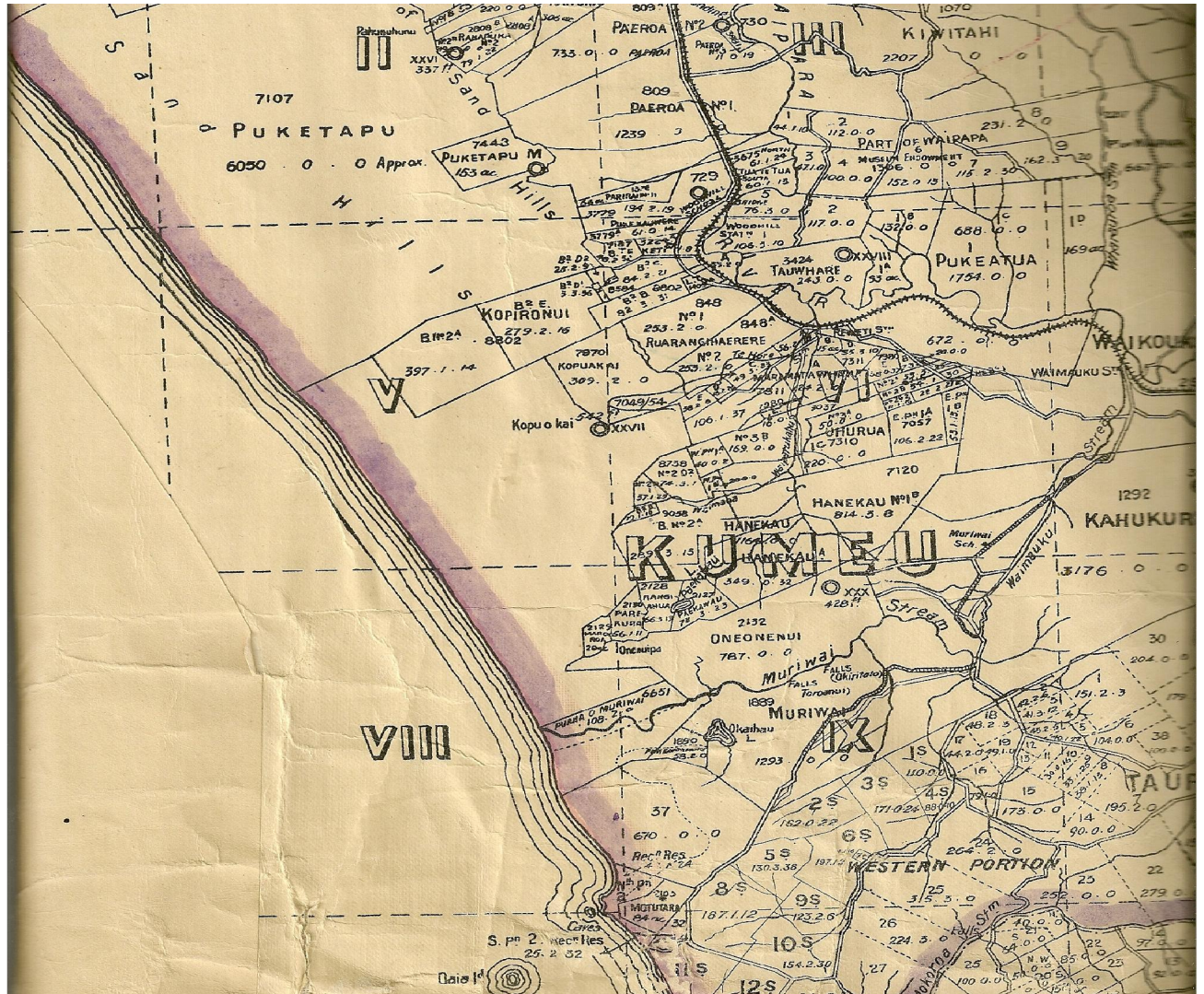


Figure 17 – Māori land blocks, south western Kaipara, Waitematā County, undated

10.8.18 A certificate of title to Kōpuakai was issued to Wiremu Watene Tautari, Hori Paerimu, Otene Paora and Piri Paraone Taraia. Te Kawerau ā Maki have always maintained that their shared customary interests in Kōpuakai were not recognised by the Court, or clearly represented in the certificate of title. The investigation had only been held to facilitate sale, with the land being sold one month after the investigation to local settlers Richard Hoe and M. Seymour.

10.8.19 Immediately to the north of Ruarangihaerere and Kōpuakai is the 937 acre **Kōpironui** Block (see Figures 16 and 17). Hori Te Paerimu applied for an investigation

<sup>223</sup> NLC, Auckland MB 7 P. 131

<sup>224</sup> Ibid. p. 128, and see G. Murdoch, 2000, at 5.6

of Kōpironui in August 1870, and it was investigated at Te Awaroa (Helensville) 6504 February 1871. Hori Te Paerimu gave evidence that he was in occupation of Kōpironui at the time,<sup>225</sup> but did not give any further evidence as to the nature of his claim. It can however be presumed that the ancestral basis to his claim was the same as that asserted by Te Watarauhi for the adjoining Ruarangihaere Block. That is, through descent from Tawhiakiterangi (Te Kawerau a Maki) who is buried at Hautu on the Kōpironui block.<sup>226</sup> Certificate of title was awarded to Hori Te Paerimu and six others. Hori Te Paerimu was of Te Kawerau ā Maki descent through his mother Te Kahupara II, and as such an owner in the Waitākere Reserve. His sister Raiha Perakino was also included in the Kōpironui title as was Mihi Te Rina Teu, from whom all members of the current Te Kawerau Iwi Authority descend. Mihi Te Rina Teu was originally married to the Te Kawerau ā Maki rangatira, Te Watarauhi Tawhia, and following his death to the Te Kawerau ā Maki rangatira Te Utika Te Aroha.

10.8.20 The minutes of the Kōpironui investigation show clearly that the certificate of title to the block was to have restrictions on alienation placed on it, at the express wish of Hori Te Paerimu, and at the direction of the Court.<sup>227</sup> The original title was however never registered, leaving the block unprotected from alienation. This was a serious omission on the part of the Crown officials involved. The ongoing difficulties with title to Kōpironui, 1877-1892, are described in detail by Bruce Stirling, 1998.<sup>228</sup>

10.8.22 Kōpironui had long been an important kāinga for Te Kawerau a Maki and Ngāti Te Kahupara, who were of both Te Taoū and Te Kawerau descent. The block also contained important cultivations, several significant pā and wāhi tapu. Even though the original certificate of title clearly indicated that this important block was to be inalienable, subdivision and individualisation of title under the provisions of the Native Lands Acts and associated legislation allowed the land to be progressively alienated. This was in spite of the fact that the 1908 Stout- Ngata Commission into Māori Land recommended that Kōpironui B2, “be reserved for Maori occupation.”<sup>229</sup>

---

<sup>225</sup> NLC, Kōpironui investigation, Kaipara MB 1,

<sup>226</sup> See Te Warena Taua, 2000

<sup>227</sup> NLC Kaipara MB1 p. 154

<sup>228</sup> B. Stirling, *Ngati Whatua - Native Land Court Block Histories, 1864-1900*, pp. 193-198.

<sup>229</sup> Interim Report of Native Land Commission on native lands in the counties of Waitemata, Rodney, Otamatea, and Hobson, *AJHR*, 1908, G – 1G, p. 3



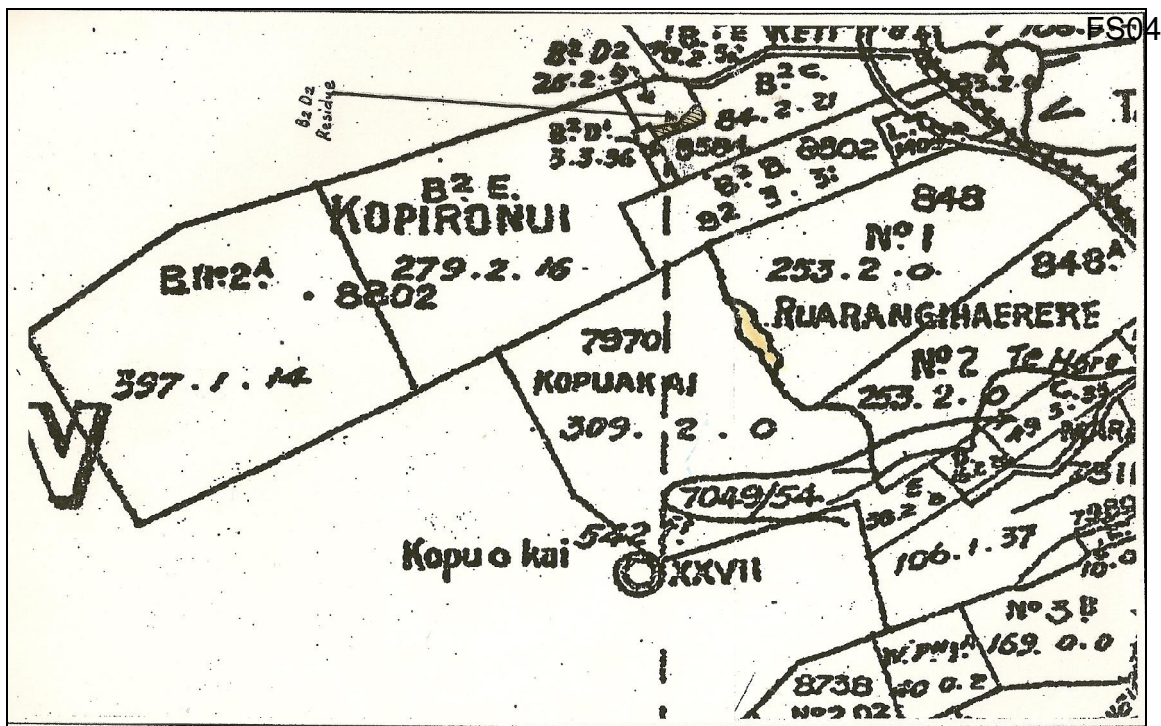


Figure 18 – The Kōpironui Block subdivision, Roll Plan, Waitematā County, undated

10.8.23 By 1913 Mihi Te Rina Teu had sole title to the 25 acre Kōpironui B2D2 Block which included the main kāinga. After the death of her husband Te Utika Te Aroha at Waitākere in 1912, Mihi Te Rina and some of the Te Kawerau ā Maki people settled permanently at Kōpironui. Many of them are buried on the block, with burials continuing at least until the 1930s. The compulsory taking of the majority of Kōpironui B2D2 by the Crown, and its strenuous attempts to take the residue which included two important urupā, against the express wishes of Te Kawerau ā Maki, is discussed below at 11.2 in relation to the Public Works takings.

10.8.24 Extending right along Te One Rangatira (Muriwai Beach) is the large sandy expanse known as **Puketapu** (see Figure 17). Te Kawerau ā Maki, both as descendants of Tawhiakiterangi and as Ngāti Te Kahupara, had rights in this high sand country, in particular in that part of it lying to the west and south of Kōpironui and Kōpuakai. The Puketapu Block was so named because of the many burial grounds it contained. Puketapu remained as uninvestigated papatipu land until the early 1900s. The Stout-Ngata Commission of 1908 recommended that Puketapu be identified as part of the schedule of, “lands available for general settlement”.<sup>230</sup> The Commission recommended noted that the, “owners desire this to be leased only”,<sup>231</sup> and recommended that the land be vested in the Tokerau Māori Land Board. Puketapu East and South were investigated in 1908 and 1905 respectively. The southern part of the Puketapu Block (2715 acres), in which the specific interests of Te Kawerau ā Maki lay, was investigated in the Native Land Court Auckland on 30 August 1921.

10.8.25 The claim was lodged by Otene Paora, who read out a list of proposed owners to which there were no objections. The lists were accepted by the Court, and Puketapu North and South (7325 acres) were awarded to 89 owners holding 156 shares. An important matter that is often overlooked in recent discussion of Puketapu, is the fact that the owners of the block included three representatives of Te Kawerau ā Maki. They were Erana Paerimu (Whakarongotai), Pareteuenga Poni, and Taruke Hepi. Four large urupā

<sup>230</sup> Ibid., p.4  
<sup>231</sup> Ibid.

within Puketapu were formally set aside, with each having named trustees, none of ~~FS04~~ represented Te Kawerau ā Maki even though they claimed important ancestral associations with them.<sup>232</sup>

10.8.26 The 1921 Puketapu investigation had taken place at the request of the Native Minister, as a result of submissions from the Waitematā County Council and local European landowners. They were eager to address the problem of sand-drift, which was engulfing farmland and threatening to block the main highway and railway line to Helensville. As soon as title had been awarded to Puketapu, the Crown set about acquiring the land. The subsequent compulsory acquisition of Puketapu, Kōpironui B2D2 and other blocks near Muriwai under the Public Works Act 1928 prejudicially affected Te Kawerau ā Maki, as discussed further below at 11.1-11.4.<sup>233</sup>

10.8.27 Adjoining Te Korekore Pā<sup>234</sup> are four small blocks which were investigated at the same time 16-18 February 1871. Te Korekore and these adjoining blocks of Paekawau, Rangiāhua, Parekura and Māroroa (see Figure 19) were, and are, of significance to Te Kawerau ā Maki as the dwelling and burial places of their ancestors. Te Kawerau ā Maki occupied Te Korekore and the Roto Paekawau area for centuries.<sup>235</sup> Further description of Te Kawerau ā Maki associations with this area were given to the Waitangi Tribunal in traditional evidence presented by Te Warena Taua, March 2000.

10.8.28 The Paekawau Block of 73 acres (see Figure 19) was investigated at Te Awaroa on 16 February 1871. The Applicant Wiremu Reweti noted that the land had been gifted to his wife Katene Ngapoki of Ngaierangi, Tauranga. Certificate of Title was awarded solely to Katene Ngapoki (Reweti). The Stout-Ngata Commission of 1908 recommended that Paekawau and the adjoining Parekura and Rangiāhua blocks be “reserved for Maori occupation”.<sup>236</sup> Paekawau was leased and subsequently purchased by A. Baker from Katene Ngapoki’s successors 1915-1917. Te Kawerau ā Maki associations with Roto Paekawau, as descendants of Tawhiakiterangi and Te Au o Te Whenua (Te Kawerau a Maki); and Te Kahupara and Waitaheke (Ngāti Te Kahupara), were not identified or recognised by the Court. Current ownership of the actual lake, Roto Paekawau is uncertain.

10.8.29 The Rangiāhua Block of 66 acres (see Figure 19) was investigated at Te Awaroa on 18 February 1871. Certificate of Title was awarded to the leading Te Taoū rangatira Paraone Ngaweke, Paora Tuhaere, Wiremu Reweti Te Whenua, Te Reweti Tamahiki, Te Hira Te Kawau and Te Keepa Te Ahu. Te Kawerau ā Maki associations with the area were again not identified or recognised by the Court. The grantees asked that no restrictions be placed on the title. The block was sold to Arthur Baker in December 1914.

---

<sup>232</sup> The Te Kawerau ā Maki association with several of these urupā is described in traditional evidence presented by Te Warena Taua to the Waitangi Tribunal in 2000.

<sup>233</sup> The issue is also described in detail in Fiona Small, 1998, pp. 161-181.

<sup>234</sup> See “Onenuipa”, Murdoch 2000, Figure 5.

<sup>235</sup> See for example Chapter 6, Murdoch 2000. A number of the tribe were killed at Parekura by Ngāpuhi in c.1825 (see 8.2, Murdoch 2000). Many of their remains were gathered up by Princess Te Puea Herangi in the 1930s and reburied at Waitākere and Taupiri, pers.com. Kura Taua to Graeme Murdoch, 1965.

<sup>236</sup> *AJHR*, 1908 G-1G, Interim report of Native Land Commission on Native Lands in the Counties of Waitemata, Rodney, Otamatea, and Hobson, B “Lands recommended to be reserved for Maori”, p. 3

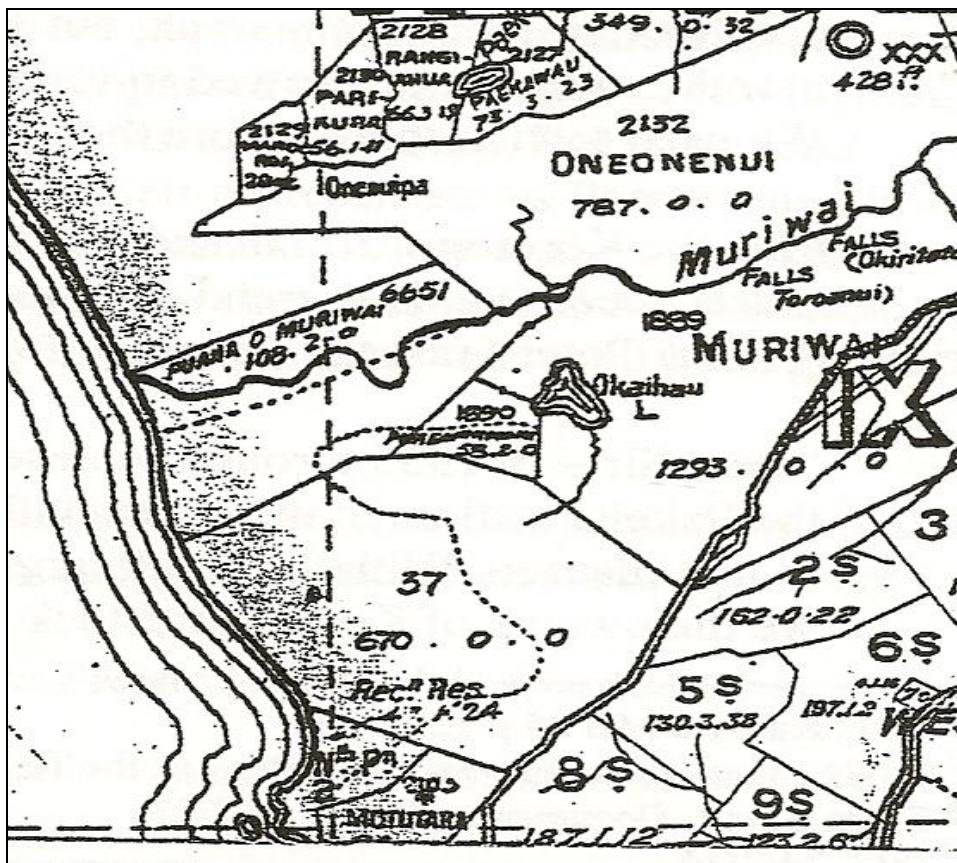


Figure 19 – Māori land blocks, Muriwai, Waitematā County, undated

10.8.30 The Parekura Block of 56 acres (see Figure 19) was investigated at Te Awaroa on 16 February 1871. The Applicant was Wiremu Pungaro who claimed it as a “remnant” of the adjoining Oneonenui Block which had been claimed and granted to a number of rangatira representing many hapū of Ngāti Whātua, as well as Horama of Ngāti Te Kahupara and Te Kawerau ā Maki. Certificate of title was granted solely to Wiremu Pungaro. The block was leased for grazing and then sold to Annie Ferrall (Hamutana) in 1912. The Parekura Block was of importance to Te Kawerau ā Maki as it was here that a number of their tūpuna were buried after being killed by Te Kahakaha and his Ngāpuhi taua in c.1825 (see Murdoch 2000, 8.2). Te Kawerau ā Maki associations with Parekura were not identified or recognised by the Court.

10.8.31 The Mārōroa Block of 28 acres (see Figure 19) was investigated at Te Awaroa on 18 February 1871. The land was claimed by Te Anewa Te Ahiwaru (Mrs. Turner) on behalf of others of Te Taoū. Mārōroa was granted to her, as well as to Katarina Takutai and Te Taua Matetakotoroa, with restrictions on alienation. Te Kawerau ā Maki rights were partially represented by Pera Tare who was, along with the other grantees, primarily of Uri ō Rangīāwhiowhio. Fiona Small notes that in 1909, “alienation restrictions were removed and the block was vested in the Tokerau Land Board as an “estate in fee simple”, to be held in trust for the beneficial owners. The Board was able to lease or sell Maroroa at its own discretion.”<sup>237</sup>

10.8.32 To the south of the four small blocks discussed above is the 787 acre **Oneonenui** Block (see Figure 19), which takes its name from the extensive mobile dunes in the area. The Oneonenui investigation was held at Te Awaroa on 16 February 1871. Wiremu Pungaro, presenting the case to the Court on behalf of Ngāti Whātua and Te Uri ō Hau,

<sup>237</sup> F. Small *Twentieth Century Blocks in the Ngati Whatua Southern Kaipara Rohe*, 1998, Wai 312 & Wai 674, p.150

noted that the land had been brought before the Court for the purposes of sale. Rarae<sup>2304</sup> representing Ngāti Whātua, Uri ō Hau, Te Taoū, Ngāoho, Ngāti Rongo and Te Kawerau ā Maki were included in the certificate of title. Te Kawerau ā Maki interests were partially represented by Horama Poki.

10.8.33 This wide ranging representation reflected the significance of Te Korekore Pā and the Te Rauangaanga wāhi tapu. It also reflected the fact that the Oneonenui kāinga had been used by many groups over the generations while harvesting the resources of One Rangatira (Muriwai Beach). Because of this it is difficult to understand why the block was being offered for sale. After Charles Nelson and Edwin Brissenden attempted unsuccessfully to purchase the land for the Crown, it was sold in 1874, interestingly to one of the grantees Paora Tuhaere and Mary Ann Oliver. New titles were created for their half shares. The entire block was sold to Reginald Waters on 5 February 1879. One of the historical and spiritual focal points of Te Kawerau ā Maki (see Footnote 67 above, and G. Murdoch 2000, 4.4 and 6.3) had been sold, seemingly without the express consent of their tino rangatira Te Watarauhi Tawhia.

10.8.34 On the southern side of the Muriwai Stream Valley is the 1,293 acre block known as **Te Muriwai** (see Figure 19). It was investigated at Te Awaroa on 15 February 1871. The application was made by Nopera Waitaheke who often referred to himself in relation to Te Muriwai as “Te Kawerau”. He and Tautari Ngawaka asked that the title be “restricted” as it was for their collective use. In this period the Te Muriwai village and church were located near Waters & Mackie’s (later Foster’s) flaxmill and store on the block. As the census returns for the period show, Te Muriwai was an important home of Te Watarauhi, Te Utika Te Aroha and the Te Kawerau ā Maki people.<sup>238</sup> They were not included in the title. Certificate of title was issued to Nopera Te Waitaheke, Tautari Ngawaka and five others.

10.8.34 In February 1873 Pera Tare asked the Court to investigate the 80 acre “Raoraotawa” Block located at the head of the Muriwai Valley. The Court stated that Raoraotawa lay within the Te Muriwai Block as surveyed, and dismissed the case. This was obviously not accepted by the claimants, however, as Te Hakuene Ratu applied to succeed Pera Tare’s interest in the land four years later. Fiona Small notes that local storekeeper John Foster also claimed that Raoraotawa had been given to him by Nopera and others to pay for food supplied to them for Pera Tare’s tangihanga.<sup>239</sup> It is also of interest that Hauraki Paora informed Foster that he had written to Te Watarauhi asking him for information about an agreement to gift Muriwai land to Nopera in 1872.<sup>240</sup> It was obviously accepted that Te Kawerau ā Maki had rights in the area as noted below in regard to the Puaha ō Muriwai Block. These were given no regard by the Native Land Court.

10.8.35 Fiona Small describes the “legal manouverings” that allowed the restrictions on the title of Te Muriwai to be removed 1892 –1896 in some detail<sup>241</sup>. They were largely undertaken by Auckland solicitor and land speculator Edmund Dufaur, who also acquired much of the Waitākere Reserve from Te Kawerau ā Maki in the same period. After a complex process of dealing with a series of individual owners, Te Muriwai was sold to Dufaur in the name of his wife Te Aira Rangiarua. Horī Winiata Nopera retained a lifetime interest in the land with the right to occupy the houses, mill and church until this right was

---

<sup>238</sup> See for example, *Kaipara District Tribal Register*, 1877, p. 40 where Te Utika Te Aroha and his family are recorded as living at Muriwai.

<sup>239</sup> F.Small 1998 p.260

<sup>240</sup> Ibid.p.261

<sup>241</sup> Ibid. pp.261-267

bought out by the trustees of Dufaur's estate in questionable circumstances on 6 October 1904.<sup>242</sup> The Native Land Court had allowed Te Kawerau ā Maki and their Ngāti Te Kahupara and Uri ō Rangiāwhiowhio relatives to lose an important ancestral kāinga and wāhi tapu which their tūpuna had obviously intended that they retain.

10.8.36 On 22 July 1897 the **Puaha ō Muriwai** Block, located at the “mouth of the Muriwai” Stream (see Figure 19), was investigated at Te Awaroa. The main applicant Te Raihi Keepa stated that he claimed the land on behalf of himself and others on the basis that it had been gifted to his grandfather Nopera Te Waitaheke in February 1872. This was the “tuku” referred to above in relation to Te Watarauhi and others. The claim was disputed by Wiremu Hoete Maihi of Te Mangamatā who received title to the land along with other members of his hapū.

10.8.37 Te Kawerau ā Maki had occupied the Tikiārere kāinga on this block (see Murdoch 2000, Figure 5) but were not directly represented in spite of the fact that Te Watarauhi was identified at a hui about the land as a “kaitiaki” of Puaha ō Muriwai and the surrounding area.<sup>243</sup> The saga surrounding the alienation of Puaha ō Muriwai is described in detail by Fiona Small, 1998,<sup>244</sup> who notes that it ended in 1903 when the block, “was taken without reference to the land's grantees to satisfy a 20 pound survey lien.”<sup>245</sup>

10.8.38 On the southern side of Waimanu (the Muriwai Stream) is the sandy 220 acre block known as **Paengatohorā**, “the stranding places of whales” (see Murdoch 2000 at 6.3 and Figure 5). The block was investigated on 26 March 1915 and awarded to Wiremu Watene Tautari and five others who claimed descent from Rangiāwhiowhio. Te Kawerau ā Maki were not present at the hearing. Their rights in the block, which were the same as in all of the surrounding blocks, were not identified or recognised by the Native Land Court. Paengatohorā was sold by the applicants immediately after the hearing to Ellen Rutherford who ran the nearby Muriwai Boarding House.

10.8.39 Inland of Paengatohorā, and adjoining the Te Muriwai and Taupaki Blocks, is the small 58 acre **Pukemokemoke** Block (see Figures 16 and 19). It was investigated at Te Awaroa, along with many other blocks in the area, in February 1871. Pukemokemoke, which included the dune impounded lake Waitewhau and adjoined Roto Ōkaihau (Houghton's Lake), had been gifted by local rangatira to Hamiora Te Rakato of Ngāti Whakaue (Te Arawa). He and his relatives had been gum digging in the area and had been invited to settle at Roto Ōkaihau.

10.8.40 Te Kawerau ā Maki had ancestral associations with the land, including with Ōkaihau kāinga occupied in conjunction with Tūkautū Pā (see Murdoch 2000, Figure 5 and at 6.2). Tamihana Tieke of Te Kawerau ā Maki is buried on the block. Certificate of title to Pukemokemoke was awarded to Hamiora Te Rakato and Te Wetini Te Pakana. The Ngāti Whakaue people returned south in the late 19<sup>th</sup> century but the block remained in their ownership. It was taken by the Crown under the Public Works Act 1928 for sand dune reclamation purposes in 1934. This matter is examined further below at 11.3.

10.8.41 The 93 acre **Te Motutara Block** (see Figure 16 and Murdoch 2000, Figure 5) was investigated at Te Awaroa during the prolonged hearing of blocks in the area on 18

---

<sup>242</sup> Ibid pp.266-267

<sup>243</sup> Memorandum of a hui at Mairerahi about Puaha ō Muriwai, 5 February 1872, B. Stirling Supporting Documents Part II, 2393

<sup>244</sup> F. Small, 1998, pp. 249-253

<sup>245</sup> Ibid. p.253

February 1871. It consisted of a triangular piece of land extending from its ~~FS04~~ immediately opposite Motutara rock stack, inland to Te Paerata ridge. The Te Motutara Block (including Te Motutara No.1) was almost certainly excluded from the adjoining Taupaki Block because it contained Ōtakamiro Pā, Maukātia (Māori Bay) kāinga, the favourite fishing locality of Tokaraerae, and three wāhi tapu. The area was, and is, significant to Te Kawerau ā Maki because of its historical and spiritual associations (see for example, Murdoch 2000 at 3.1, 4.1, 6.2 and 6.3).

10.8.42 The applicants for Te Motutara were Hori Winiata Nopera, and those members of Ngāti Te Kahupara present at the February 1871 session of the Court. Te Kawerau ā Maki were not represented at this two day Court session. It is inexplicable that either Te Watarauhi Tawhia or Te Utika Te Aroha of Te Kawerau ā Maki were not present at this investigation into a place of such importance to them and their people. The wider significance of Motutara had been illustrated earlier when it was claimed by the Ngāti Manuhiri rangatira Te Kiri Kaiparaoa in June 1867, in response to an alleged survey of the block.<sup>246</sup> Te Kiri, of Ōmaha (Leigh) and Pākiri, had undoubtedly asserted the claim because of his tupuna Manuhiri's association with the land (see Murdoch 2000 at 4.1). The claim did not proceed at the time because no plan was produced.

10.8.43 Hori Winiata Nopera and five others claimed the land in 1871 on the basis of descent from Te Waitaheke, although he noted that, "Motutara was a pig run".<sup>247</sup> Te Kawerau ā Maki still dispute this as the basis of ancestral rights to the land. In their opinion one of the origins of the ancestral rights to Te Motutara is descent, not from Te Waitaheke, but from his wife Te Kahupara, who was the grand daughter of Manuhiri the eldest son of Maki (see Murdoch 2000 at 5.6). Certificate of title was granted to Hori Winiata, Utakura Te Hakuene, and Arapeta Paiura, with restrictions on alienation. It may have been because of these restrictions that Pera Tare was prepared not to be included in the certificate of title, held on behalf of all those with ancestral interests.

10.8.44 In 1883 the land was leased to Auckland shopkeepers Stewart and Garlick to mill pohutukawa and other timber. In December 1884 the grantees, now generally resident at Ōrākei, applied to have the restrictions against the alienation of the Motutara Block removed. They made further unsuccessful applications 1888-1889. In September 1889 the Governor signed an Order in Council authorising the removal of restrictions. This was done because the local landowners including M.P. Richard Monk and Sir Edwin Mitchelson, had lobbied the Government to purchase Motutara as a recreation reserve. At the time Sir Edwin Mitchelson was Minister of Native Affairs<sup>248</sup> and the owner of the land adjoining the Motutara block. In spite of the fact that the application to remove the 21 year restrictions had not proceeded, the grantees sold the land to lessee Richard Garlick on 20 December 1889. The transaction was approved by the Crown (the Trust Commissioner) on 28 January 1890. Garlick subdivided and on sold the land in 1893.

10.8.45 The **Te Motutara No.1** block of 82 acres was investigated at Auckland on 21 May 1890. The Block included Maukātia (Māori Bay) and most of Ōtakamiro Point (see Murdoch 2000, Figure 5). The wider significance of Motutara to Te Kawerau ā Maki is discussed in traditional evidence presented by Te Warena Taua, March 2000. The block included wāhi tapu at Nga ana, Maukātia and Ōtakamiro.

10.8.46 The unfortunate circumstances surrounding the original claim hearing were

---

<sup>246</sup> NLC, Kaipara MB 1, 16 June 1867

<sup>247</sup> *Auckland Provincial Government Gazette* 1871, p.18

<sup>248</sup> Sir Edwin Mitchelson was Minister of Native Affairs 1887-1891.

described by Fiona Small (1998). On 21 May 1890, Wiremu Watene Tautari presented ~~ES04~~ case of the claimants on the basis of their descent from Te Waitaheke and Rangiahiwhio. He also stated that the claimants were the only people who still lived at Motutara.<sup>249</sup> Watene Tautari was generally resident at Ōrākei. Te Kawerau ā Maki were still resident in the area and they continued to fish at Te Tokaraerae and to get kaimoana at Pekakuku Reef of Motutara.<sup>250</sup> They were not represented at the hearing. Certificate of title was granted to Hakuene Ratu, Watene Tautari and Horī Winiata with no restrictions.

10.8.47 The hearing had come about because the Crown wished to acquire Motutara as a recreational reserve. Motutara No.1 was sold to the Crown by the grantees on 10 September 1890 for £81. The Crown had alienated a place of great significance to Te Kawerau ā Maki without their participation and express consent. On 17 December 1908 “Motutara Domain” was gazetted as a “reserve for recreation”. It is still Crown land but is administered by the Auckland Council as part of Muriwai Regional Park.

10.8.48 The 120 acre **Tirikōhua** Block (see Figure 19) was first investigated by the Native Land Court on 26 June 1914<sup>251</sup> after an application by Kingi Ruarangi claiming on behalf of “Ngāoho, Ngāti Whātua and Te Taoū”. Kingi Ruarangi and his fellow claimants were represented by an Auckland solicitor, Blomfield. He noted that no one was in occupation of the land represented. For reasons which are unknown, Otene Paora of Te Taoū appeared to represent “Te Kawerau”. Blomfield stated that no one was living on the block and that Ngāti Whātua were willing to sell the land to ex Native Minister and prominent Auckland businessman, Sir Edwin Mitchelson.

10.8.49 Rawiri Puhata objected to an award of equal shares to four hapū, as suggested by Blomfield, and claimed that the whole block belonged to Te Kawerau. The Court disregarded Puhata’s statement and noted that Otene Paora who “represented” Te Kawerau agreed with the “other three hapu”. The hearing was adjourned until 26 March 1915 when a list of 10 grantees was submitted and approved by the Court. The grantees were predominantly of Te Taoū, but also included two representatives of Te Kawerau ā Maki, neither of whom was then resident on the adjoining Waitākere Native Reserve. They included the elderly Erana Paerimu (Whakarongotai), then living at Ōrākei, and Waitakere Watarauhi who was resident at Parihaka, Taranaki. Seven months after the investigation was completed the land was sold to Sir Edwin Mitchelson for £126 with the approval of the Tokerau Māori Land Board. The Te Kawerau ā Maki owners each received £12.12s. 0d. for their shares.<sup>252</sup> Sir Edwin Mitchelson now owned over 3000 acres of former Māori reserve land between Muriwai and the Waitākere Native Reserve.

10.8.50 Te Kawerau ā Maki interests in Tirikōhua had not been adequately provided for by the Court. The block immediately adjoined the Waitākere Native Reserve. It included historic Tirikōhua Pā (see Murdoch 2000, 3.2), a wāhi tapu and old seasonal kāinga below the pā, and it provided north-south access between Te Henga and Muriwai. The reserve was alienated soon after title was confirmed by the Court.

## 10.9 Parihoa Native Reserve

10.9.1 On the north western edge of what was the Waitākere Native Reserve is a small piece of coastal land referred to today as the “Constable Māori Reserve”. It is so named because it was formerly accessed across private land from the southern end of Constable

<sup>249</sup> NLC Kaipara MB 5 pp. 138-139

<sup>250</sup> Pers.com. Kura Taua to Graeme Murdoch, 1965

<sup>251</sup> NLC Kaipara MB 13 pp. 181-183 and 345-346

<sup>252</sup> BAAI 11466 51/b 2079, Tirikōhua – Tokerau Alienation File 1915-1917

Road, Muriwai. The block provides access to Kirikiri Bay, although it has always been known to Te Kawerau ā Maki as Parihoa (see Figure 20).

10.9.2 In March 1994 Land Information New Zealand (LINZ) determined that,

“Constable Maori Reserve” is deemed to be held under the direct control of DOC as part of the Muriwai Marginal Strip and subject to the provisions of Part IVA of the Conservation Act 1987.<sup>253</sup>

It is, however, clear from an inspection of early nineteenth century survey plans for the area, that Parihoa was identified as a “Native Reserve”. Even after an extensive search of archival material, it is still not clear how this reserve came to be Crown land. Survey plans of the adjoining Tirikōhua, Taupaki and Waitākere No.2 blocks confirm that the land lies outside of their boundaries. The reserve is not shown on all early twentieth century survey plans, and is shown variously as both a “Native Reserve” and as a “Foreshore Reserve”. A 1931 sketch plan shows it as part of an area of Crown land, “formerly (a) portion of Puatainga Block, Crown Purchase, see Turton, page 328”, however, neither the 1854 Puatainga deed or sketch plan refer to the reserve.

10.9.3 On 19 November 1906 sections 28 and 102, Waitakerei (sic) Parish, 204 acres (see Figure 20) were “reserved for the purpose of scenery protection”,<sup>254</sup> probably at the instigation of Sir Edwin Mitchelson who owned 3027 acres in the area. He had urged the

---

<sup>253</sup> E mail D. Dayley (DoC) to E. Moseley, 7 September 2005

<sup>254</sup> NZ Gazette No. 96, 1906, p. 2996



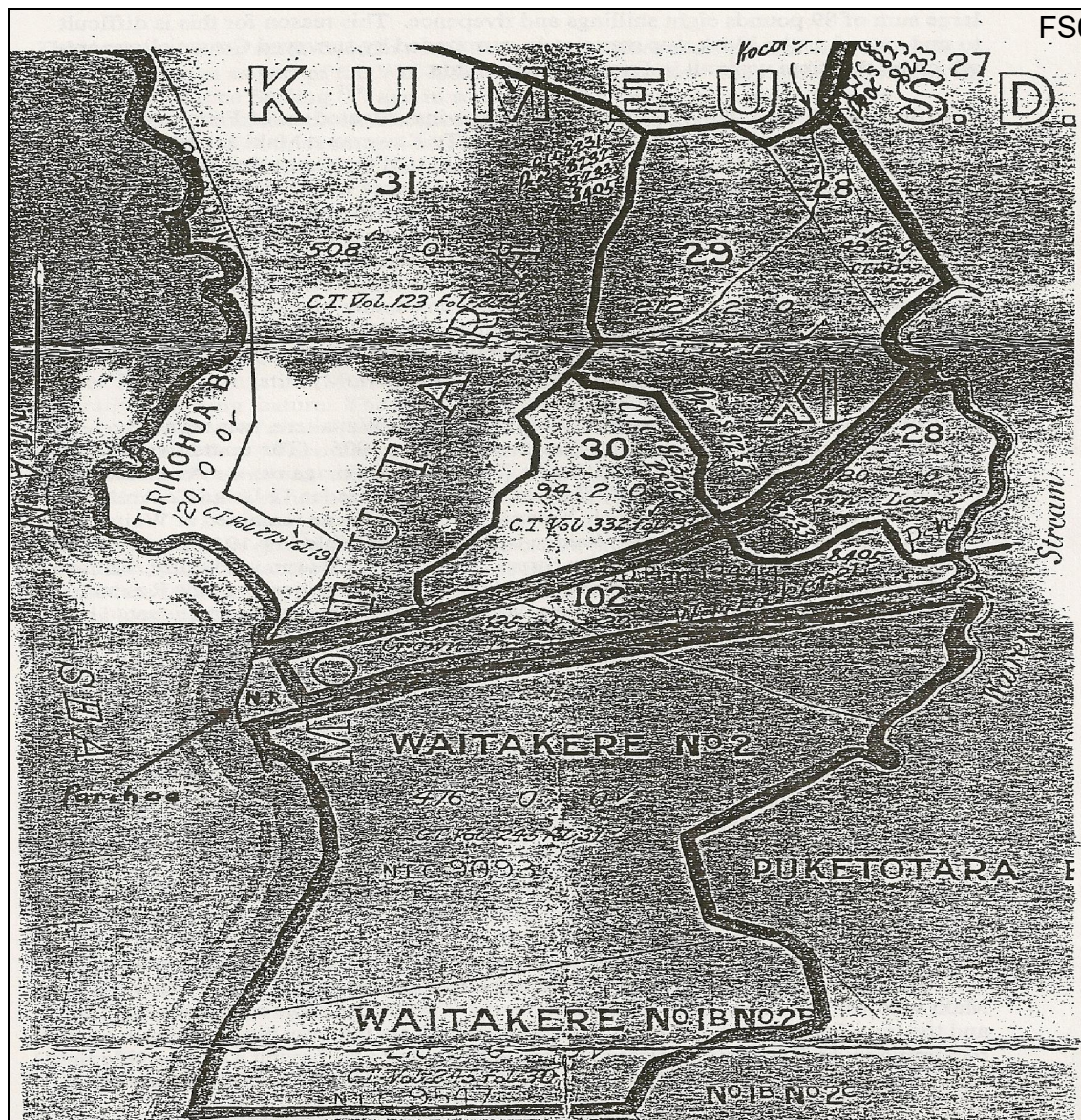


Figure 20 – Parihoa “Native Reserve”, Kumeū Survey District, undated

creation of the Motutara Scenic Reserve at the same time. On some survey plans Lot 102 includes the reserve, while on others (see Figure 18) it is clearly shown as a “Native Reserve”. The scenic reserve status over the land was revoked in March 1919, at which time Sir Edwin Mitchelson offered to sell his property to the Government as a “returned soldiers settlement”. The Government agreed to the proposal, and the land was developed as the “Motutara Settlement” from September 1920. Most maps of the subdivision show Parihoa as a “Native Reserve” adjacent to section 16S.<sup>255</sup> In spite of this, however, the deed plan for the adjoining Tirikohua Block at the time of its sale by Mitchelson to the Crown on 21 June 1921 shows Parihoa as a “Scenic Reserve”.<sup>256</sup> None of the survey plans for the land provide any references to the investigation or status of the land. Cadastral map NZMS Sheet Q11 Waitakere, 1982, does, however, include a notation, “res. Under Sec. 129 L.A. 1924”.

10.9.4 From the documentary evidence available, it appears that Parihoa (Constable Māori Reserve) is presently part of a “foreshore reserve”, or marginal strip, that was reserved by the Crown in association with the re-subdivision of the Motutara Settlement around 1924 (see Figure 21). The marginal strip extended for approximately seven kilometres from just

<sup>255</sup> National Archives Auckland, BAAZ 1109 803 Scenic Reserve – Waitakerei Scenic Drive 1919 - 1930

<sup>256</sup> PR Volume 116 Folio 29, LINZ Auckland



the reserve has been “land locked” by European land, although landowners including Edwin Mitchelson, Walter Norton and the Barron family allowed access across their properties to Parihoa. In recent years the Rodney District Council approved a subdivision of the surrounding land without any provision for access to Parihoa (Constable Māori Reserve). There is now no easy access to Parihoa, other than along the Te Henga-Muriwai DoC walkway. Te Kawerau ā Maki seek the return of Parihoa, and the formalisation of access to the reserve as part of the settlement of their Treaty of Waitangi claim.

## **10.10 The Native Land Laws, the operation of the Native Land Court and Te Kawerau ā Maki – Conclusions**

10.10.1 The Native Land Acts of 1862 and 1865, and subsequent amendments, introduced significant change to the traditional Māori land tenure system. This legislation was administered through the Native Land Court established in Kaipara in 1865. The Court removed the fundamental concept of communal ownership associated with papa tipu or ancestral land, and assigned permanent ownership in the name of individual members of the iwi. This new concept of ownership was applied through Crown grants issued by the Court. Through this process Te Kawerau ā Maki secured certificate of title to the Piha and Waitākere Native Reserves, and shared interests in several blocks of land in the south Kaipara and Mahurangi districts. Te Kawerau ā Maki have, however, long held the view that their customary interests in land throughout their ancestral rohe was never sufficiently understood or recognised by the Native Land Court.

10.10.2 It is clear from the 1866 investigation of the Waitākere Native Reserve, and the 1875 investigation of Tāwharanui, that Te Kawerau ā Maki rangatira were at odds with the Court, and had little faith in its motivation or processes. Court hearings, such as the Hauturu, Ruarangihaere and Taupaki investigations, were often adversarial, and resulted in conflict between closely related rangatira, hapū and iwi. The Hauturu investigation 1880-1886 brought humiliation and dismay to Te Kawerau ā Maki as they were variously placed within the certificate of title and then removed by the Court. The Native Land Court process brought significant financial costs for Te Kawerau ā Maki as they had to travel some distance from Te Henga, Piha, Muriwai and Kōpironui to Court hearings in Auckland and at Helensville; as well as finding accommodation, and bearing the costs of survey, court fees, and legal fees.

10.10.3 From the first Native Land Court hearing involving Te Kawerau ā Maki, held at Waiwera in January 1866, the tribe’s remaining fragments of reserve land began to be alienated. The process of partition and alienation accelerated after the 1873 Native Land Act introduced the concept that individual shares in Māori land were the sole property of individuals. They could now be disposed of separately, and without the consent of other owners in the block. This was graphically revealed when solicitor Edmund Dufaur successfully applied for the partition of the Waitākere Reserve in 1886 so that he could secure the shares of an individual owner (see 10.5.8-10.5.9 above).

10.10.4 The alienation of their reserve land was not an outcome that Te Kawerau ā Maki had anticipated. This is well illustrated by the following statements made by Eruena Paerimu of Waitākere at the 1879 Ōrākei Māori “Parliament”.

The Queen stipulated in that Treaty (the Treaty of Waitangi) that we should retain the *mana* of our lands, the *mana* of our forest, fisheries, pipi-grounds, and other things should be retained by the Maoris; but now those words have been overlooked. We have not received any of those benefits; but I think the Queen

was not the cause of this - it lies with the Government of New Zealand. ~~At 804~~ disadvantage is the Native Land Court and the Crown grants. By those Crown grants we are deprived of our *mana*. I say those evils arose from the Treaty of Waitangi. First came the Treaty, then the Native Land Courts...<sup>257</sup>

I think that the Maoris only should have authority over the lands that have been reserved for the tribes. The *mana* of the land has been taken by the Crown grants. I thought that the Crown grants would bind the land, but I see that the Maoris are selling the lands under those grants; and therefore I think that the Crown grants are of no use. They do not prevent the sale of land. I agree that the sale of land should cease. If this Parliament resolves that land should not be sold in future by the Maoris, it will not be sold; and I think this runanga should come to that decision. If any one sells land in the future, let the censure of this Parliament be brought down upon him.<sup>258</sup>

10.10.5 The implementation of the Native Land Acts led to the rapid subdivision of the remaining Te Kawerau ā Maki reserve land into increasingly fragmented and uneconomic blocks, the progressive alienation of individual interests, in particular by non resident owners. This process continued throughout the twentieth century, and ultimately resulted the alienation of the Te Kawerau ā Maki native reserves, including traditional marae and urupā, in their entirety.

## **11.0 THE TAKING OF LANDS BY THE CROWN FOR SAND DUNE RECLAMATION PURPOSES**

### **11.1 Introduction**

11.1.1 This issue has been researched in detail and placed before the Tribunal earlier in the Kaipara hearings as part of the Wai 312 and Wai 674 claims. The matter is also covered in summary by Bruce Stirling<sup>259</sup>, and in some detail by David Alexander 1999.<sup>260</sup> The associated block histories have been described by Fiona Small December 1998. The discussion set out below is therefore limited to a summary of key issues and the prejudicial effect that the taking of these lands had on Te Kawerau ā Maki. The lands concerned include, in particular, Kōpironui, Puketapu and Pukemokemoke (see Figures 16 and 17). They were taken compulsorily by the Crown under the provisions of the Public Works Act 1928-1969.

11.1.2 The entire South Head Kaipara Peninsula consists of a large consolidated sand barrier that has been built up over the last two million years. The extensive mobile dunes that border Te One Rangatira (Muriwai Beach) on the western side of the peninsula are a naturally occurring feature. The processes associated with the formation of the dunes would have of course been impacted by generations of Māori settlement, cultivation and fire. When Samuel Marsden visited Muriwai in 1820 he described the extensive sand country as resembling, “deep snow in winter ... an immense tract of sand, with a stunted shrub here and there growing through.”<sup>261</sup>

11.1.3 The introduction of grazing animals such as cattle, pigs and rabbits, and the burning

---

<sup>257</sup> ‘Paora Tuhaere’s Parliament’, AJHR 1879 Session II, G-8, pp.16-17

<sup>258</sup> Ibid., p. p. 32

<sup>259</sup> B. Stirling *Land For The Trees; A Shadow For The People: Maori and the Woodhill Forest*, October 1999.

<sup>260</sup> D. Alexander *Consolidation, Development and Public Works Takings in Southern Kaipara*, January 1999

<sup>261</sup> R.J. Barton 1927, p. 101

of forest and scrub for land clearance, undoubtedly increased the mobility of the dunes. ~~5304~~ By the late 19<sup>th</sup> century the eastward drift of the sand was beginning to cause alarm among local settlers and Māori. By the early 1900s mobile sand had pushed to the east of the main ridge and was beginning to flow into the Kaipara River. This exacerbated existing flooding problems which had arisen as a result of timber felling and land clearance for farming.

11.1.4 As noted earlier the 1908 Stout-Ngata Commission had recommended that Pukemokemoke, Kōpironui B2 and Puketapu be retained in Māori ownership. From 1920 the Crown brought pressure to bear on Māori owners to sell the large tract of the mobile sand country to the Crown, or to have the land taken compulsorily under the Public Works Act. Te Kawerau ā Maki were impacted by the Crown's actions in this regard in relation to the compulsory purchase and taking of part of Kōpironui, Puketapu, and Pukemokemoke. Te Kawerau ā Maki, through their representatives Pareteuenga Poni, Whatitiri Matekitawhiti and Kura Whareiti (Taua), made it clear to the Crown that they did not wish to part with their Kōpironui lands, their interests in the Puketapu papa tipu lands, or their ancestral interest in Pukemokemoke which had been gifted to Te Arawa.

11.1.5 Te Kawerau ā Maki were not properly notified by the Crown, or fully consulted during the process. Their desperate representations to protect their wāhi tapu were largely ignored by the Crown. Most of Kōpironui B2D2 Bock (see Figure 18) was taken against their will, and they lost practical access to the ancient Kōpironui papakainga and urupā on the residue (see Figures 16 and 19) of the Block. They also lost practical access to the kaimoana resources of One Rangatira which had sustained them for centuries. After the Crown left the direct management of Woodhill Forest in 1990, Te Kawerau ā Maki have faced ongoing difficulties and humiliation in accessing the remnant of their Kōpironui land.<sup>262</sup>

## 11.2 Kōpironui

11.2.1 In 1913 the Waitematā County Council decided to acquire part of the Kōpironui Block adjoining the main highway in order to construct a “sand stop” in the large swamp on Kōpironui B2C (See Figure 18). The Council then moved to acquire the necessary Māori land under the Public Works Act 1908 and after a great deal of debate the land was proclaimed to be taken for “river protection works” in May 1920. This left Te Kawerau ā Maki without any practical access to the Kōpironui B2E1 and the papakāinga on Kōpironui B2D2 (see Figure 18), with the result that they were forced to move off the block. It was then only occupied occasionally to tend the cultivations and to care for the urupā.

11.2.2 No compensation for lack of access was paid at the time. In 1945 the Court finally began to consider the issue of compensation. A valuer retained by Waitematā County said that, “access had no value because it was not practicable.”<sup>263</sup> The Court did not accept the submission of Waitematā County that compensation for lack of access should be “nominal”, but reserved its decision as Waitematā County suggested providing legal access to Kōpironui B2D2 Block.

11.2.3 Te Kawerau ā Maki clearly indicated that they did not wish to accept compensation but wished to retain the land. As their relative<sup>264</sup> Te Raupatu Hoterene stated, “I do not wish my daughter (younger cousin), to accept compensation as she would be parting with

<sup>262</sup> See Te Warena Taua, 200, for more detail on modern Kōpironui access issues

<sup>263</sup> NLC Kaipara MB 25 p.129-130

<sup>264</sup> Te Raupatu Hoterene was the nephew of the Te Kawerau ā Maki rangatira Te Utika Te Aroha.

I am grieved that the land was taken where my grand-parents are buried...when I lived there (Kopironui) I visited burial grounds. Old people used to visit them every week, but younger people would go, say, once a month...we are not allowed to visit wahi-tapus. This applies to all of them. We used to visit them before the Crown took the land.<sup>266</sup>

11.2.4 At this time the Kōpironui B2D2 and B2E1 Blocks (see Figure 18) were in the sole title of Mihiterina Teu who was deceased. Her grand daughter Whatitiri wrote the following letter to the Prime Minister Peter Fraser in February 1945 on behalf of Te Kawerau ā Maki -

Dear Sir – In 1935 through representations made to the Minister of Lands by the Pakeha settlers in the Helensville district for the reclamation of sand dunes in that district. With the result large areas were acquired for that purpose. But we the owners of Kopironui Block refused to sell or dispose of our ancestral home, the matter of compensation has been before several Courts, and I have pointed out that it is my land I want and not money. My part of the land is not effected by the encroaching sand, having its own ti-tree belt to protect the erosion.

In the taking of other parts of Native Lands no compensation was made for the large areas of valuable firewood or the loss of access to the West Coast w(h)ere for many generations my people have depende(d) for their fish supply, or the loss of our access to burial grounds along the coast line. The same circumstances affects our land, and therefore I appeal to you to save our ancestral land from being taken away from us. The lands already taken when reclamation works are completed should be returned to us.

The matter of Kopironui is now before the Native Land and judgement may be made early this month regarding the compensation, but as already mentioned it is our land that I want saved for us and our children. I would appreciate your valuable help. Kia ora. Yours faithfully, Whatitiri Matekitawhiti.<sup>267</sup>

11.2.5 The matter was considered by the Native Minister, who did not make specific recommendations in regard to the alienation of the land, but introduced legislation compelling the payment of compensation. Instead of resolving the matter from the point of view of the Māori owners, the delay in dealing with the issue of compensation was to make matters worse for them. In 1948 the Ministry of Works resolved that not only the sand stop but also the entire Kōpironui B2D2 Block were required for sand dune reclamation purposes.

11.2.6 The land was in fact really required for other purposes as indicated by the following statement by the Ministry of Works District Engineer,

What is wanted is an access-way controlled completely by the Department in charge of the afforestation. The proposal to take this land was not solely for access, as the Department also requires camp sites in the area, and also to make

<sup>265</sup> Fiona Small, *Documents* (1998), 24/2/23

<sup>266</sup> Ibid. 24/2/24

<sup>267</sup> Whatitiri Matekitawhiti to the Prime Minister, 3 February 1945, Ministry of Works (and successor agencies) File, BBAD 1054/696, PW 12/168, National Archives Auckland

provision for a suitable depot and possible mill site for the time when the timber~~1804~~ matured and has to be harvested.<sup>268</sup>

11.2.7 The Māori Affairs Department, under continued pressure from the Ministry of Works, attempted to get the four owners of the land to agree to its alienation. All four owners Whatitiri Matekitawhiti, Watarauhi Himiona Poni, Kura Whareiti, and Tariuwha Raniera still refused to sell the land. Kura Whareiti (Taua) of Ihumatao wrote the following letter to the Land court to express her feelings on the matter:-

I Konei au. I korero mai mo Kopironui. Kaore ahau e whakaae ki te hoko ki te tuku atu ranei i te whenua ki tetahi atu, i kona ahau i mua ake nei. Kia kite i a Te Pere. Kaore au i kite ia i te wa o tana raruraru, penei ano te whaka tau o taku tamaiti i to taku nei Omaki Tariuwha Raniera. Heoi Kura Taua.<sup>269</sup>

Te Ipu Kura a Maki Taua was the kuia from whom I gained much of my traditional knowledge pertaining to Kaipara. I have translated her statement as follows -

Greetings. Kopironui has been spoken about. I do not agree either to sell or give the land to anyone else, I have always lived there. I intended to see Mr. Bell but I have not seen him about his issue, the same thing applies to my child (nephew) Omaki Tariuwha Raniera. Kura Taua.<sup>270</sup>

11.2.8 Pressure to acquire the land continued, with the matter being referred to Cabinet who instructed the Minister of Works and the Minister of Māori Affairs to make a recommendation. The Māori Affairs Department gave approval to taking the land under the Public Works Act 1928. Notice of intention to take the access strip to Kōpironui B2D2 and 16.5 acres of Kōpironui B2D2 was gazetted in late 1950. Te Kawerau ā Maki were left with the inaccessible Kōpironui B2D2 residue (see Figure 22) which contained the treasured spring and two urupā. The Court assessed compensation for the two takings, 1920 and 1951, at total of £550, and the money was paid to the Tokerau District Māori Land Board for distribution to the owners.<sup>271</sup>

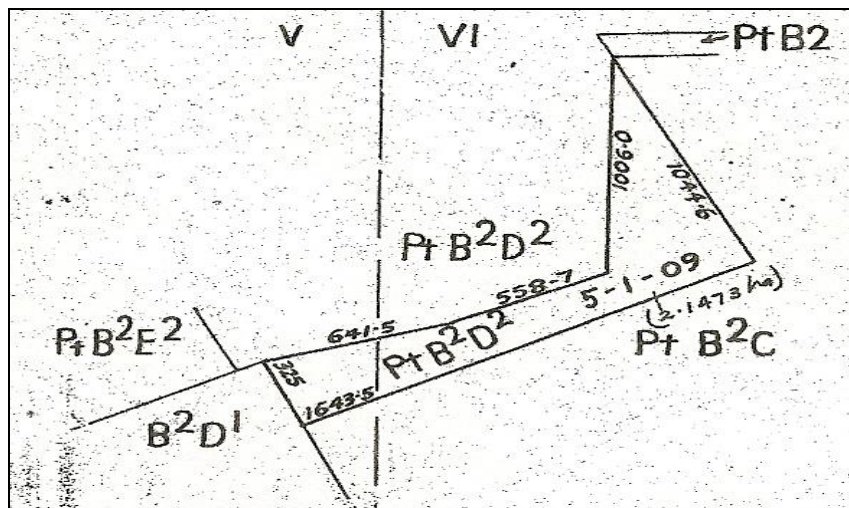


Figure 22 – Kopironui B2D2 residue

<sup>268</sup> District Engineer to Registrar Māori Land Court Auckland, 27 April 1949. *Maori Land Court Correspondence File 540K*, Whāngarei

<sup>269</sup> Kura Taua to the Native Land Court, 25 June 1950, Kōpironui *MLC Correspondence File 6/1/1-7228* MLC Whāngarei

<sup>270</sup> Ibid.

<sup>271</sup> Kōpironui compensation, 7 March 1951, Kaipara MB 35, p. 365

### 11.3 Puketapu and Pukemokemoke

11.3.1 The Te Kawerau ā Maki association with the Puketapu Block has been discussed earlier, as has their relationship with Pukemokemoke. Both blocks have great historical, cultural and spiritual significance to Te Kawerau ā Maki, in particular as the burial place of their ancestors from ancient times. As noted in the statement above by Whatitiri Matekitawhiti, the blocks also provided access to important food resources.

11.3.2 The investigation of title to Puketapu was initiated in 1921 after a formal request by the Native Minister under s.14 of the Native Land Act 1909. The request was the result of strenuous lobbying by European landowners and the Waitematā County Council to control sand drift as described above. Puketapu was surveyed at 7400 acres by the Crown and investigated in 1921. The Crown set about acquiring the land in 1923, dealing with individuals rather than with the owners as a group. Between 1925 and 1931 almost all of the interests in the block were acquired by the Crown at 8s 6d a share. The remaining owners, including the Te Kawerau ā Maki owners, however, refused to sell.

11.3.3 In June 1934 a N.Z Gazette notice announced the Crown's intention to take Puketapu and other blocks including "Pukemokimoki" (Pukemokemoke) for sand dune reclamation purposes under the provisions of the Public Works Act 1928. The owners had forty days to lodge a written objection, although none did as it appears that they did not receive the notice of intention.

11.3.4 On 29 November 1934 the remaining owners petitioned Parliament, objecting to the compulsory acquisition of their land and in particular the many urupā on the block. The petition was lodged by Hariata Whareiti (Kahupaake Rongonui) who was closely related to the Kawerau ā Maki people and lived with some of them at Pūkaki and Ihumātao after they left Kōpironui, Muriwai and Waitākere.

11.3.5 Hariata Whareiti was a woman of great mana in Kaipara, Tāmaki and the Waikato. She was the daughter of the rangatira Te Rongonui Te Haupatahi Whareiti by his first wife Te Tahuri, and a half sister to Kura Whareiti and Winikerei Whareiti who were the issue of Te Rongonui's marriage to Kameta Te Utika of Te Kawerau ā Maki. Hariata Whareiti was a descendant of the Kawerau ancestor Ngawhetu through her tupuna Arama Karaka Te Matuku. It was from these tūpuna that she inherited her land rights in Kaipara. In this period Hariata was looked to by Te Kawerau ā Maki as a leader and advisor on a wide range of issues. Her petition, signed by Taruke Kahui, Pareteuenga Maki and Kura Whareiti of Te Kawerau ā Maki and thirteen others, stated:-

That whereas we and others of the native people are still interested in the Puketapu block especially in the burial grounds thereof, and

That whereas we do not desire that our interests outstanding shall be sold to or compulsorily taken by the Crown under any existing statutory provisions or under legislation now proposed. Now therefore your petitioners do humbly pray:

- (a) That the Native interests in the Puketapu Block be protected and
- (b) That the Natives be given the fullest opportunity to object to the loss of their remaining interests in the block.<sup>272</sup>

11.3.6 At the compensation hearing in May 1935 access and wāhi tapu issues were again raised by the remaining owners of Puketapu. The Court vested the urupā in the Crown for

---

<sup>272</sup> Petition of Hariata Whareiti and 16 others, MA File 25/3/19, National Archive Wellington, 29 November 1934



sand dune reclamation purposes, subject to the owners having limited rights of access. Compensation for the remaining interests in Puketapu was set at £41 5s.

#### **11.4 The taking of lands for sand dune reclamation - Conclusion**

11.20 Te Kawerau ā Maki like their Ngāti Whātua relatives had suffered immensely at the hands of the Crown through the taking of the above lands for sand dune reclamation purposes. They had lost access to, and had subsequently been forced to leave, their ancient kāinga of Kōpironui, they had lost access to Pukemokemoke which they and Ngāti Te Kahupara had gifted to Te Arawa, and they had lost access to the resources of One Rangatira and Lake Ōkaihau. Above all they had lost access to, and control of, the burial places of their ancestors which were central to their very being as a people. All of this had been done by the Crown against the express wish of the Te Kawerau ā Maki people.

### **12.0 THE LAST 150 YEARS – DISRUPTION, DISLOCATION AND MARGINALISATION – THE LEGACY**

#### **12.1 Introduction**

12.1.1 This sad period in the history of Te Kawerau ā Maki is described in some detail at 12.0 in the evidence presented by Graeme Murdoch to the Waitangi Tribunal Kaipara Inquiry, March 2000. This evidence, relating to tribal leadership, the disruption of the Land Wars, “Grey’s Institutions”, the adoption of the Pai Marire faith, and marginalisation and dislocation 1870-1900, was provided to illustrate and explain the marginalisation of Te Kawerau ā Maki in relation to Crown processes in the second half of the 19<sup>th</sup> century, and the early 20<sup>th</sup> century. It was also designed to provide context for Te Kawerau ā Maki interaction with the Crown land purchase process and the Native Land Court, as well as assisting in explaining the gradual dislocation of Te Kawerau ā Maki from their ancestral land, and their subsequent dislocation as an iwi as a consequence of this process. It is important that the evidence outlined above is read in conjunction with this report.

#### **12.2 Dislocation and marginalisation**

12.2.1 Following the loss of the majority of their ancestral land by the mid 1850s and the resulting social and economic dislocation, Te Kawerau ā Maki became further marginalised from the Crown and settler society over the next fifty years for a number of key reasons. They included: conservative and aging leadership, the significant impact of the Land Wars in the Waikato, the adoption of the Pai Marire faith, and increasing disillusionment with the Crown and its processes, in particular the Native Land Court.<sup>273</sup> It was for this reason that a number of Te Kawerau ā Maki families moved to Parihaka, Taranaki, to be with the prophet and leader Te Whiti o Rongomai in the 1880s, some never to return. Those that remained continued to live at Te Henga, Piha, Muriwai and Kōpironui, and they and their wider Kawerau relatives continued to maintain a Kawerau tribal runanga. During the Land Wars of the 1860s when their Te Waiōhua relatives suffered at the hands of the British Army and the Crown, Te Kawerau ā Maki remained in peace at Waitākere. Their neighbour and early settler John Neal Bethell noted that they were helpful and friendly neighbours to the settlers and that - “ During all the time of the war I never once felt frightened, though we were entirely at the mercy of the natives, and the war was raging in Taranaki and the Waikato.”<sup>274</sup>

12.2.2 In 1863 Te Watarauhi had showed his loyalty to the Crown, and his exercise of mana whenua even in the south western corner of West Auckland, when he wrote to reassure Governor Grey after the important flagstaff at the Whatipu Signal Station,

<sup>273</sup> For more detail see G. Murdoch, March 2000, at 12.1-12.4

<sup>274</sup> J.N. Bethell *Pioneering in the Ranges*, Auckland-Waikato Historical Journal, No.12, AWHS, 1968

Manukau Heads, was cut down by Waikato forces.<sup>275</sup> While expressing loyalty he has summed up the reality of the Te Kawerau ā Maki position in the period by noting to the Governor at Ōngārahu (Reweti), that Te Kawerau ā Maki had, “lived in the furnace”, and that they and the Crown were no longer, “of one thought.”<sup>276</sup> In spite of this when Crown officials visited the Kaipara district in October 1869 they were warmly welcomed by Te Watarauhi, who stated – “Welcome, O Governor and Mr. McLean to Kaipara. All our old men are dead, and there are few left to greet you, but we shall always be friendly to the Europeans.”<sup>277</sup>

### 12.3 The position at 1900

12.3.1 By the early 1900s the Te Kawerau ā Maki reserve land at Piha had been alienated, as had much of their Waitākere Reserve land as a result of the individualisation of title under the Native Lands Act (1865). Their main kāinga were still at Waitī (see Plate 2), Parawai, Ōkaihau and Motu at Te Henga (Bethells Beach). They also lived at Kōpironui, Woodhill, and they sometimes lived with relatives at Marae ō Hine, Pāremoremo, and at Awataha, Northcote. Following the death of their leader Te Utika Te Aroha in 1913, and the death of his nephew Captain Irving (Jack) O’Neill (Hone Oniira) at the Battle of the Somme in 1917, the tribe began to fragment and settle elsewhere, in particular at Ōrākei, and at Ihumātao and Pūkaki on the shores of the Manukau Harbour. This sad situation was worsened by the impact of the 1918 influenza epidemic, and the commencement of the Crown taking of land north of Muriwai, in which Te Kawerau ā Maki had interests, for sand reclamation purposes.

---

<sup>275</sup> *AJHR* 1864, E-No.3, Te Watarauhi to the Governor, 16 November 1863.

<sup>276</sup> John White’s notes of a meeting at Ōngārahu, 3 April 1862, MS Papers 0075-005, Items 37-38, Alexander Turnbull Library

<sup>277</sup> Te Watarauhi Tawhia, *The New Zealand Herald*, 23 October 1869, p. 6



Plate 2- Waiti Kainga, Te Henga. A. Butler photograph c.1910. Te Kawerau ā Maki collection

## 12.4 Landlessness and cultural dislocation

12.4.1 The fragmentation and loss of their reserve land continued over following decades<sup>278</sup> so that,

Te Kawerau ā Maki by my youth had lost almost all of their ancestral land and had been confined to oblivion by historians. Their tribal structure was broken, they were in the main physically separated from their ancestral land, had no marae to call their own, nowhere to bury their dead on their whenua tūpuna, and were scattered and disempowered”<sup>279</sup>.

Many statements of evidence made by members of the tribe to the Waitangi Tribunal Kaipara Inquiry in March 2000 illustrated the plight of Te Kawerau ā Maki as they reached the New Millennium.

12.4.2 Their difficulties with modern land management issues and their slide into landlessness was graphically illustrated from a personal perspective by Te Warena Taua in *He Kohikohinga Korero mo Hikurangi* 2008<sup>280</sup>, as follows,

Some of our people remained on our land at Te Henga until the 1950s, although

<sup>278</sup> Including the compulsory taking of land by local government and the Crown on the Kōpironui and Puketapu Blocks, Muriwai, for sand reclamation purposes 1913-1950.

<sup>279</sup> G. Murdoch, 2000, p. 9

<sup>280</sup> Te W. Taua in *West – The History of Waitakere*, F. MacDonald & R.Kerr (eds), 2008

most had moved elsewhere to seek employment and the company of other Māori. Some had moved to Kōpironui, only to have their land taken under the Public Works Act for sand stabilisation purposes. Others moved to Ōrākei only to slowly lose their land there also and to end up in State rental houses.

My own parents and grandparents tried to get the Waitematā County Council to build road access to our land across the Waitākere River at Puketōtara without success. They and other Te Kawerau ā Maki families also applied for Māori Affairs loans to build on this land and our little remaining land at Parawai near Te Henga. This was refused as our land was seen as being too isolated. Our elders were told, however, that if they sold their land at Te Henga and bought sections in the township of Waitākere they could get loans. This was part of the then Government policy of “pepper potting” - scattering Māori families among Europeans to assimilate us into Pākehā culture. Reluctantly my elders sold their land at Te Henga and built a house at Waitākere where I attended the local school. However, living in the township of Waitākere was lonely for them and they soon moved to the Māori settlement of Ihumātao near Māngere to be with relatives...The last few decades have left Te Kawerau ā Maki without a permanent home in our ancestral homeland of Hikurangi (West Auckland) ...Our families are scattered around the Auckland region and elsewhere, but remarkably we have retained and enhanced our identity.<sup>281</sup>

## **12.5 Survival in the face of adversity**

12.5.1 In spite of this disruption and adversity Te Kawerau ā Maki have endeavoured to practice kaitiakitanga throughout their ancestral domain within their ancestral rohe (see Figure 20). They have gathered natural resources from the Waitākere and Manukau coastlines and from the shores of the Upper Waitematā Harbour.<sup>282</sup> They have visited places of ancestral significance throughout their traditional rohe and they have named their children after their illustrious ancestors and places of ancestral importance. Of particular concern has been the very difficult exercise of kaitiakitanga over numerous wāhi tapu and places of historical and cultural significance in a landscape that has been alienated from Te Kawerau ā Maki in its entirety.

---

<sup>281</sup>Te Warena Taua, 2008, pp. 42-43

<sup>282</sup> See for example Te Warena Taua, March 2000, 95, 131, 175-180



West Auckland where they have been very active in working with local government, RMA and park management processes for many years. Of particular note is the fact that they have carved and installed pou at many public places throughout Waitākere City.

12.5.3 Although urbanised and virtually landless, Te Kawerau ā Maki still try their utmost to maintain their traditional associations with their ancestral land. They regard their rights, claimed within their traditional whenua tupuna (ancestral land) under the traditional “take” of take tūpuna, wāhi tapu, mahinga, tikanga and matauranga as being alive, even after 160 years of European colonisation. These rights apply to specific areas of the Mahurangi coastline and its offshore islands, specific parts of south western Kaipara, the North Shore, specific areas within Tāmaki makaurau, and all of what was Waitākere City.

12.5.4 Te Kawerau ā Maki appeared before the Waitangi Tribunal hearing of the Manukau Claim in 1984 to assert their relationship with the Manukau Harbour and its environs. They have continued to fight to protect these interests, for example in regard to Te Motu ā Hiaroa (Puketūtū Island), in the difficult and litigious RMA environment. Te Kawerau ā Maki were initially overlooked and marginalised by the Crown and the Waitangi Tribunal in the determination of the boundaries and processes surrounding the Kaipara Inquiry. They were, however, able to present a significant body of evidence to the Tribunal in March 2000 even though their claim was not resolved with any clarity in the Waitangi Tribunal’s Kaipara Report. Te Kawerau ā Maki presented detailed evidence to the Waitangi Tribunal’s Tāmaki Makaurau Settlement Inquiry 2007, setting out their wider ancestral interests in the Auckland region. As kaumatua associated with the original Te Kawerau ā Maki claim pass on, the iwi are committed to working with the Crown to achieve a comprehensive and sustainable settlement of their historical claim relating to their wider ancestral rohe.

### **Kō Te Kawerau ā Maki, tokoiti, manawa nui**

**Te Kawerau ā Maki, although small in numbers, are stout-hearted**

## **ATTACHMENT 1**

### **TRADITIONAL SETTLEMENT PATTERNS, RESOURCE USE AND PLACES OF CULTURAL SIGNIFICANCE**

#### **1.1 The Traditional tribal rohe**

1.1.1 By the end of the seventeenth century the wider Te Kawerau confederation had settled throughout the region, with a particular focus on West Auckland, southern Kaipara, the North Shore, and the coastline extending north to Te Ārai Point. The descendants of these ancestors still occupy parts of this ancestral rohe, and maintain ancestral relationships

with this land area today, both through the traditional practice of kaitiakitanga and through working with central and local government agencies.

1.1.2 The descendants of Tawhiakiterangi (Te Kawerau ā Maki) initially focused their settlement around Ruarangihaerere and Te Korekore (Woodhill-Muriwai). By the early 1700s they had come to be established throughout West Auckland under the leadership of Te Auotewhenua, and then his sons Kowhatukiteuru<sup>283</sup> and Te Hawiti II, and later his grandsons Manaairangi and Meke<sup>284</sup>. Through the marriage of Te Auotewhenua to Rangihina of Ngāti Poataniwha<sup>285</sup>, and through descent from Ngawhetu and Kahu the child of Maeaeariki, they also came to occupy the western shores of the Waitematā Harbour between Rangitōpuni (Riverhead), Ōrangihina (Te Atatū Peninsula) and Rangimatariki (Rosebank Peninsula, Avondale).

1.1.3 They also came to occupy the north eastern shores of the Upper Waitematā Harbour between Te Matarae ō Manaoterangi (Kauri Point), Pāremoremo, and Ōrangikanohi (opposite the mill reserve at Taurangatira, Riverhead), (see Figure 4, Murdoch 2000). While their occupation was focused on this area, Te Kawerau ā Maki also traversed and occupied the wider Te Kawerau domain in a seasonal cycle of resource gathering. Throughout the year they harvested the rich resources of both the land and the sea and maintained large cultivations<sup>286</sup>. By way of example, Taimaro the father of Te Auotewhenua generally lived at Te Korekore, Muriwai, and Puketōtara near Te Henga. He also however lived at times as far away as Tāwharanui in the north east of the region where he built a pā named Pukeruhiruhi.<sup>287</sup>

## 1.2 The Traditional Cycle of Resource Use

1.2.1 In evidence presented to the Waitangi Tribunal Kaipara Inquiry, Archaeologist Wynne Spring-Rice expertly described and summarised the natural resources available to the Māori inhabitants of the South Kaipara Peninsula. To them of course could be added the numerous natural resources of the wider southern Kaipara district, including the Upper Waitematā Harbour area. I concur with her summary of the traditional pattern of use of these resources which were of remarkable variety and richness. I would point out however that a number of resources of traditional importance to Te Kawerau ā Maki have not been described. These include among others, the moa, kekeno (fur seal), pakahā and tītī (mutton birds), kororā (penguin), tohorā (right whale), kokowai (red ochre) and certain special kōhatu (stone sources).

1.2.2 To Te Kawerau ā Maki, the southern Kaipara - Upper Waitematā Harbour area seemed remarkable to their tupuna when they first arrived, as it retained a small population of moa, which had become extinct in the Waikato area by the time Maki had left Kāwhia in

---

<sup>283</sup> Kowhatukiteuru is famed in Te Kawerau ā Maki tradition as a builder of pā in the Waitākere Ranges. He is commemorated in a carved pou at Karekare.

<sup>284</sup> The marriage of Meke to Rangimaunu of Te Waiōhua formed a very close bond between Te Kawerau ā Maki and Te Akitai and the eastern shores of the manukau Harbour which endures to this day. The story of the love of Meke and Rangimaunu is remembered in the tradition and the placename “Kaingamaturi” (today misspelt as Karamatura) on the western shores of Huia Bay at the southern end of the Waitākere Ranges. Meke and Rangimaunu are commemorated in a pou carved by Sunnah Thompson of Te Kawerau ā Maki and erected at Huia in 2006.

<sup>285</sup> Ngāti Poataniwha take their name from Poataniwha a descendant of Te Kawerau ā Maki, his brother Maeaeariki, his descendant Maheu, and the Te Waiōhua ancestor Marangai. Poataniwha had his main home at Pāremoremo on the North Shore. Te Kawerau ā Maki descend from Poataniwha’s offspring including Rautawhiri, Rangihina and Manaoterangi.

<sup>286</sup> Further detail on this traditional customary use of the land is described below in G. Murdoch, 2000 pp. 47-57,

<sup>287</sup> (Also known as Pukenihihi) Native Land Court (NLC) Kaipara Minute Book (MB) 3, p.41

the mid 1600s. Associations with moa in the study area are described in summary by Sheffield (1963), who notes references to moa having been caught at “Te Tareminga” and “Te pae moa ō tao Kauretahi” near Helensville, as well as “near Riverhead”.<sup>288</sup> This latter reference is to the discovery, around 1700, of the last nest of moa eggs in the district at Pāremoremo, in an event known as “Te Rangi Hua Moa” – “the day of the moa eggs”.<sup>289</sup> I would add that there is also a Kawerau tradition of a moa being caught in the Rangitōpuni Stream Catchment after it dived under water. This place north east of Riverhead is still known as ‘Moa-ruku’. An old Kawerau waiata also refers to “kuranui” or the moa living in the Waitākere district. A moa was also recorded as having been seen and pursued in the Muriwai sand country as late as 1700. “A child was named “Te Kura reia” or “the startled moa” as a result of this well remembered incident.”<sup>290</sup>

1.2.3 On the Muriwai-Waitākere coastline, and sometimes in the Waitematā Harbour, the kekeno or fur seal was caught. It was valued for its protein and skin. Whales, including the tohorā or right whale, often became stranded on Te One Rangatira (Muriwai Beach), again providing a rich source of protein and bone. Likewise whale strandings regularly occurred in the vicinity of Waimanu (the Muriwai Stream mouth), which is the reason for the area’s traditional name “Paenga tohorā” (see Figure 5, Murdoch 2000), or the stranding place of the southern right whale.<sup>291</sup>

1.2.4 Te Kawerau ā Maki also caught young tītī (sooty shearwater) and pakahā (fluttering shearwater) in early summer on the rocky cliffs of the Waitākere Coastline, as well as on the inland ridges of the consolidated ridges north of Motutara.<sup>292</sup> It is for this reason that the name “Ruatītī” was originally applied to the hill west of Kōpironui. This hill, which later became a very significant wāhi tapu, was so named because of the shearwater burrows located there in ancient times.

1.2.5 The eggs of the kāroro (black backed gull), akiaki (red billed gull) and tara (tern) were harvested from colonies located right along the western seaboard. “Tahingamanu” (see Murdoch 2000, Figure 8), the tidal flats near present day Hobsonville, were valued by Te Kawerau ā Maki until well into post European times as a place to catch the kūaka (godwit) in large numbers during late summer. Another coastal bird that was caught along much of the coastline was the kororā (little blue penguin). It was caught during the few weeks in autumn when its oil content made the bird palatable. A favourite spot for catching the penguin was Ana Kororā,<sup>293</sup> near Greenhithe on the Upper Waitematā Harbour (see Figure 8).

1.2.6 Kōkōwai (red ochre) was gathered by Te Kawerau ā Maki from several places on the Waitākere coastline near Piha and north of Te Henga. It was also gathered from Matawhero north of Kaukapakapa and from Waikōkōwai (Anchor Bay, Tāwharanui Regional Park). Te Kawerau ā Maki used a wide variety of stone sources to manufacture stone weapons and implements. Spring-Rice (1999) notes that the South Kaipara Peninsula “possesses no stone”, and describes the basalts and cherts available on the

---

<sup>288</sup>C.M. Sheffield 1963 pp.25-26

<sup>289</sup>Te Rangihūamoā, a famous Waiōhūa ancestress of Te Kawerau ā Maki was named after this event.

<sup>290</sup>G.Graham Ms 120 M59 A.I.M

<sup>291</sup> For more information see G. J. Murdoch –*A Brief History of the Human Occupation of Muriwai Regional Park and its Environs*, Auckland Regional Council March 1994 p.5

<sup>292</sup>This and much of the information in this paragraph was supplied to the author by the late Te Ipu Kura a Maki Taua, Mihi Te Rina Wetere and Hariata Ewe.

<sup>293</sup>Ana Kororā - the ‘penguin burrows’ gave their name a land block near Birkdale. This Block, which was alienated from Te Kawerau ā Maki as an 1848 Crown purchase, has generally been referred to mistakenly as ‘Hanakora’.



eastern side of the Kaipara Harbour. Her report does not mention the treasured source of stone to Te Kawerau ā Maki located at Maukātia (Māori Bay), at the southern end of One Rangatira (Muriwai Beach).

The cliffs and water worn boulders located in the Maukatia area provided one of the most important resources in the wider district. That is, a source of workable stone that was of such immense importance in the pre contact period. Adze “roughouts” were manufactured using basalt eroded from pillow lava at Maukatia. Grinding and polishing stones or hoanga were then used to finish adzes in nearby rock pools. One such place is found on a large rock in the inter-tidal zone at the southern end of the bay. Local basalt was also used to manufacture hand held weapons known as “patu onewa”, as well as such items as files, drill points and sinkers. A significant proportion of stone artefacts found in West Auckland can be sourced to the Maukatia stone working site.<sup>294</sup>

### 1.3 The occupation of the land

1.3.1 Prior to the Ngāpuhi musket raids which impacted on Te Kawerau ā Maki from 1821, the descendants of Tawhiakiterangi enjoyed a highly mobile life style based on a cycle of seasonal resource gathering. Their occupation was focused on the land they retained after the 1730s, but they also regularly visited the areas where they held shared rights with the other descendants of Maki and his children.

1.3.2 Their kāinga in south Kaipara (see Figure 5, Murdoch 2000) included: Kōpironui, Te Horo on the Ruarangihaerere Block immediately south of Kōpironui, Kōpuakai, and Taherenikau just west of Roto Paekawau (inland of Te Korekore Pā). The latter two areas were associated with large kūmara gardens. In the Muriwai area an old kāinga that was identified to me by Kawerau elders is Tikiarere, at the mouth of the Waimanu (Muriwai) Stream (see Figure 8, Murdoch 2000). It was used until the early 1900s while fishing and harvesting the toheroa shellfish, but is now covered by sand. In the Muriwai Valley other former kāinga occupied until the mid 1890s were Te Muriwai,<sup>295</sup> near the site of Foster’s Flax Mill, and, further upstream, Ōkiritoto and Ramapukatea. Large kūmara gardens were maintained around these kāinga. Te Kawerau ā Maki also occupied the Oneonenui area with their Ngāti Te Kahupara and Uri ō Rangiāwhiowhio relatives like Paiura Patu and Te Keepa Matu, until the land was sold by Te Taoū in 1884.

1.3.3 Another kāinga, Ōkaihau, was located beside Roto Ōkaihau on the Pukemokemoke Block. It was again associated with kūmara gardens and the resources of the area’s two small fresh water lakes. In 1871 this kāinga was gifted by Ngāti Te Kahupara and Te Kawerau ā Maki to the Ngāti Whakaue (Arawa) rangatira Hamiora Te Rakato who came from the Rotorua area. He had been gum digging at Waimauku with a group of his people and wished to settle for a time in the Kaipara district. Te Kawerau ā Maki continued to live at Roto Ōkaihau until early this century, at which time a Kawerau ā Maki rangatira Tamihana Tieke was buried nearby.

1.3.4 Te Kawerau ā Maki also lived at Motutara in the lee of the Ōtakamiro Headland until early this century and camped at Maukātia (Māori Bay). This area was used for fishing, shellfish and bird egg gathering. Te Tokaraerae, the large rock shelf below Ōtakamiro

---

<sup>294</sup> G.J. Murdoch 1994 p. 6 with reference to J.M. Lawrence - *The Archaeology of the Waitakere Ranges* M.A Thesis 1989

<sup>295</sup> To Te Kawerau ā Maki “Te Muriwai” is the swampy area at the head of the Waimanu Lagoon and Stream. This stream is now misnamed as the Muriwai Stream or the Ōkiritoto Stream. Ōkiritoto is more correctly the upper waterfall on the stream.

Headland, was a renowned fishing place. At low tide the Pekakūkū reef offshore was ~~F504~~ to gather kutai in fine weather. Another favourite fishing and diving spot was Parihoa located just south of Tirikōhua Point. It is still used on occasion, although its lack of formal title and inaccessibility other than by permission from private land owners is a grievance held by Te Kawerau ā Maki that is examined earlier in this report.

1.3.5 Over the generations Te Kawerau also occupied numerous kāinga on the Waitākere-Manukau coastline.<sup>296</sup> Among them were: Motu, Ōkaihau, Parawai, Waitī, Ōhutukawa, all on the Waitākere Native Reserve (see Figure 6, Murdoch 2000), Anawhata, Wekatahi (Piha), Marae ō Mana (Karekare), Pārāraha, Whatipu, Te Rau ō Te Huia (Huia Bay), Kakamātua, Karangāhape (Cornwallis), Nihotupu and Ngāmoko (Big Muddy Creek), Waikūmete and Maramaratōtara (Little Muddy Creek), Motukaraka (Green Bay) and Te Whau (Blockhouse Bay). These kāinga all contained gardens and were used to harvest sea and forest resources according to the season.

1.3.6 Near the Whau River in the east, Te Kawerau ā Maki maintained seasonal kāinga at Onewherowhero and Wairau (Kelston), Ōrangihina and Ōrukuwai (Te Atatū), and Rangimatariki (Rosebank Peninsula). All of these kāinga were used in conjunction with the harvesting of shellfish and birds, while there were gardens at Rangimatariki. Inland there were kāinga at Te Kōpua (Falls Park, Henderson), Ōratia, Ōpānuku and Ōpareira (Henderson Valley), (see Figure 8, Murdoch 2000). These kāinga included gardens, and were located beside the major east–west trail protected by Pukearuhe Pā, Swanson.

1.3.7 Te Kawerau ā Maki maintained kāinga on the western shores of the Upper Waitematā Harbour at Mānutewhau (Lawson’s Creek), Kōpupāka (Massey-West Harbour), Wai ō Pareira (West Harbour), Tahingamanu and Waiarohia (Hobsonville), Waikōtukutuku and Te Rarawaru (Whenuapai), Ngongetepara (Brighams Creek), Tahunapūpū, Te Ahipekapeka, Maraeroa (Huapai Golf Course), Pītoitoi (South Riverhead), and Taurangatira and Ōrangikanohi (Riverhead), (see Figure 8, Murdoch 2000). The land in this area was generally infertile and not used extensively for cultivation. However these kāinga were used in conjunction with fishing and the harvesting of shellfish, seabirds and tuna (eels). Maraeroa and Taurangatira also gave access to Te Tōangaroa (the Kaipara Portage).

1.3.8 On the eastern shores of the Upper Waitematā Harbour there were kāinga occupied regularly until the Ngāpuhi raids of the 1820s, and then sporadically until the 1840s. These kāinga included Wāwāroa (Chelsea), Rongohau (Kendall Bay), Onetaunga (Soldiers Bay), Wā iti ō Tōroa (Island Bay), and Kaiwhānake (Charcoal Bay), (see Figure 8, Murdoch 2000). Cultivations were maintained at Wāwāroa, but the other kāinga were used for fishing, shellfish gathering and bird snaring. Rongohau was used in conjunction with the catching of pioke shark, which was dried as a winter food supplement. As mentioned previously, it was during a visit to this shark fishing ground in the early 1700s that enmity arose between Te Kawerau and Ngai Riukiuta hapū of Te Waiōhua, leading to the battle at Tamure kānohi nui (Kānohi).

A party of Te Tatua (the Ngai Riukiuta pa of Three Kings) and other people went to fish at Waitemata, for the sharks then in season. There also came there a party of Te Kawerau for the same purpose. These parties began gibing and joking one another, but it was the foolish words of Ruaiti’s elder brothers that provoked Te Kawerau who had caught a large shark. They ‘pukana’-ed at Te Kawerau, who

---

<sup>296</sup> This information and much of what follows was supplied to the author by the late Te Ipu Kura ā Maki Taua, Mihi Te Rina Wetere and Pat Cowan.

This curse led to the Ngai Riukiuta and Te Waiōhua attack on Te Kawerau at Makarau. It later became a reason for some of Te Kawerau ā Maki supporting the Te Taoū attack on Te Waiōhua in the mid 1700s.

1.3.9 Further along the eastern shore of the Waitematā Harbour there were several small kāinga (see Figure 8), including Kaipātiki and Te Wharau ā Kae around the Oruamo (Hellyer’s Creek). This area, which is more correctly known as “Ō-rua-ā-mōkai”, is still a sacred place to Te Kawerau ā Maki as it is the home of the ancient kaitiaki of the Waitemata. Modern speculation about this name is distressing to Te Kawerau ā Maki. This matter is discussed more fully in traditional evidence presented by Te Warena Taua, to the Waitangi Tribunal in March 2000.

1.3.10 North of Ōruāmōkai were several small seasonal kāinga, including, Te Wharemoenanu, Ana Kororā (discussed above in conjunction with the harvesting of penguins), Awaiti and Te Karaka. At the head of the Ōkahukura River (Lucas Creek) was Ōteha (named after Te Ha, the grandson of the Te Kawerau ancestor Manuhiri), Te Horo and Te Wharau. This latter kāinga was occupied until the 1850s with some of the Maxwell family of Ngai Tai who had purchased the land.

1.3.11 Beyond Ōkahukura was Awatiara and several kāinga beside the Pāremoremo River. They included Te Okinga ā Tōroa and Panipani Kōkōwai. This area was particularly important to Te Kawerau ā Maki as a home of their tupuna Rangihina, and the birthplace of their Waiōhua tupuna Rangihuamo. As mentioned earlier in the report, Te Marae ō Hinekākea was maintained here until the 1840s. Te Kawerau ā Maki were involved in the building of a meeting house “Te Whatu ō Tamainupo” on the site in 1909. Te Kawerau ā Maki were to lose access to all of these kāinga on the Upper Waitematā Harbour in the 1840s as a result of the Crown approval of pre-emptive waiver transactions.

1.3.12 Running north through what is now Riverhead Forest to Waitoki the land was infertile and there were few known kāinga. After the Ngāpuhi attack on Rarohara Pā, Whāngaparāoa in 1821, some of the Te Kawerau ā Maki and Ngāti Rongo people took refuge in the Ararimu Valley near Kahutōpuni (see Figure 14, Murdoch 2000).<sup>298</sup> There was also a kāinga and old cultivation known as “Patumāhoe” in the Waikoukou area, just east of Waimauku. To the west of Waitoki was the Waikahikatea kāinga (see Figures 3 & 15, Murdoch 2000) where until the 1860s, Te Kawerau ā Maki visited Tamati Reweti Pou their relative of Ngāti Poataniwha descent.

1.3.13 The early Kawerau occupation of the eastern shores of the Kaipara River north of the Kaukapakapa River is described in Murdoch 2000, at 11.2. Until the 1870s Te Kawerau ā Maki occasionally stayed at Ngāti Rongo kāinga in this area, in particular at Te Rurunga and Arapārera. They also often stayed at Makarau where their relatives Arama Karaka Matuku and Ngahuripoke held land as descendants of Ngawhetu. (Te Kawerau ā Maki also held these rights as descendants of Ngawhetu even though they had not been formally recognised by the Native Land Court.) Te Kahupaake Rongonui, the grand daughter of Arama Karaka Te Matuku, was a close relative of Te Kawerau a Maki and a spokesperson for many of their land issues in Kaipara until the 1950s (see Murdoch 2000,

<sup>297</sup>Tete Ngahuripoke in G. Graham MS 120 M 25 p.6

<sup>298</sup> This episode is referred to by Mereri “an old Kawerau woman” in *A Legend of old Mahurangi*, G. Graham JPS Volume 27 1918 p.88

14.2).<sup>299</sup> The practice of regularly visiting the Maori communities of Arapāreke and Makarau was to continue until the 1950s.

1.3.14 Te Kawerau ā Maki also of course spent a great deal of time staying in numerous kāinga in the Mahurangi area from the 17th to the late 19th centuries. Until the 1890s they often stayed with their relative the Rev. Wi Pomare at Te Muri, Mahurangi, with Te Hemara Tauhia at Te Rapa (near Wenderholm Regional Park), and with Te Matekino at Ōpahi (Mahurangi West).

1.3.15 As I have written elsewhere, Te Kawerau ā Maki, “were secure on their land and continued to move across their domain in the seasonal cycle that had been followed by their ancestors,” until the 1840s.<sup>300</sup> In autumn they travelled from their homes in south western Kaipara, as far afield as Te Rau ō Te Huia on the Manukau and Te Matarae ō Manaōterangi (Kauri Point) on the Waitematā, to catch the pioke shark. They also crossed to their kāinga on the Upper Waitematā to harvest birds and shellfish. This is illustrated by the contents of middens found on the Waitākere coastline at Te Henga. They include species such as the cockle, mud snail, scallop, pipi, rock oyster and Arabic volute, which were brought back from the Waitematā and Kaipara Harbours.<sup>301</sup>

1.3.16 This mobile lifestyle and the accompanying reciprocal exchange of food between the hapū of Te Kawerau was well illustrated by the statements of Kawerau elders interviewed by George Graham early in the 19th century. They noted that the Te Kawerau ā Maki rangatira Te Au o Te Whenua was,

a great cultivator of food and storer of provisions - His pa Te Korekore (at Muriwai) was reputed to be the best provisioned fortress in these districts (Kaipara). His great likeness for dried eel induced his fond brother in law (Rautawhiri) to keep him well supplied therewith from his district where the eel abounded in the Kotukutuku (Waikōtutuku near Hobsonville), Paremuremo and other neighbouring rivers.<sup>302</sup>

1.3.17 The Te Kawerau ā Maki leader Te Wataruihi Tawhia provided further confirmation of the mobility of his people while giving evidence in the Kaipara Native Land Court. He stated that his tupuna Taimaro (Manu), who generally lived in south western Kaipara, maintained a pa known as “Pukeruhiruhi”<sup>303</sup> at Tāwharanui near Ōmaha.<sup>304</sup> Te Wataruihi also noted that his father Te Ngerengere had travelled to Hauturu (Little Barrier Island) the home of his tupuna Maki and Mataahu.<sup>305</sup> He likewise travelled to northern Kaipara on occasions to visit his mother’s relatives, the Ngāti Kaiwhare hapū of Te Uri ō Hau (see also 12.1, Murdoch 2000).

#### 1.4 Te Ao Hou – the modern world

1.4.1 In 1836 Te Kawerau ā Maki returned from exile in the Waikato (as explained at 8.2, Murdoch 2000). In this period they had declined considerably in numbers, like their other Kawerau and Ngāti Whātua relatives, thus they lived together for security from further Ngāpuhi attack. In 1837-38 Te Kawerau ā Maki returned to Kaipara at the same time as

<sup>299</sup> This relates in particular to the land taken by the Crown for sand stabilisation south of Kōpironui.

<sup>300</sup> G.J. Murdoch, ‘Ngā Tohu ō Waitākere’, in *West Auckland Remembers*, J. Northcote-Bade (ed) 1990 p.15

<sup>301</sup> J.T. Diamond & B.W. Hayward 1979 pp.14-15

<sup>302</sup> G. Graham, Ms. 120 M14, 1914

<sup>303</sup> This pā is also known as Pukenihihihi.

<sup>304</sup> NLC Kaipara M.B. 3 p.40

<sup>305</sup> NLC Kaipara M.B 4 p.85

the Te Taoū leader Matini Murupaenga. Their occupation became focused on Kōpua, Muriwai and Te Henga, where they built a “musket pā” named “Parawai”.

1.4.2 From the late 1840s Te Kawerau ā Maki began to adopt a more sedentary lifestyle, particularly as their ancestral land was rapidly alienated. They became confined to ‘native reserves’ from 1853. These reserves did not reflect the Kawerau ā Maki associations with the district and were confined to the west coast. No reserves were set aside for them in the Upper Waitematā Harbour area or in eastern Kaipara. The traditionally mobile seasonal cycle of resource gathering practiced by Te Kawerau ā Maki for centuries became increasingly restricted. By 1860 it had been curtailed as European settlement proceeded apace in all parts of the district.

1.4.3 One of the first European settlers on the Waitākere coastline John Neale Bethell noted that the Te Kawerau ā Maki kāinga of Waitī at Te Henga (Bethell’s Beach) was by the 1890s still however well resourced.

In those days they had an abundance of all kinds of food and their whares were the last word in comfort. As soon as night closed in, everyone made for the whare, with a good charcoal fire in the centre, with sandstone bricks around it ... At one Christmas feast there were 150 guests at the one table and an abundance of food for all.<sup>306</sup>

1.4.4 A focal point of the Te Kawerau ā Maki occupation of Kaipara and their surrounding ancestral land were their many pā or fortifications. Some of these ancient pā (see Figures 2-4, Murdoch 2000) like Ōtakānini, Pukewhau, Te Pua ā Te Marama, Kaikai, Te Horo, Te Mākiri, Maramatāwhana and Tīneki were taken by Te Taoū in the 1700s. They are nevertheless still extremely significant to Te Kawerau ā Maki as the former homes of their ancestors.

1.4.5 There are many other pā of particular significance to Te Kawerau ā Maki within south Kaipara. In the Kōpironui area these include Pukewera and Te Horo, which is now covered by sand. The Motutara (Muriwai) area, being located at the southern end of Te One Rangatira, was of major strategic importance, and was protected by a number of pā. As was pointed out to me many years ago by Te Kawerau kaumatua when referring specifically to Muriwai, these pā were more than just fortifications -

These defensive positions were not merely places of refuge, but were “tohu rangatira” or symbols of chiefly power and nobility. They still provide a direct physical and spiritual link with those ancestors who constructed and occupied them, and are thus of immense importance ... The Motutara area was protected by three pā. They included the headland pā of “Otakamiro”, the adjoining refuge located on “Motutara” rock stack, and the inland pā of “Matuakore”. This latter fortification protected the southern ridgeline pathway known as “Te Ara Kanohi” which ran south to Te Henga. The cultivations and resources of the area adjoining the dune impounded lakes of Okaihau and Waitewhau were protected by “Tukautu” the well preserved pā located in “Houghton’s Bush”. The Muriwai Stream Valley, and in fact the whole surrounding area, was defended by the large headland pā known as Te Korekore.<sup>307</sup>

---

<sup>306</sup>J.N. Bethell, ‘Pioneering in the Waitakere Ranges’, in *Auckland-Waikato Historical Journal*, No.12, 1968, p.5

<sup>307</sup>G.J. Murdoch 1994 p.6

1.4.6 The massive headland pā of Te Korekore (see Figure 5, Murdoch 2000) is of ~~FS04~~ significance to Te Kawerau ā Maki because it was the home of their founding ancestor Tawhiakiterangi and his direct descendants, Taimaro, Te Au o Te Whenua, and Kowhatukiteuru. While Te Korekore was attacked on a number of occasions it was not taken from Te Kawerau ā Maki. Further south on the south western edge of the study area are a number of pā protecting the Waitākere River Catchment. They include Tirikōhua, Te Wahatahi, Te Tuahiwi o te rangi, Te Taiapa, Puketōtara, Koropōtiki, Poutūterangi, Te Paekaka, Pakōhatu, and the island pā of Te Ihumoana and Kauwahaia (see Figure 6, Murdoch 2000). There are few pā in the Upper Waitematā Harbour area as it was generally only occupied in association with seasonal resource gathering. Major pā of importance to Te Kawerau ā Maki in this area include: Te Matarae o Manaōterangi (Kauri Point), Maunganui, Tauhinu and Panipani Kōkōwai (see Figure 8, Murdoch 2000). The loss of these places in their entirety since 1840 has been of great ongoing hurt to the mana and identity Te Kawerau ā Maki.

## 1.5 The cultural landscape

1.5.1 Over time Te Kawerau ā Maki developed an intimate association with the landscape of their tribal rohe. It is covered in sites of cultural significance. All of these places are “tohu” or landmarks that tell of the creation of the land, its topography, its physical resources and their use, and of events of importance and the ancestors associated with them. Of particular significance are kāinga or former settlements and the pā that defended them. Here by way of example I will provide a few examples of pā of significance to Te Kawerau ā Maki, in order to show their geographic spread. In southern Kaipara are Kaikai, Tīneki and Te Korekore. In the north west of West Auckland are Tirikōhua, Te Wahatahi, Te Tuahiwi o Te Rangi, Te Taiapa, Puketōtara and Koropōtiki. On the western side of North Shore are Panipani Kōkōwai, Te Tauhinu, Maunganui and Te Matarae o Mana. On the eastern side of North Shore are Te Rāhōpara o Peretū and Te Pā o Kura. On the western edge of the Tamaki Isthmus is Rangimatariki (now largely destroyed).<sup>308</sup> On the south eastern edge of West Auckland are Pukearuhe and Ōrātia. Along the southern shores of the Manukau Harbour are Te Whau, Motukaraka and Te Tokaroa. On the south western edge of the Waitākere Ranges are Te Kā ā Maki, Ōmanawanui and Pārāraha and Te Kākā Whakāra, to name but a few.

1.5.2 This network of sites of cultural significance to Te Kawerau ā Maki, “extends from Purapura (at the Waikato River mouth) in the south, to Tomorata (east of Wellsford) in the north, and includes the offshore islands Aotea (Great Barrier Island) and Te Hauturu o Toi.”<sup>309</sup> It is not appropriate to provided further detail on these places of significance to Te Kawerau ā Maki in this report. (Further information relating to places of significance to Te Kawerau ā Maki can be found at Murdoch 2000, at 6.3 and 7.2 March 2000, and on maps found within Attachments A, B and C in evidence presented by G. Murdoch to the Waitangi Tribunal in 2006. The following sources<sup>310</sup> also provide considerable detail regarding these places of cultural and historical significance to Te Kawerau ā Maki.

- *Waka Huia* TVNZ television programme 1988 (describing Te Kawerau ā Maki tribal history including ancestral associations with West Auckland, Ōrākei and the

<sup>308</sup> Note Rangimatariki is an old Kawerau pā and kāinga located on the northern end of the Rosebank Peninsula. Judge F.D. Fenton in the map accompanying his Ōrākei Judgement mislocates Rangimatariki on the northern shores of the Manukau Harbour at Waikūmete and Maramaratōtara (Little Muddy Creek). His map, which covers settlement around the region 1750-1840, contains a number of important errors. Fenton mislocates Te Onewa at Kauri Point, when it should be at Northcote Point, and he mislocates Kōpūpaka at Henderson when it is located at West Harbour.

<sup>309</sup> G. Murdoch, March 2000, p.60

<sup>310</sup> The first four of these sources were provided by Te Kawerau ā Maki to OTS in 2005.

- *Shakespear Regional Park Management Plan*, ARC , September 1991 (Whāngaparāoa and references to the North Shore)
- *Wenderholm Regional Park Management Plan*, ARC, October 1995 (Mahurangi and references to the North Shore and Waitākere)
- *Tawharanui Regional Park Management Plan*, ARC, 1992 (includes discussion of the wider Te Kawerau confederation and references to Te Kawerau ā Maki)
- *Jade River – A History of the Mahurangi*, R.H. Locker, 2001 (includes references to Mahurangi and the wider Te Kawerau confederation).

This cultural landscape remains of central importance to Te Kawerau ā Maki. It overlies the land in a rich mosaic that brings meaning, order and identity to the iwi.

## **ATTACHMENT 2**

### **1.0 Old Land Claims, West Auckland, 1836-1845**

#### **1.1 Pre-Treaty Claim - OLC 629 The Manukau and Waitematā Land Company Claim.**

1.1.1 This transaction, negotiated with Ngāti Whātua, stemmed from a pre-Treaty purchase made by a Hokianga based timber merchant Thomas Mitchell on 11 January 1836. It was later taken up by the Manukau and Waitematā Land Co. Although it was

only estimated at 50,000 acres, this claim included all of what is now known as Waiāpapa City and the south western edge of Rodney District. This transaction theoretically left Te Kawerau ā Maki landless within the heartland of their tribal rohe. Ultimately only 1927 acres were granted to the Manukau and Waitemātā Land Co. at Cornwallis, although the Company also received scrip valued at £4,844. The significance of the Karangāhape (Cornwallis) area to Te Kawerau ā Maki is described in Murdoch, 2000, and Taua, 2000. Te Kawerau ā Maki continue to maintain a relationship with Karangāhape as is symbolised by the carved pou erected there in 2002.

## **1.2 Pre-emptive waiver claims**

1.2.1 Between 1844 and 1845 a significant area of land (surveyed at 21,856 acres) within the southern and south eastern area of West Auckland was alienated through private purchases transacted with Ngāti Whātua ō Ōrākei, in particular after the Crown pre-emption was removed on 26 March 1844. These transactions included:

### **OLC 1326 Henderson & McFarlane**

1.2.2 This transaction was undertaken in 1844<sup>311</sup> by timber millers Thomas Henderson and John McFarlane. The claim, which covered the Henderson, Henderson Valley, Te Atatū, Ōrātia, Rānui, Swanson and Massey areas, was surveyed at 17,784 acres. Five thousand acres were granted to the claimants, with the remainder reverting to the Crown. The land, like that involved in the West Auckland Old Land Claims listed below, was included in the Crown's 1853 and 1856 Hikurangi purchases. This transaction alienated many places of social, economic, cultural and spiritual significance to Te Kawerau ā Maki between Wai ō Pareira and Mānutewhau at the mouth of the Henderson Creek, and Ōpareira, Ōpānuku, Parekura and Ruaōtewhenua inland of what is now Henderson.

### **OLC 1149 Alice Porter**

1.2.3 This transaction undertaken in the New Lynn (Te Rewarewa) area by Alice Porter on 10 January 1845 was estimated at 600 acres but surveyed at 364 acres. 323 acres were granted, with 40 acres reverting to the Crown.

### **OLC 1150-54 Porter Family**

1.2.4 This transaction in the Tītīrangi area was undertaken by the Porter family in the same period as Alice Porter's purchase. 4300 acres were claimed. 3594 acres reverted to the Crown with £270 compensation paid.

### **OLC 1227-28 R. S. Thompson**

1.2.5 This transaction, surveyed at 3398 acres, was undertaken by R.S. Thompson on 4 March 1845. 1144 acres were granted with the residue of 2254 acres reverting to the Crown.

### **OLC 1251 C. Robinson and W.Hart**

1.2.6 This transaction undertaken by Robinson and Hart in the Whau Portage (New Lynn) area was surveyed at 310 acres. The claim was disallowed with £27 compensation paid and the land reverting to the Crown.

### **OLC 1204 C. Fulton - Rau ō Te Huia**

1.2.7 This transaction for 700 acres at Rau ō Te Huia (Huia Bay) was undertaken by timber merchant Christopher Fulton in February 1845. The transaction was signed by the Te Kawerau ā Maki leader Tawhia (Te Watarauhi Tawhia) and two rangatira of Ngati Kahukoka from Āwhitu. It involved land located on the western side of Huia Bay, with

---

<sup>311</sup> The exact date is not stated in the claim documents



“Papakawau, and Whārenga – Manawanui” being reserved. In 1858 Commission ~~F304~~ deemed the land (including the reserved land) to have been part of the Crown’s Hikurangi Block purchase of 10 November 1853.

#### **PC 244**

1.2.8 This claim by J.J. Merrett for 50 acres at what is now Big Muddy Creek was cancelled. It and the surpluses from the six previously mentioned claims were acquired by the Crown through the Whau Portage, Tītīrangi, Pukeatua and Nihotupu purchases of 1848.

### **2.0 Old Land Claims, Upper Waitematā Harbour, 1844-1845**

2.1 Almost all of the timber-rich land adjoining the Upper Waitematā Harbour was alienated by Ngāti Whātua ō Ōrākei to private purchasers between late 1844 and early 1845 after the removal of Crown pre-emption on the purchase of Māori land. The old land claims involved, which covered approximately 14,925 acres, are listed below. The Kawerau ā Maki ancestral and enduring associations with this land are described in detail in evidence presented to the Waitangi Tribunal in 2000 by Te Warena Taua<sup>312</sup> and Graeme Murdoch.<sup>313</sup> Countless places of economic, social, cultural, historical and spiritual significance to Te Kawerau ā Maki were alienated by the Old Land Claims process in which Te Kawerau ā Maki played no part.

2.2 Te Kawerau ā Maki associations with this land are claimed not only from the eponymous ancestor Te Kawerau ā Maki (Tawhiakiterangi), but also through his brother Maeaeariki and his decendants Kahu (Ngāti Kahu) and Rangihina (Ngāti Poataniwha). These associations remained intact at 1840, with Te Kawerau ā Maki remaining in occupation of at least part of the land at Marae ō Hinekākea, Pāremoremo, until c.1918.

2.3 These Old Land Claims surrounding the Upper Waitematā Harbour included the following:

#### **OLC 1/1198 T. Weston**

2.3.1 This transaction undertaken on 26 September 1844 related to Herald Island (Motu Pākihi). It was disallowed and the land reverted to the Crown who granted it to S. Wood 6 March 1845.

#### **OLC 1/1161 W. Gamble**

2.3.2 This transaction undertaken on 25 October 1844 related to 72 acres at Pukapuka, Ōruāmō Creek. It was allowed and granted by the Crown.

#### **OLC 1/1141 C. Fulton & G. Elliott**

2.3.3 This large claim for 1708 acres was transacted on the north eastern edge of what Te Kawerau ā Maki claim to be their exclusive rohe at Maraeroa (just north of Brigham’s Creek) on 1 November 1844. The claim was disallowed with the claimants receiving compensation of £90 17s. The land reverted to the Crown and was later verified by the Crown’s 1 July 1853 purchase of the Te Kauri Block.

#### **OLC 1/1186 and 1/1187 J.A. Langford & F. Gardiner**

2.3.4 This claim for an estimated 1000 acres at Lucas Creek was transacted in November 1844 and May 1845. The claim was disallowed and the land reverted to the Crown.

---

<sup>312</sup> Te W. Taua, 2000

<sup>313</sup> G.J. Murdoch, 2000

**OLC 1/1158/1160 R. White & G. Wilson**

FS04

2.3.5 This claim for an estimated 1000 acres at Kaipākau near Kumeū was transacted in 18 November 1844. It was disallowed with debentures being issued to the claimants for £65. The land reverted to the Crown.

**OLC 1/1155-1157 J. Harris & A.J. Hatfield**

2.3.6 This claim for an estimated 2400 acres at Whatiki (Whatatī) near Riverhead was transacted on 10 December 1844. It was awarded but relinquished to the Crown in return for debentures.

**OLC 1/1133 J. Moore**

2.3.7 This claim for 1000 acres at Mahoenui (Coatesville) was transacted on 12 December 1844. It was ultimately granted to J. Moore under the Land Claims Settlement Act 1856.

**OLC 1/1142 J. Polack & C. Partridge**

2.3.8 This claim for an estimated 800 acres (surveyed at 630 acres) at Ōkahukura (Lucas Creek) was transacted on 14 December 1844. The land reverted to the Crown and compensation of £57 was issued to the claimants.

**OLC 1/1143 J. Waite**

2.3.9 This claim for an estimated 100 acres (surveyed at 36 acres) at “Kotewaatira” near Riverhead was transacted on 3 December 1844. It was granted by the Crown.

**OLC 1/1144 T.F. McGauran**

2.3.10 This claim for 20 acres at the head of the Pāremoremo Creek was transacted on 20 December 1844. It was granted.

**OLC 1/1173 W. Harkin & J. Egan**

2.3.11 This claim for 200 acres at the head of the Lucas Creek was transacted on 25 December 1844. 151 acres were granted.

**OLC 1/1174 E. Murray**

2.3.12 This claim for 20 acres at Ōkehutara at the “Kaipara Landing” was transacted in December 1844. It was disallowed and the land reverted to the Crown.

**OLC 1/1162-1165 A. Chisholm**

2.3.13 This claim for 1200 acres at Ōkahukura (Lucas Creek) was transacted on 30 December 1844. It was disallowed and the land reverted to the Crown.

**OLC 1205 W. Hughes & T. Somerville**

2.3.14 This claim for an estimated 400 acres at Waiarohia (Hobsonville) was transacted on 17 January 1845. It was disallowed and the land reverted to the Crown.

**OLC 1/1190 W. McDonald**

2.3.15 This claim for an estimated 900 acres on the western side of the Rangitōpuni Creek (Riverhead) was transacted on 9 January 1845. The claim was not pursued and the land reverted to the Crown.

**OLC 1/1195 M. Kelly**

2.3.16 This claim for 800 acres between Pāremoremo and Riverhead was transacted on 10 January 1845. 500 acres were granted and the residue reverted to the Crown.

**OLC 1/1206 S.A. Wood**

2.3.17 This claim for 450 acres at Kīkītangiai (Lucas Creek) was transacted on 17 January 1845. The land reverted to the Crown and the claimant received £45 compensation.

**OLC 1/1197 J. Fair**

2.3.18 This claim for 800 acres at Pāremoremo purchased on 30 September 1845 was not investigated until 1859. The widow of John Fair received a grant for 500 acres and compensation.

**OLC 1/1196 M. Kelly (Fair)**

2.3.19 This claim for 800 acres at Hokowhitu (Albany) was transacted in early 1845. 500 acres was granted.

**OLC 1/1290 W.F. Blake**

2.3.20 This claim for 200 acres at Heruroa (Coatesville) was transacted on 1 November 1845. It was not prosecuted and the claimant received compensation for £19.

**OLC 1/1244 P. Coyle**

2.3.21 This claim for 20 acres at Lucas Creek was transacted on 24 March 1845. It was disallowed and the land reverted to the Crown.

**OLC 1/1247-1248 J. Blythe & G. Scott (Brigham's Claim)**

2.3.22 This claim for 1600 acres between Brigham's Creek and Hobsonville was transacted on 9 November 1845. The claim was settled in 1857 with 1971 acres being granted to J. Brigham and 256 acres reverting to the Crown.

**OLC 1/1287 D. Clucas**

2.3.23 This claim for 800 acres at Rangitōpuni (Riverhead) was transacted on 24 December 1845. It was originally disallowed although 500 acres and compensation were granted in 1859.

**OLC 1/1296 C. Stuart**

2.3.24 This claim for 400 acres at Rangitōpuni (Riverhead) was transacted on 24 December 1845. It was on sold to A. Rooney with 400 acres being granted in 1855.

**OLC 1/1263 T. Russell, W. Sansom & E. Brereton**

2.3.25 This claim for 1000 acres at Mahoenui (Coatesville) was transacted on 26 June 1846. It was disallowed and the land reverted to the Crown.

**3.0 Old Land Claims, North Shore –Mahurangi, 1839 – 1845****3.1 Introduction**

3.1.1 At 1840 Te Kawerau ā Maki held unextinguished ancestral rights and associations with parts of Te Whenua Roa ō Kahu (the North Shore) and the Mahurangi coastline, as well as with offshore islands such as Tiritiri Mātangi. These rights are claimed in particular through descent from Maki and his son Maeaeariki and grandchild Kahu. These ancestral rights were formally recognised by the Native Land Court when title to the Maungatauhoro (Wenderholm Regional Park, Puhoi), and Mangatāwhiri (Tāwharanui-Ōmaha) blocks was awarded to Te Kawerau ā Maki 1866-1875. The enduring relationship held by Te Kawerau ā Maki with this eastern coastline is recognised by the Auckland Regional Council in its Regional Parks Strategic Plan. It is also formally recognised by the Crown in the Department of Conservation Auckland Conservancy Management Strategy

3.1.2 All of the Old Land Claim transactions in this area impacted on Te Kawerau ā Maki and the wider Te Kawerau descent group of Ngāti Kahu, Ngāti Poataniwha, Ngāti Kā, Ngāti Rongo and Ngāti Manuhiri. They were in the main concluded with non resident tribes of the Marutūahu confederation. Those transactions that impacted most directly on the shared interests of Te Kawerau ā Maki are described only in summary below. More detailed information on these transactions is available from Rigby (August 1998) and Belgrave et al (April 2006).

### **3.2 Mahurangi**

Pre Treaty transactions included:

#### **OLC 1/337 T. Millon & J. Skelton,**

3.2.1 This transaction for 5000 acres at Te Pau, Matakana was undertaken on 11 December 1839. The maximum grant of 2,560 acres was awarded to the claimants

#### **OLC 722 W. Webster & R. Dacre**

3.2.2 This transaction involving an estimated 10,000 acres between Whāngateau Harbour and Point Rodney was undertaken some time in 1839. 1,944 acres were granted.

#### **OLC 1/453 H. Tayler (Edward Abell)**

3.2.3 This transaction at Te Weiti (Long Bay – Ōkura and Arkles Bay) involving an estimated 20,000 acres was dated 18 November 1839. The Crown ultimately granted 2235 acres in 1859.

#### **OLC 1288 Whitaker & Heale,**

3.2.4 This purchase of Taungamaro Island, Matakana Harbour (approximately 2 roods) was dated 15 October 1845. The claim was disallowed and the Crown retained the island.

Pre emption waiver claims included:

#### **OLC 1094 R. & D. Graham**

3.2.5 This transaction for 20 acres at Waiwerawera (Waiwera Hot Springs) was undertaken on 1 June 1844. The claim, including possession of the hot springs, was allowed and the land granted.

#### **OLC 1260 Hatfield, Moore and Bucklingham**

3.2.6 This transaction for an estimated 900 acres at Te Weiti (Wade River mouth) was undertaken on 18 October 1844. After the joint claim was disallowed Hatfield was granted 900 acres and the other claimants received £42 10s compensation.

#### **OLC 1137/39 W. Smithson**

3.2.7 This transaction involving 2400 acres (800 acres claimed) at Waiwerawera was undertaken on 13 February 1845. The claim was disallowed.

#### **OLC 1159 R. White & G. Wilson**

3.2.8 This purchase of 1000 acres inland of Long Bay/Ōkura was transacted on 21 February 1845. An order for 1000 acres was issued by the Crown along with debentures for £43 12s.

#### **OLC 1/258 Matakana Islands J. L. Heydon**

3.2.9 This purchase on 18 May 1845 of the islands of “Mautahora” (Motuora)<sup>314</sup>, “Motuketaketa” (Motuketekete) and Moturiki (estimated at 300 acres in total) was dated 18 May 1845. The Crown claimed ownership of the islands as a result of the Ōmaha & Mahurangi purchase 1841, although Motuora estimated at 72 acres was granted to the claimant.

**OLC 1276 J. Hatfield**

3.2.10 This purchase of 900 acres at Te Weiti was transacted on 19 June 1845. The claim was disallowed, although 370 acres were ultimately awarded to J. Salmon in 1862.

**OLC 1261 J. Williamson**

3.2.11 This purchase of 900 acres at Te Taruna (Ōrewa) was transacted 10 September 1845. This claim was disallowed, although compensation was paid in association with the settlement of Buckingham’s share in OLC 1260.

## **ATTACHMENT 3**

### **CROWN PURCHASES IN EASTERN KAIPARA 1854-1868**

#### **1.0 Blocks impacting on Te Kawerau ā Maki shared ancestral interests**

##### **Ahuroa & Kourawhero 22 June 1854**

1.1 This 14,867 acre block of land, extending inland from the Arapārerā River to the Hōteō River, was purchased by Johnson from 20 signatories described as “the chiefs and

---

<sup>314</sup> Traditionally known as Te Mau Tohorā ā Manaia

freemen of the Kawerau”. The consideration paid was £800. Most of the signatories ~~FS04~~ not resident on the land but could assert their rights to the land as descendants of Maki and his eldest sons Manuhiri and Ngawhetu. Te Kawerau ā Maki also held these rights but were not signatories to the deed which was signed at Mahurangi Town (either present day Warkworth or nearby Scott Point).

#### **Wainui 22 June 1854**

1.2 This 13,300 acre block, extending eastward from Waitoki to the Mahurangi coastline, was purchased by Johnson at the same time as the Ahuroa and Kourawhero transaction. It was again signed at Mahurangi Town by twenty four “chiefs and freemen of the Kawerau”. Te Kawerau ā Maki held ancestral rights to this land but were not signatories to the deed. Like the Ahuroa and Kourawhero transaction the deed was not accompanied by a plan, with both blocks being surveyed some time later.

#### **Parekakau June 1854**

1.3 This 1710 acre block, located in the Waitoki area east of Kaukapakapa, was purchased for £100 from Kereihi the wife of Wiremu Reweti Pou who lived at nearby Waikahikatea. A deed for this transaction has not been sighted. Te Kawerau ā Maki, as descendants of Rautawhiri and Rangihina of Ngāti Poataniwha, had an ancestral interest in this land but were not involved in the transaction.

#### **Onewherowhero (Waitematā) 31 December 1856**

1.4 This 172 acre block, located in what is now Riverhead Forest, was purchased by the Crown to complete the “mopping up” of the surplus pre-emptive waiver land between Kaipākau and Whatatī. The transaction was negotiated by John White and William Baker of the Land Purchase Department, with the sole Māori signatory being Paora Tuhaere of Ōrākei. The consideration paid was £25. Te Kawerau ā Maki had an ancestral association with this land, as is explained in relation to the Kaipākau-Whatatī pre-emptive waiver claims like that of William McDonald. It is possible that they received some payment for the land from Paora Tuhaere who had always been relatively close to the Te Kawerau ā Maki people as he had been born among them at Hikurangi (Piha) in c. 1821. He became closer to them as he emerged as a rangatira in adulthood, and in particular after he lent them support during the Puatainga episode of 1854.

#### **Kaukapakapa (North or East) 8 December 1858**

1.5 This 5787 acre block was the first purchase transacted by John Rogan in South Kaipara. It was concluded after strenuous efforts by Te Otene to resolve the ongoing dispute over Honey’s Claim, which made up most of the block. The consideration paid was £500. The deed was witnessed by 37 signatories representing “the chiefs and people of Ngatiwhatua”. A number of the signatories were of Kawerau descent, for example, Kaupapa, Te Tahamate, and Tamati Reweti Pou. None of the leading rangatira of Te Kawerau ā Maki signed the deed, although it is possible that they were represented by the young rangatira Ruarangi.

1.6 This land lay to the north of the land taken by conquest by Te Taoū in the eighteenth century. The Te Kawerau ā Maki people had a shared right to the land along with the descendants of Ngawhetu (Ngāti Rongo). They may have also held a similar right in the Kaukapakapa West Block. It should be pointed out, as Dr. Barry Rigby has stated in regard to representation that in the Kaipara “Native District”, Judge John Rogan usually treated most of its nineteenth century Māori residents as Ngāti Whātua.”<sup>315</sup> His predecessor, John Grant Johnson, had been much more careful in distinguishing between,

---

<sup>315</sup> B. Rigby, 1998, p.16

Ngāti Whātua, Ngāti Rongo and Te Kawerau in his eastern Kaipara and Mahurangi transactions.

1.7 The purchase deed stipulated that Whakatīwai and Tuapou were excluded as reserves for Te Otene and Te Keene respectively. These two areas were old kāinga occupied by the descendants of Ngawhetu (Ngāti Rongo). They provided important canoe landing places for people travelling north or east through southern Kaipara. Within thirteen months Rogan had negotiated the purchase of both reserves.

#### **Te Keene's Reserve 5 January 1860**

1.8 This reserve, estimated at 30 acres, had been set aside during the 1858 Kaukapakapa North transaction and held in trust by Te Keene Tangaroa. The reserve protected the Tuapou canoe landing and kāinga on the Kaukapakapa River. It was purchased by Rogan from Te Keene, Paraone and Paora for £15.

#### **Te Otene's Reserve 6 January 1860**

1.9 This reserve, estimated at 200 acres, had also been set aside during the 1858 Kaukapakapa North transaction and had been held in trust by Te Otene Kikokiko. The reserve protected the Whakatīwai canoe landing and kāinga which Rogan informed McLean in 1858, "the Natives could not be induced to surrender." Rogan with John White's assistance, purchased the reserve from Te Otene for £27. A great deal of pressure had obviously been put on Te Keene and Te Otene by Crown officials in order to get them to alienate such strategically important reserves that had been carefully set aside a year earlier.

1.10 The loss of these reserves was to impact on Māori travellers on the Kaipara. This included Te Kawerau ā Maki who used these reserves when travelling to nearby Waikahikatea kāinga, eastern Kaipara and Mahurangi. District Commissioner Rogan obviously did not respect Māori wishes to secure such reserves in perpetuity, as exemplified by a memorandum concerning small reserves set aside by Te Mangamatā in the Ōkākā and Waiōneke Block purchases (South Head, Kaipara). Rogan stated,

I submit that it will be very desirable to have the reserves purchased, as they might otherwise become an annoyance to persons hereafter, who might be running cattle on Okaka and Waioneke.<sup>316</sup>

#### **Kō Mōkoriki No.1 29 September 1862**

1.11 This extensive 35,395 acre in land block extended from Kaukapakapa north to Arapārera. It was purchased by Rogan from Te Hemara Tauhia and fifteen other signatories of "Ngāti Rongo" for £3,500. Te Kawerau ā Maki, as descendants of Ngawhetu had a shared right to this block, which they knew as "Mōkoriki".<sup>317</sup> Their rights to land in the area were recognised in the 1866 Mahurangi Land Court, however, they were not signatories to this transaction. The block included the sacred battle site of "Tamure kanohi nui" (See G. Murdoch, 2000, Figure 4)

#### **Kō Mōkoriki No.2 4 November 1862**

1.12 This 395 acre block, located on the eastern edge of Kō Mōkoriki No. 1, included the important kāinga and wāhi tapu "Mihirau" (now Pūhoi village) which was identified on the deed plan. It was purchased by Rogan from Te Hemara Tauhia and Te Keene Tangaroa

<sup>316</sup> J. Rogan Memorandum, 7 December 1861, *Epitome of Official Documents in Reference to Native Reserve*, No.72, p.38

<sup>317</sup> Here the Māori particle "Kō" has been incorrectly added to the proper name "Mōkoriki".

### **Matawhero 26 November 1862**

1.13 This 5480 acre block, and the adjoining 24 acre Te Karae Headland Reserve, was purchased by Rogan from ten signatories of Ngāti Whātua and Ngāti Rongo, most of whom were not resident in the area. The consideration paid was £685. Once again the Te Kawerau ā Maki shared ancestral interest in this land, as descendants of Ngawhetu, was not recognised by the Crown.

### **Ararimu 14 February 1863**

1.14 This 7165 block (see G. Murdoch, 2000, Figure 14) located in the Ararimu Valley north of Riverhead Forest was purchased by Rogan from Paora Tuhaere and four Ngāti Whātua rangatira resident at Ōrākei for £1433. Te Kawerau ā Maki, like the signatories to the deed, had shared customary interests in this land through their Ngāti Poataniwha descent. Again it is possible that Paora Tuhaere distributed some of purchase money to Te Kawerau ā Maki, although there is no record of this having taken place.

1.15 Ararimu was named after the cross country ridge line pathway “Te Ara Rimu” which extended north from Pukeharakeke and Te Ahu, in what is now Riverhead Forest, and on to the Waitoki Valley. Located on the southern edge of the block land was the wāhi tapu of Onehungahunga and the kāinga where many of Te Kawerau took refuge after the Ngāpuhi attack of 1821. On the north eastern edge of the block was the sacred hill, Pukeatua. On the western edge of the block was Kahutōpuni (see G. Murdoch, 2000, Figure 14) where Ngāti Poataniwha and Te Taoū made peace in the mid 1700s.

### **Pukeatua 20 January 1864**

1.16 This large inland 23,800 acre block extended north from Ararimu to Parikakau and Wainui, which had earlier been sold to the Crown by “the chiefs and freemen of Te Kawerau”. The block was sold by eight signatories of Ngāti Whātua to John Rogan for a consideration of £3550. An additional payment of £120 was also made to Hetaraka Takapuna of Ngāti Poataniwha. Again, Te Kawerau ā Maki had a shared right to this land through their Ngāti Poataniwha descent but were not signatories to the deed. The Waikahikatea kāinga (see G. Murdoch, 2000, Figures 3 & 15) on the north western edge of the block was excluded from the sale as a reserve. As stated earlier, Te Kawerau ā Maki sometimes stayed in this kāinga with their relative Tamati Reweti Pou, in whose name the reserve was set aside.

### **Waitangi 26 June 1865**

1.17 This 4039 acre block was the first Crown purchase in south eastern Kaipara to impact on Te Kawerau ā Maki, after title was first determined by the Native Land Court. Title to the block was awarded to Te Hemara Tauhia and Hori Te More Totara without objection. Both were non resident rangatira of Ngāti Rongo who claimed their land rights in the district from Ngawhetu. Te Kawerau ā Maki partially shared these rights in Waitangi and surrounding blocks as descendants of Ngawhetu and his children. The Te Taoū relationship with the land was claimed through Pokopoko whiti te ra, the son in law of Ngawhetu, and through gifts made by his son Te Wairoa. The transaction was negotiated by Rogan and the signatories to the deed included eleven rangatira of Te Taoū and Ngāti Rongo ancestry. The consideration, paid over a ten year period as signatures were slowly gathered, was £762 15s.

### **Taupaki (part) 18 September 1867**

1.18 This 118 acre allotment, which the Crown had presumed was part of the Kumeū



Purchase, had been sold by the Crown to Government surveyor William Farley Blake~~ES04~~ in turn had on sold the land to fellow surveyor John O'Neill who was to have a life long association with Te Kawerau ā Maki. This sale of this land at "Raupotamaki" (Nga Rau Pou Ta Maki) was disputed by local rangatira of Kawerau descent including Pera Tare (referred to mistakenly in some records as Pera Te Hara) and Nopera. The Crown ultimately accepted that the land was still in Māori ownership. After fourteen years of inaction, payment of £59 was made for the allotment to Paora Tuhaere on behalf of the various owners.

### **Hōteō 12 December 1868**

1.19 The Crown had made ongoing attempts to acquire this extensive 41,400 acre block from the mid 1850's. By 1866 the land had been surveyed by Government Surveyor S. Percy Smith, and representatives of the majority of the hapū associated with the land had agreed to sell their interests to the Crown. The Native Land Court investigation proceeded on that basis, presumably to determine various interests. Title was awarded to six rangatira representing seven hapū who were primarily the descendants of Maki and his sons Manuhiri and Ngawhetu. Reserves were set aside at Mataia (sold soon after), Mangakura (Pukemotuhia), Piritaha and Puatahi.

After lengthy discussion with the rangatira involved, the Crown purchase was concluded on 12 December 1868, with payment being made to the six rangatira on the Certificate of Title. Te Waatarauhi Tawhia, who by this time had become more active in attending sittings of the Native Land Court, is known to have received some of the proceeds of the sale on behalf of Te Kawerau ā Maki. This was the only documented example of such a payment to Te Kawerau ā Maki in regard to the alienation of their ancestral rights through Crown purchase in eastern South Kaipara. The Te Kawerau (Ngāti Manuhiri) association with the Hōteō block was described in some detail at G. Murdoch, 2000 at 4.1.

## **ATTACHMENT 4**

### **NGĀ MOTU, NGĀ MOTU NOHINOHI, ME NGĀ KŌHATU E TŪ ANA I ROTO I NGĀ WAI WHAKATŪ Ā KUPE**

#### **THE ISLANDS OFF THE WESTERN COASTLINE OF WAITĀKERE CITY**



**A Report produced by Graeme Murdoch for WCC Strategic Planning**

**10 October 2008**

## **THE OFFSHORE ISLANDS OF THE WESTERN COASTLINE OF WAITĀKERE CITY**

### **1.0 Introduction**

This brief report has been written by Heritage Consultant Graeme Murdoch at the request of Dr. Graeme Campbell, Director: Strategic Planning, Waitākere City Council. It has

been written with the approval of the Te Kawerau ā Maki Tribal Trust. The purpose of the report is to provide background information for a project aimed at ensuring that the islands of the City's western coastline are all included within the City's boundary's, and where appropriate within the Waitākere Ranges Heritage Area. The approval and blessing of the proposal is sought from Te Kawerau ā Maki as part of an initiative working towards the establishment of a Te Kawerau ā Maki marae on the mainland.

The report is based on information gained by the author during a fifty year association with Te Kawerau ā Maki kaumatua, and from forty years of archival research of history of Waitākere City and its environs. This report is confidential to Waitākere City Strategic Planning. Material from it should not be used without the express permission of the author and the Te Kawerau ā Maki Tribal Committee who have approved its production.

The report includes:

- (a) an inventory of the motu (islands), motu nohinohi (islets) and kōhatu (rocks);
- (b) a brief summary of their historical and cultural context and significance;
- (c) a brief summary of their ownership and tenurial status,
- (d) a more detailed account of ancestral relationships and values pertaining to Motu Taitomo (Taitomo Island), and
- (e) conclusions including advice on dealing with the owners of Taitomo Island in regard to its future status.

## **2.0 Ngā Motu, Ngā Motu Nohinohi, me ngā Kōhatu e tū ana i roto i Ngā Tai Whakatū ā Kupe – the Islands, Islets and Rocks standing within the Upraised Sea of Kupe**<sup>318</sup>

In the traditions of Te Kawerau ā Maki, the seas off the western coastline of Waitākere City, between Te Manukanuka ō Hoturoa (Manukau Harbour entrance) and Ōkākā (South Head, Kaipara), are known as “Ngā Tai Whakatū ā Kupe”. The boisterous nature of these seas was credited to karakia (ritual incantations) made by the ancestor Kupe mai Tawhiti in order to throw off people who were pursuing him<sup>319</sup>. These often rough seas are also sometimes referred to as “Nga Tai Tamatane”, or “the manly seas”.

The entire western coastline of the City is covered in places of ancestral, historical and cultural significance to Te Kawerau ā Maki as described in a number of written accounts produced by them and Graeme Murdoch over the last two decades. These places, and the names and traditions relating to them, tell of the shaping of the features of the coastline, the guardian taniwha who protected and continue to protect the coastal environment, the natural resources and features of the coastline, and of the ancestors who lived along the coastline and events associated with them<sup>320</sup>.

Lying within Ngā Tai Whakatū ā Kupe are a number of islands, islets and rocks which are of immense significance to Te Kawerau ā Maki. All of them have traditional names, some of which are known and in general use, and some of which are retained by Te Kawerau ā Maki. Those islands, islets and rocks referred to here only include those that are larger coastal landmarks.

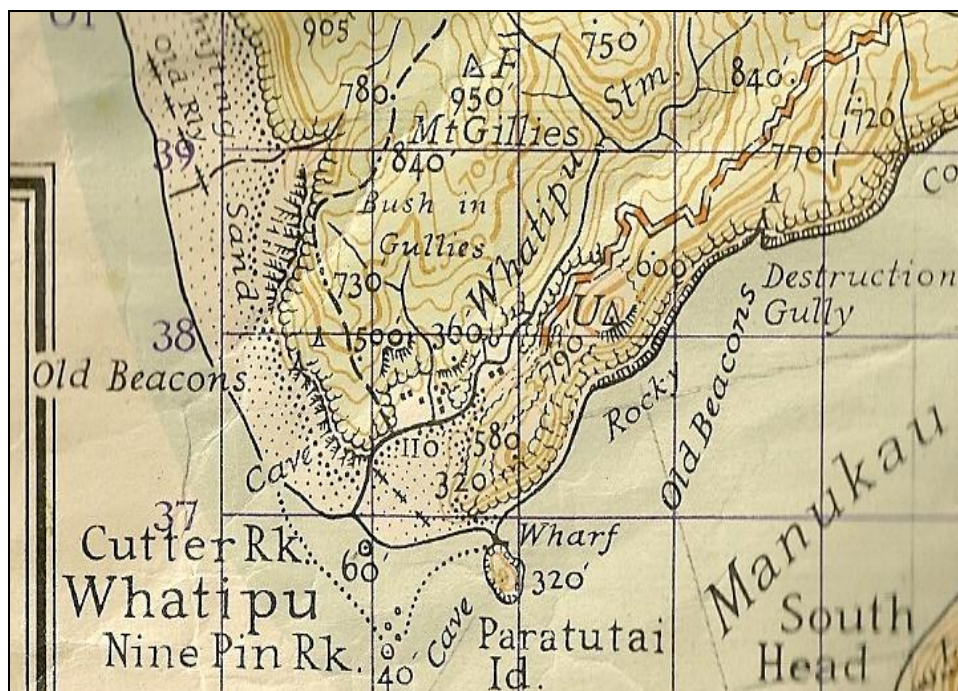
---

<sup>318</sup> Cover Photo – Looking south from Te Wahangū Point to Te Piha (Lion Rock) and Taitomo Island, Auckland Institute and Museum B 1202/C266797

<sup>319</sup> For further information see G. Murdoch, *Nga Tohu o Waitakere*, in *West Auckland Remembers Vol. I*, J. Northcote-Bade (ed.) WAHS, 1990 p. 12

<sup>320</sup> For detailed examples see *Te Wao nui a Tiriwa*, G. Murdoch, in *Waitakere, Nature- History - Culture*, WRPS, 2006, pp. 19-35

On the south western edge of the Waitākere Ranges is Motu Paratūtai (Paratūtai Island). Adjoining it to the north is the rocky islet known as Te Toka Tapu ā Kupe (The Ninepin). Inland of these rocks is Te Marotiri ō Takamiro (Cuttter Rock). It was once an island, although it has been surrounded by the Whatipu coastal sand accretion for over fifty years. These islands on the northern side of the Manukau Harbour entrance are known collectively as “Te Kupenga ō Taramainuku” – “the fishing net of Taramainuku”.



**From Sheet N 41 Waitakere 1943, showing Paratūtai and Marotiri (Cutter Rock)**

Off the southern end of Wai Karekare (Karekare Bay) is the rocky islet known as Paratahi. It is also known as Te Toka Paoke and is associated with the earliest traditions of Te Kawerau ā Maki<sup>321</sup>. Further north at ‘Te Unuhanga ō Rangitoto (Mercer Bay) is another significant rock known as “Te Pungapunga”. At the southern end of Piha is the rocky island known as Taitomo (Goat Island). It is extremely significant as the last piece of ancestral land within or beside Waitākere City that remains in the title of Te Kawerau ā Maki.

Standing in the middle of Piha Beach is the prominent landmark “Te Piha” (Lion Rock) which is also known as “Whakāri”. Near Anawhata is a significant rock known as Mauāharanui, and at the mouth of the Anawhata Stream is a former island known as Motu Pārera. Because of sand accretion over a long period it is now seen as part of the mainland. At the northern end of Te Henga (Bethell’s Beach), just outside the City boundary, is the largest of the offshore islands Te Ihumoana (Ihumoana Island), and at Awa Kauwahaia (O’Neill Bay) stands the small island and pā known as Motu Kauwahaia.

The ancestral, historical and cultural associations of Te Kawerau ā Maki with these coastal landmarks is known but only briefly recorded in published sources. Further information is only described below in this report in relation to Motu Taitomo at Piha, as this island is of particular relevance to the proposed Waitākere City initiative under consideration.

<sup>321</sup> See *Wai Karekare – the Bay of the Boisterous Seas*, G. Murdoch, in *West Auckland Remember* Vol. II, J. Northcote- Bade (ed.) WAHS 1992

### **3.0 Mana Whenua – Ownership and Tenurial Status**

What follows here is a brief summary of the currently known ownership and tenurial status of the main islands off the western coastline of Waitākere City. The summary considers the islands, islets and rocks from south to north.

#### **Motu Paratūtai – Paratūtai Island**

This significant island and pā was included within the Hikurangi Block Crown purchase concluded by the Crown with Ngāti Whātua and others including Te Kawerau ā Maki in 1853, and with Te Kawerau ā Maki exclusively in 1856. The island has remained in Crown ownership ever since and is now part of the Whatipu Scientific Reserve.

#### **Te Marotiri ō Takamiro (Cutter Rock)**

It is not thought that this former island was part of the Hikurangi Crown purchase. It has long been part of the large Whatipu sand accretion and is now included within the Crown owned Whatipu Scientific Reserve that is managed by the Auckland Regional Council (now the Auckland Council).

#### **Paratahi (Te Toka Pāoke) – Paratahi Island**

This small wave washed islet has no formal title and remains un-investigated Māori land (papatupu). This is the same for the other small wave washed rocks adjacent to the coastline north to Te Henga.

#### **Motu Taitomo - Taitomo Island (Goat Island)**

This island remained papatupu (un-investigated Māori ancestral land) until investigated by the Māori Land Court October 1941 – December 1942. Title to Taitomo (Goat Island) was awarded to Te Kawerau ā Maki who still own the island. Taitomo is discussed further below.

#### **Te Piha (Lion Rock)**

This island remained papatupu (un-investigated Māori ancestral land) until it was investigated by the Māori Land Court in July – October 1939. The investigation was initiated by at the request of the Commissioner of Lands to satisfy members of the Thomas family who sought to acquire the island to protect it in public ownership. Title to the island was awarded to Te Kawerau ā Maki who then transferred it to N.R.W.Thomas and A.W. Thomas in 1941. In 1963 the island was formally gifted to the Auckland Centennial Memorial Park by the Thomas family in memory of Sir Algernon Thomas the first Professor of Biology and Geology at Auckland University. Te Kawerau ā Maki were involved in the ceremony, and a plaque on the rock commemorates both Te Kawerau ā Maki and Sir Algernon Thomas who had long promoted the protection of the ecological values of the Waitākere Ranges.

#### **Pārera- Pārera Point**

This small former islet and pā has long been adjoined to the mainland by a sand accretion, and is thought to have been part of the Hikurangi Crown purchase. Its current ownership is not known with certainty but it is thought to be part of the Waitakere Ranges regional parkland managed by the Auckland Regional Council (now the Auckland Council).



From Sheet N 41 Waitākere 1943 showing Te Ihumoana and Kauwahaia islands

#### **Te Ihumoana (Ihumoana Island)**

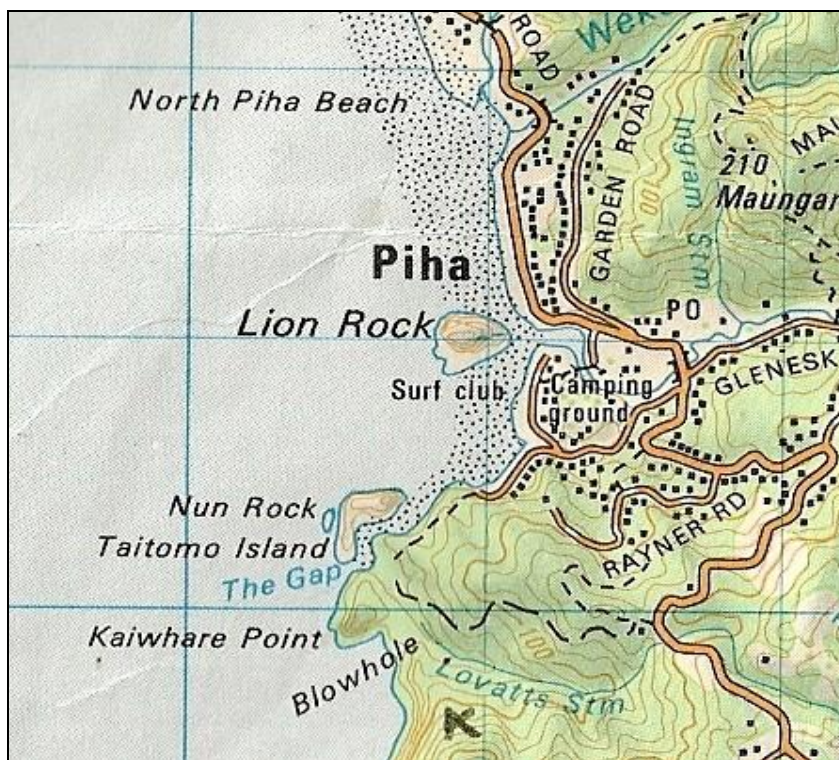
This important and relatively large island pā lies immediately north of the mouth of the Waitākere River and is thus located within Rodney District. Its title was investigated by the Māori Land Court in 1953 at the request of the Commissioner of Lands to satisfy European applicants who wished to purchase the island in order to erect a holiday home on it. Title to Ihumoana Island was awarded to Kura Taua and Whatitiri Poni on behalf of Te Kawerau ā Maki. The tribe were then in a position of considerable poverty and made a decision to sell the island to fund the erection of headstones at Ōrākei (Rautara Street) Urupā and Pūkaki Urupā, as well as the production of new carvings for Pūkaki Marae. The island remains in private European title.

#### **Motu Kauwahaia (Kauwahaia Island)**

This small island pā is located at the southern end of Awa Kauwahaia (O'Neill Bay) which lies within Rodney District. Its title was awarded to Te Kawerau ā Maki in 1953. It was sold to a private European purchaser at the same time as Te Ihumoana. The island remains in private European title and is protected within the Rodney District Plan.

#### **4.0 Motu Taitomo – Taitomo Island**

Motu Taitomo (Taitomo Island) is the only island off the western coastline that remains in Māori ownership. It is the only ancestral land still in the formal ownership of Te Kawerau ā Maki, or in fact any iwi, within Waitākere City.



From NZMS 260 Waitākere Q11, 1979 showing the location of Taitomo Island

The island, which is located at the southern end of Piha<sup>322</sup>, has been variously referred to as “Goat Island”, “Camel Rock” and “Whatipu”, however its traditional name is Motu Taitomo. This name is derived from the large sea cave (tai-tomo) which runs through the base of the island.

Taitomo is a steep and almost inaccessible “L-shaped” rocky islet that is approximately 2.5 hectares in size. It has significant ecological values and is part of Waitākere RAP 9 – Anawhata to Karekare rocky coastline. Taitomo Island RAP 9V108 is covered in coastal shrubland.

Native toetoe (*Cortaderia splendens*) and houpara dominate the vegetation which also includes flax, *leptocarpus* sedge, cassinia, mingimingi, and occasional herbs and ferns. Flaxfields and herb fields occur on more exposed slopes.<sup>323</sup>

Taitomo Island is also the only known place in the World where a moss *Linbergia maritima* is found.<sup>324</sup> A pā is recorded as being located on its highest point at the southern end of the island.

The island is of considerable cultural, spiritual and symbolic significance to Te Kawerau ā Maki. It is located in an a coastal area of major significance because of its association with the guardian taniwha of the Waitākere coastline who at times occupied the sea cave known as Taitomo, the bay inside it which is known as Te Pua ō Te Tai, and the rock shelf known as Te Okenga ō Kaiwhare (The Gap).

These taniwha included: Te Mokoroa, whose many lairs are found in the vicinity of

<sup>322</sup> See map above, cover photo and the photo on the following page.

<sup>323</sup> *Waitakere Ecological District Survey Report for the Protected Natural Areas Programme*, Auckland Regional Council, 1993 p.131

<sup>324</sup> Pers. comm. Bec Stanley ARC Ecologist, 17 October 2008

Te Henga (Bethell's Beach), Ureia and Taramainuku, guardians of the Manukau Harbour; and Paikea, a guardian of the Waitākere coastline and the Manukau Harbour entrance.

The best known of these taniwha is Kaiwhare, who was particularly powerful and troublesome. Kaiwhare impacted on tidal flows, modified and the extensive sand accretions on the coast, ate fishermen's catches, and on occasions annoyed and even killed humans. Kaiwhare was eventually trapped at Piha in his lair Te Rua ō Kaiwhare (The Blowhole) by an ancestor known as Hakawau. While trapped, Kaiwhare's tail thrashed about violently, thus creating the extensive rock shelf at Piha now widely known as "The Gap". Its traditional Maori name is Te Okenga ō Kaiwhare – the writhings of Kaiwhare.<sup>325</sup>



Air Logistics (N.Z.) Ltd.

**Looking north over Puketaniwha to Motu Taitomo, Te Ōkenga ō Kaiwhare (The Gap) and Puaōtetai The sea cave that gives the island its name can just be seen at the base of the centre of the island.**

Taitomo was an important home of Kaiwhare and it is still associated with the guardian taniwha Paikea. Because of its steep and almost inaccessible nature, Taitomo Island is also remembered in Te Kawerau ā Maki tradition as a refuge in times of conflict. The Te Kawerau ā Maki elder Taruke Witika (Utika) explained the tribe's association with this and the other islands in the vicinity during the investigation of title to Piha Island (Lion Rock) in 1939 thus –

During the time my elders occupied the mainland blocks they also occupied these islands. They did not actually occupy them but used them for fishing and shell fish purposes. I did not see any burial ground or see anyone buried there. I did not see any burial caves on the islands but there are some on the mainland adjoining. My people passed backwards and forwards to the islands and regarded them as their own lands. They did not cultivate there or live there. We lived on the mainland

---

<sup>325</sup> G. Murdoch , 2006, p.22



quite close to the Islands. The descendants of Utika Te Aroha are the only persons<sup>326</sup> entitled to this Piha land.

The evidence presented by Taruke Utika at the Te Piha (Lion Rock) hearing was supported by John Neale Bethell then aged 84. He had lived beside the Te Kawerau people at Piha, Anawhata and Te Henga from 1864. The application was not contested by any other iwi, but was unsuccessfully contested by another person of Te Kawerau descent whose ancestors had not been resident in the area for many years and were not among the titleholders of the adjoining Piha Native Reserve.

Title to Te Piha (Lion Rock) was awarded on 24 October 1939 to descendants of the Te Kawerau ā Maki chief Te Utika Te Aroha who had died at Te Henga in 1912. They included his daughter Taruke Witika 1/3 share, and his grandchildren Kura Whareiti 1/3 share, Whatitiri Poni 1/6 share and Himiona Poni 1/3 share.

Like Te Piha (Lion Rock), Taitomo Island adjoined the Piha Native Reserve which was set aside by the Crown for Te Kawerau ā Maki following the Paeōterangi Block purchase on 18 March 1854. It was not however included either in the Crown purchase or the Piha Native Reserve, and thus remained papatupu or un-investigated Maori land.

Investigation of title to Goat Island (Taitomo) began on 29 October 1941. Mr. N.B. W. Thomas appeared for Kura Whareiti and others of Te Kawerau ā Maki. Kura Whareiti was known to the author of this report and was the grandmother of the Te Kawerau ā Maki leader Te Warena Taua. The Court ruled that the Commissioner of Crown Lands had no jurisdiction in relation to the land and that it was, “prepared to record any evidence that may be tendered.”<sup>327</sup>

Thomas, on behalf of Te Kawerau ā Maki, illustrated that the island adjoined the former Piha Native Reserve and was an island that had, “always been cut off by the tide from the mainland.”<sup>328</sup> He went on to note that the, “application is made in accordance with the directions of Judge Acheson on investigation of title to Piha Island, 24<sup>th</sup> October 1939.”<sup>329</sup> Thomas asked, “for the inclusion of the same names as in Piha Island with the exception of Taruke Witika who is now deceased (and submitted), “that evidence given in the case of Piha Island is sufficient to justify similar orders in this case.”<sup>330</sup> Kura Whareiti and Whatitiri Matekitawhiti supported Thomas’s submission.

When the “Goat Island” hearing was reconvened on 9 December 1942 Kura Whareiti gave further brief evidence, and referred the Court to relevant sections of the Piha hearing minutes. The Court awarded title to Goat Island (Taitomo) to the same persons as in the case of Piha Island (Lion Rock), including successors to Taruke.<sup>331</sup> Title to Taitomo Island still remains in the name of these Te Kawerau ā Maki people who are all deceased.

## 5.0 Conclusions

The islands of Paratūtai, Taitomo and Te Piha (Lion Rock) lie off the western coastline of Waitākere City, along with several large wave washed rocks all off which are un-

<sup>326</sup> Māori Land Court Auckland, Piha (Lion Rock) investigation, 12 July 1939, Kaipara Minute Book 22:134

<sup>327</sup> Māori Land Court Auckland, Goat Island Investigation, 29 October 1941, Kaipara Minute Book 23:178

<sup>328</sup> Ibid.

<sup>329</sup> Ibid.

<sup>330</sup> Ibid.

<sup>331</sup> Māori Land Court Auckland, Goat Island Investigation, 9 December 1942, Kaipara Minute Book 24:260

investigated Māori land. Title to Motu Taitomo (Taitomo Island), Te Piha (Lion Rock), along with the two islands Ihumoana (Ihumoana Island) and Motu Kauwahaia immediately adjoining Waitākere City to the north, was investigated by the Māori Land Court 1939–1953.

All of these islands adjoined the Waitākere, Puketōtara, Wekatahi and Piha Native Reserves set aside by the Crown for Te Kawerau ā Maki following the Paeōterangi Block purchase in 1854. The islands were however left out of the surveyed reserves and remained as un-investigated Māori land. In all cases title to the islands formally investigated on the Waitākere coastline was awarded exclusively to Te Kawerau ā Maki by the Māori Land Court.

Of these investigated islands only Te Piha (Lion Rock) and Taitomo Island adjoin Waitākere City, and Taitomo is the only island remaining in Māori ownership. As noted in this report it is the only ancestral land remaining in Māori customary ownership in Waitākere City.

Title to Taitomo Island is still held still held by Te Kawerau ā Maki, although all of the titleholders are deceased and succession orders have not been applied for by descendants in the Māori Land Court.

All of the islands, islets and rocks adjoining the coastline of Waitākere City are of significance to Tangata Whenua. Taitomo Island is of major historical, cultural and spiritual significance to Te Kawerau ā Maki. The island is also of major symbolic significance to Te Kawerau ā Maki as it is all that remains of their once extensive whenua tupuna within Waitākere City.

As an island pā, Taitomo has archaeological values and the island has significant ecological values as a Recommended Area for Protection (RAP) within the Waitākere Ecological District.

Taitomo is the only island on the Waitākere City coastline that could be covenanted to preserve its values and brought within the City as part of the joint project with Te Kawerau ā Maki as currently proposed by Waitākere City Council.

It is recommended that no further action should be taken to covenant the island, or to bring it within the City and the WRHA, until the proposal is discussed fully with the newly reformed Te Kawerau ā Maki Tribal Trust.

Investigation of the status of the un-investigated islets and rocks of the Waitākere City coastline should not be undertaken until the Crown has reached settlement with iwi over historical claims pertaining to the mainland of Waitākere City.

Graeme Murdoch 10 October 2008

## SELECT BIBLIOGRAPHY

### Primary Sources

Archives New Zealand, Wellington  
Old Land Claims (various), as referenced

Petition of Hariata Whareiti and 16 others, MA File 25/3/19, 29 November 1934

Puketapu Block Files, MAI 1909/130, MAI 1909/543, LEI 1934/15

### Archives New Zealand, Auckland

Discharged Soldiers Lease – Misc. Files Section 16S Motutara Settlement – Walter James Norton, 1938-1952, BAIE 1177, Box 468

Letters to Rogan, BABG A52/66

Motutara Settlement 1919-1920, BAAZ 1109, Box 423

Motutara Settlement 1921-1923, BAAZ 1109, Box 423

Motutara Settlement 1923-1928, BAAZ 1109, Box 423

Motutara Settlement 1928-1932, BAAZ 1109, Box 424

Motutara Settlement 1932-1966, BAAZ 1009, Box 424

Puatainga and Hikurangi Blocks – Petition, 1921-1978, Department of Lands & Survey, 3 May 1927, BAAZ 1109, Box 156

Scenic Reserve – Waitakerei Scenic Drive 1919 – 1930, BAAZ 1109 803

Tirikōhua – Tokerau Alienation File 1915-1917, BAAI 11466 51/b 2079

Waitakerei Scenic Reserve – Survey Files 1906-1913, BAAZ 1109, Box 686 a 10009

Whatitiri Matekitawhiti to the Prime Minister, 3 February 1945, Ministry of Works (and successor agencies) File, BBAD 1054/696, PW 12/168

### Alexander Turnbull Library

John White's notes of a meeting at Ōngārāhu, 3 April 1862, MS Papers 0075-005, Items 37-38, Alexander Turnbull Library

### Auckland Institute and Museum Library

Appendices to the Journals of the House of Representatives (as referenced)

Auckland Provincial Government Gazette (as referenced)

### George Graham Collection

A History of Te Korekore, an ancient pa of Te Kawerau of the Waitakere Ranges, Auckland, compiled from Memoranda from...Noka Hukanui, Te Whirowhiro, Te Matekino, Rukuwai, 17 April 1914, MS.6 pp.

History of Kauri Point (Te Mataarae-a-Mana) - written for the *Northcote Athenaeum Meteor*- compiled from notes thereon obtained from Hapi Te Pataka and Iriti Karena, MS120 M15, MLC, undated

The Ancient History of Waitakere, as narrated to me by Pairama Mu of Ruarangihaerere, Woodhill, 1887, AIM MS

Grey Papers, GNZ MMSS 102

Kaipara District Tribal Register, 1877

S.P. Smith Diary, 1854-1867, MS 281

New Zealand Government Gazette (as referenced)

Methodist Church Archives, Auckland  
Wesleyan Baptismal Register 1835-1889

Tai Tokerau Maori Land Court, Whangarei  
District Engineer to Registrar Māori Land Court Auckland, 27 April 1949, MLC  
Correspondence File 540K

Kopironui Block Order File K 313

Kopironui Correspondence File 6/1/1-7228

Puketapu Correspondence File K 1248

Puketapu Sold File K 1232

Waitakere Application File K 643 APPLN

Waitakere Block Order File K 643

Waitakere Correspondence File K 643 CORRES

## **Secondary Sources**

### **Unpublished Articles and Reports**

Alexander, David, 'Consolidation, Development, and Public Works Takings in Southern Kaipara', WAI 674, CFRT, January 1999

Armstrong, David, 'Ngati Whatua o Kaipara ki Te Tonga: The Evidence of D.A. Armstrong', WAI 312, CFRT, 1999

Clark, Stephen, 'Closing Submissions on Behalf of Te Kawerau a Maki', WAI 470, WAI 674, August 2001

Clark, Stephen, 'Reply Submissions on Behalf of Te Kawerau a Maki', WAI 470, WAI 674, September 2001

Daamen, Rose, Paul Hamer & Barry Rigby, 'Rangahaua Whanui District 1, Auckland' <sup>FS04</sup>  
Working Paper: First Release, Wellington, Rangahaua Whanui Series, Waitangi Tribunal,  
July 1996

Denyer, Karen, et. al., 'Waitakere Ecological District - Survey Report for the Protected  
Natural Areas Programme', Auckland Regional Council, 1993

Durie, Edward, 'Undoing History', unpublished paper, October 1993

Durie, Edward, 'Custom Law', unpublished paper, January 1994

Horan, Marian, 'Pre-emption Waiver Investigations, 1844-48', Office of Treaty  
Settlements, 2004

Johnson, Ralph, 'Historical Report on the Crown Acquisition of Hauturu (Little Barrier  
Island)', Waitangi Tribunal, 1999

McBurney, Peter, 'Traditional History Overview of the Mahurangi and Gulf Islands  
Districts', CFRT, March 2010

Murdoch, Graeme, 'Nga Rau Pou Tamaki', unpublished typescript, 1986

Murdoch, Graeme, 'He Korero Tawhito mo Rangitoto', DoC, 1991

Murdoch, Graeme, 'A History of Human Occupation', in '*Shakespear Regional Park  
Management Plan*', Auckland Regional Council, 1991

Murdoch, Graeme, 'A History of Human Occupation', in '*Tawharanui Regional Park  
Management Plan*', Auckland Regional Council, May 1992

Murdoch, Graeme, 'Background History of Wenderholm Regional Park', in '*Wenderholm  
Regional Park Management Plan*', Auckland Regional Council, 1994

Murdoch, Graeme, 'A Brief History of Muriwai Regional Park and its Environs', Auckland  
Regional Council, 1994

Murdoch, Graeme, 'Te Kawerau a Maki and the Crown in Kaipara: A  
Traditional/Historical Report', CFRT, March 2000

Murdoch, Graeme, 'Statement of Evidence to the Waitangi Tribunal', Tāmaki Makau Rau  
Settlement Inquiry, WAI 1362, January 2007,

Rigby, Barry, 'The Crown, Maori and Mahurangi, 1840-1881', Waitangi Tribunal, August  
1998

Small, Fiona, 'Twentieth-Century Blocks in the Ngati Whatua Southern Kaipara Rohe',  
WAI 312, WAI 674, CFRT, December 1998

Spring-Rice, Wynne, 'Maori Settlement on South Kaipara Peninsula, A Geographical and  
Archaeological Perspective', WAI 312, WAI 674, 1999

Stirling, Bruce, 'Ngati Whatua and the Crown, 1864-1900', WAI 312, WAI 674, CFRT,

Stirling, Bruce, 'Ngati Whatua Native Land Court Block Histories, 1864-1900', CFRT, 1998

Stirling, Bruce, 'Land For The Trees; A Shadow For The People: Maori and the Woodhill Forest', WAI 674, CFRT, October 1999.

Stirling, Bruce, 'Ngati Whatua, the Crown, and North Shore Lands, 1840-1865', CFRT, 2001

Stirling, Bruce, 'Ngati Whatua o Orakei and the Crown, 1840-1865', Ngati Whatua o Orakei Corporate, February 2002

Taua, Te Warena, 'Statement of Evidence', Waitangi Tribunal Kaipara Inquiry, March 2000

Wyatt, Philippa, 'Ngati Whatua o Kaipara ki te Tonga and the Crown, 1840-1869', WAI 312, WAI 674, CFRT, 1997

### Waitangi Tribunal Reports

Waitangi Tribunal, *The Orakei Report*, (Wai 9), 1987

Waitangi Tribunal, *The Kaipara Report*, (Wai 674), 2006

Waitangi Tribunal, *The Tamaki Makaurau Settlement Process Report* (Wai 1362), 2007

### Unpublished Theses

Alemann, Maurice, 'Early Land Transactions in the Ngati Whatua Tribal Area', MA thesis (Maori Studies), University of Auckland, 1992

Lawrence, Joan, 'The Archaeology of the Waitakere Ranges', M.A thesis (Anthropology), University of Auckland, 1989

Spring-Rice, Wynne, 'Maori Settlement on South Kaipara Peninsula', PhD thesis (Anthropology), University of Auckland, 1996

### Published books and articles

Aoterangi, Wirihana, *Fragments of Ancient Maori History*, collected by J. McGregor, translated by G. Graham, 1923

Barton, R.J., *Earliest New Zealand- The Journals and Correspondence of the Reverend J. Butler*, 1927

Bethell, John, 'Pioneering in the Waitakere Ranges', in *Auckland-Waikato Historical Journal*, No.12, AWHS, 1968

Elder, J.R. (ed.), *The Letters and Journals of Samuel Marsden, 1765-1838*, 1932

Graham, George, 'A Legend of Old Mahurangi', in *Journal of the Polynesian Society*, Volume 27, 1918

Hamilton, W.M., *Little Barrier Island*, DSIR Bulletin 137, Wellington, 1961

Jones, Pei Te Hurinui, and Bruce Biggs, *Nga Iwi o Tainui*, Auckland University Press, 1995

Lockyer, Ron, *Jade River, a History of the Mahurangi*, Friends of Mahurangi Inc., Warkworth, 2001

Murdoch, Graeme, *Historical Perspectives on Southern Kaipara, Lower Waikato and Wairoa Valley, Part 1, The Southern Kaipara*, Auckland Regional Authority, 1988

Murdoch, Graeme, 'Nga Tohu o Waitakere', in *West Auckland Remembers*, Volume 1, James Northcote-Bade (ed.), WAHS, 1990

Murdoch, Graeme, 'Nga Waikarekare', in *West Auckland Remembers*, Volume 2, James Northcote-Bade (ed.), WAHS, 1993

Murdoch, Graeme, 'Whatipu - Our History' (booklet), Auckland Regional Council, 2006

Murdoch, Graeme, 'Te Wao nui a Tiriwa-the Great Forest of Tiriwa', in *Waitakere Ranges, Nature-History-Culture*, B.& T. Harvey (eds.), 2006

Sheffield, Colleen, *Men Came Voyaging*, 1963

Stone, Russell, *From Tamaki-Makau-Rau to Auckland*, Auckland University Press, Auckland, 2001

Taua, Te Warena, 'He Kohikohinga Korero mo Hikurangi', in *West – The History of Waitakere*, F. MacDonald & R.Kerr (eds), 2008

Turton, Henry, *Maori Deeds of Land Purchases in the North Island of New Zealand*, Wellington, 1877

Turton, Henry, *Plans of Land Purchases in the North Island of New Zealand*, Wellington, 1877

Turton, Henry, (ed.), *An Epitome of Official Documents Relative to Native Affairs and Land Purchases in the North Island*, Wellington, 1883

White, John, 'History of the Maories – Maori Land Tenure', written in 1861, in supplement to T.W. Gudgeon, *Maori Customs and Superstitions*, 1885

### **Newspapers**

*Te Waka Maori o Niu Tirani*, 8 May 1877

*The Daily Southern Cross*, 24 May 1854

*The New Zealander*, 19 February 1859

*The New Zealand Herald*, 13 July 1880

*The Weekly News*, 19 January 1867

### **Television programme**

*Waka Huia*, television documentary (1 hour), 'Te Kawerau a Maki', 1988

### **Websites**

[www.archway.archives.govt.nz](http://www.archway.archives.govt.nz)

### **Note re documents**

Because of the time constraints associated with the production of this report a document bank has not been assembled prior to its completion. All relevant documents will, however, be supplied to the Office of Treaty Settlements prior to the production of a Crown/Te Kawerau ā Maki Agreed Historical Account. It should also be noted that a significant proportion of these documents have already been filed with CFRT and OTS as part of document banks previously produced for Treaty of Waitangi claims in the Auckland region.





**Organisation name:** Civic Trust Auckland  
**Contact phone:** 09 368 1516  
**Email address:** cta@civictrustauckland.org.nz  
**Postal address:** POBox 74049 Greenlane Auckland 1546  
**Contact name:** Audrey van Ryn

**To** **Auckland Council** (Council)  
**Name of submitter:** **Civic Trust Auckland** (Civic Trust)  
**Submission on:** **Proposed Plan Change 27** (PPC27)

## Introduction

- 1.0 Civic Trust is a non-profit public interest group, incorporated in 1968, with membership, activities and interests throughout the greater Auckland region. Its aims include the protection of natural landforms, the preservation of heritage in all its aspects, and the encouragement of good planning for the city and region.
- 1.1 Civic Trust has made primary submissions on PPC27.

## Primary submissions

### Fire Station - 50-60 Pitt Street

- 2.1 Our submission (#33.1) opposed the amendment proposed to the Exclusions column for ID 01997 Central Fire Station, 50-60 Pitt Street, Auckland.
- 2.2 The submission (#23.1) of Fire and Emergency New Zealand (FENZ) supported firstly the identification of the Fire Station as the Primary Feature, and secondly the exclusion from scheduling of the interiors of the building, with the exception of the fire engine bays.
- 2.3 In relation specifically to the '*exclusion of the interior areas*', FENZ's submission #23 stated: "The proposed addition appropriately enables FENZ to provide for ongoing use and modernisation of the station without requiring resource consent while protecting the key historic heritage elements of the building, which is the fire engine bays and its exterior appearance."
- 2.4 FENZ's submission #23.2 reiterated the second point of submission #23.1, namely, support for the exclusion from scheduling of the interiors of the building, with the exception of the fire engine bays.
- 2.5 FENZ made submissions #23.3 and #23.4 as to the correct Verified Legal Description.

### Residence - 1 Beihlers Road, Manurewa

- 3.1 Civic Trust's submission (#33.1) opposed the deletion of ID 01461, a residence at 1 Beihlers Road, Weymouth in Manurewa, from the historic heritage schedule. Manurewa Local Board provided feedback on PPC27 but did not address this property directly.

## Further submissions

### Pitt Street Fire Station

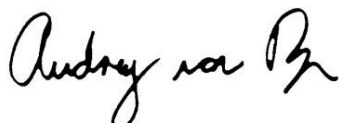
- 4.1 Though it is not clear from the PPC27 documentation, Civic Trust suppose the term '*Fire Station*' for the purpose of the Primary Feature column of the schedule is intended to mean the central bay on the corner of Pitt Street and Greys Avenue with its two splayed wings, plus the fire tower, but excluding the adjoining flats facing onto Pitt Street.
- 4.2 Comprehensive scheduling permits assessment of change on all of the building's elements. We consider that the adjoining flats are an integral part of the whole and should be included in the scheduling. Consequently we further submit in opposition to the first part of FENZ's submission #23.1, namely the inclusion of "Fire Station" in the Primary Feature column of PPC27.
- 4.3 Civic Trust consider that in relation to our paragraph 2.3 above, the avoidance of inconvenience and costs of seeking a resource consent is not an appropriate basis for the removal of the oversight and protections afforded by scheduling
- 4.4 All buildings have exteriors and interiors. Both are necessary to retain the integrity of buildings and the same principle applies to scheduled buildings. Civic Trust understands that inside the building, a multitude of generally minor changes have taken place as the building has evolved to meet the changing needs of the Fire Service, and that these changes have been possible notwithstanding scheduling of the Fire Station.
- 4.5 On the basis of the contribution interiors make to the building's integrity and the inappropriateness of FENZ's reasoning for their exclusion, we further submit in opposition to the second part of FENZ's submission #23.1, and in opposition to submission #23.2
- 4.6 Civic Trust has sought clarification on the rationale for changing the Verified Legal Description. Depending on any clarification prior to or during the hearing, in relation to FENZ's submissions #23.3 and #23, we further submit in support of the description that will enable the appropriate recognition and protection of the scheduled item.

### Residence - 1 Beihlers Road, Manurewa

- 4.7 The Manurewa Local Board provided feedback on PPC27, specifically only on items (01270) and (01447), and beyond that, it generally agreed with the plan change. It is unclear whether the Board undertook any analysis of the other items, but it "does not wish to speak to its feedback at any hearing on this matter". Civic Trust submits that the Manurewa Local Board's feedback contributes nothing to the question of whether the residence at 1 Beihlers Road merits heritage scheduling.

Signature of person authorised to sign  
on behalf of submitter

Audrey van Ryn (Secretary)



12 September, 2019.

The following customer has submitted a Unitary Plan online further submission.

### Contact details

Full name of person making a further submission: Susan Andrews

Organisation name: Heritage New Zealand Pouhere Taonga

Full name of your agent:

Email address: [sandrews@heritage.org.nz](mailto:sandrews@heritage.org.nz)

Contact phone number: 09 307 9920

Postal address:  
PO Box 105 291  
Auckland City  
Auckland 1143

### Submission details

**This is a further submission to:**

Plan modification number: PC 27

Plan modification name: Amendments to Schedule 14.1 Schedule of Historic Heritage

### Original submission details

Original submitters name and address:  
Please see attached Further Submission and Appendix.

Submission number: Please see attached Further Submission and Appendix.

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:  
Point number Please see attached.

The reasons for my or our support or opposition are:  
Please see attached Further Submission and Appendix.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 12 September 2019

Supporting documents  
HNZPT Further Submission PC27 12 09 19.pdf  
HNZPT Further Submission PC27 Appendix A.pdf

### Attend a hearing

I or we wish to be heard in support of this submission: Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

Heritage New Zealand Pouhere Taonga (formerly New Zealand Historic Places Trust) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage. Heritage New Zealand is New Zealand's lead agency for heritage protection.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



12<sup>th</sup> September 2019

Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1143

Dear Sir or Madam

**FURTHER SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA**

**PROPOSED PLAN CHANGE 27: AMENDMENTS TO SCHEDULE 14.1 SCHEDULE OF HISTORIC HERITAGE (ERRORS, ANOMALIES AND INFORMATION UPDATE AND DELETION OF 11 PLACES)**

**To:** Auckland Council

**Name of submitter:** Heritage New Zealand Pouhere Taonga

1. This is a further submission in respect of submissions on the following proposed change to the Auckland Unitary Plan (Operative in Part):

Proposed Plan Change 27: Amendments to Schedule 14.1 Schedule of Historic Heritage (Errors, anomalies and information update and deletion of 11 places).

2. Heritage New Zealand is *a person who has an interest in the proposal that is greater than the interest the general public has:*

Heritage New Zealand Pouhere Taonga (formerly New Zealand Historic Places Trust) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage. Heritage New Zealand is New Zealand's lead agency for heritage protection.

3. Heritage New Zealand supports the submission of:
  - Refer to Appendix A for a list of those submissions which Heritage New Zealand supports.
4. Heritage New Zealand opposes the submission of:
  - Refer to Appendix A for a list of those submissions which Heritage New Zealand opposes.
5. The particular parts of the submission Heritage New Zealand supports are:
  - Refer to Appendix A.
6. The particular parts of the submission Heritage New Zealand opposes are:
  - Refer to Appendix A.
7. The reasons for Heritage New Zealand's support or opposition are listed in the tables attached as Appendix A.
8. Heritage New Zealand seeks that the whole/part of the submission be allowed, or that the whole/part of the submission be declined as listed in the tables in Appendix A.
9. Heritage New Zealand wishes to be heard in support of our further submission.

Yours sincerely

  
Sherry Reynolds  
Director Northern Region

Address for Service:  
Heritage New Zealand Northern Regional Office  
PO Box 105 291, Auckland  
Telephone: 09 307 9920  
Email: [PlannerMN@heritage.org.nz](mailto:PlannerMN@heritage.org.nz)  
[sandrews@heritage.org.nz](mailto:sandrews@heritage.org.nz)

Attachment: Appendix A

**Appendix A: Heritage New Zealand Pouhere Taonga Further Submission on Plan Change 27 - Amendments to Schedule 14.1 Schedule of Historic Heritage**

<b>Sub Ref.</b>	<b>Submitter Name</b>	<b>Decision Requested</b>	<b>Summary of Decision Requested</b>	<b>Historic Heritage Place or Address Submission Relates</b>	<b>Support or Oppose</b>	<b>Reasons for Further Submission</b>	<b>Decision Sought</b>
9.1	Matthew Nicholas Dunning	Accept the plan change with amendments	Council should moderate its approach to what owners of the Dilworth Terrace Houses may be able to do to their properties in future, and this should be recorded on an appropriate file or register or the plan.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)	Oppose	The activities, and matters of control and discretion in relation to scheduled historic heritage places are already clearly prescribed in Chapter D17 of the Auckland Unitary Plan, no other 'notes' or 'requirements to moderate the Council's approach' or to be 'generous in the exercise of their discretion' is necessary or appropriate.	Decline Submission
9.3	Matthew Nicholas Dunning	Accept the plan change with amendments	Formally note the discretion as to what owners of Dilworth may do to their properties will be generously exercised in future.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)	Oppose	The activities, and matters of control and discretion in relation to scheduled historic heritage places are already clearly prescribed in Chapter D17 of the Auckland Unitary Plan, no other 'notes' or 'requirements to moderate the Council's approach' or to be 'generous in the exercise of their discretion' is necessary or	Decline Submission

						appropriate.	
13.1	Tuiloma Neroni Slade and Jeanne Schoenberger	Accept the plan change with amendments	Do not oppose the change from Category B to Category A.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)	Support	Heritage New Zealand supports the proposed change of category of significance for this place from Category B to Category A, as appropriate in light of the New Zealand Heritage List Category 1 status of the Dilworth Terrace Houses.	Allow Submission
13.2	Tuiloma Neroni Slade and Jeanne Schoenberger	Accept the plan change with amendments	Amend the plan change for the Dilworth Terrace Houses to include further exclusions, in addition to those already listed in the proposed plan change, being: all interiors; existing French doors in rear entrance levels in houses 1,2 and 8; ability to add French doors to rear elevation entrances and to bedroom/s on lower level; landscaping of rear entrance level courtyards; steps from verandahs to patio areas on lower garden levels; and fences and gates as well as landscaping of the lower garden levels.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)	Oppose	Heritage New Zealand opposes the exclusions proposed in the plan change as notified and does not support additional exclusions as suggested by the submitter for the reasons set out in our original submission.	Decline Submission



14.1	Donald John and Alison Margaret Ellison	Accept the plan change with amendments	Support the category change.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)	Support	Heritage New Zealand supports the proposed change of category of significance for this place from Category B to Category A, as appropriate in light of the New Zealand Heritage List Category 1 status of the Dilworth Terrace Houses.	Allow Submission
14.2	Donald John and Alison Margaret Ellison	Accept the plan change with amendments	Exclude the following: all interiors; French doors in rear elevations of houses 1,2 and 8; rear courtyards; and front garden fencing and landscaping. Provide for the ability to add French doors to rear and front elevations at a future date.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)	Oppose	Heritage New Zealand opposes the exclusions proposed in the plan change as notified and does not support additional exclusions as suggested by the submitter for the reasons set out in our original submission.	Decline Submission
14.3	Donald John and Alison Margaret Ellison	Accept the plan change with amendments	Provide for the ability to add French doors to rear and front elevations at a future date.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)	Oppose	The provisions of the Unitary Plan do not necessarily preclude the ability to install French doors, with the intention of comprehensive scheduling enabling assessment of change and further change on all of the building's elements to ensure the identified heritage values of the proposed Category A place will not be compromised,	Decline Submission

						and is inclusive to the possibility of reversing previously changed elements and potential restoration. An exception to explicitly provide for this would therefore be inappropriate and prevent consideration of effects on the place as a whole.	
15.1	Bruce Andrew and Sharon Lanie Prichard	Accept the plan change with amendments	Support the category change	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)	Support	Heritage New Zealand supports the proposed change of category of significance for this place from Category B to Category A, as appropriate in light of the New Zealand Heritage List Category 1 status of the Dilworth Terrace Houses.	Allow Submission
15.2	Bruce Andrew and Sharon Lanie Prichard	Accept the plan change with amendments	All interiors to be excluded.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)	Oppose	Heritage New Zealand opposes the exclusions proposed in the plan change as notified and does not support extending these exclusions to encompass all interior spaces as suggested by the submitter for the reasons set out in our original submission.	Decline Submission
15.3	Bruce Andrew	Accept the	Wish to have the ability to	Dilworth Terrace	Oppose	The provisions of the Unitary	Decline

	and Sharon Lanie Prichard	plan change with amendments	install French doors at a later date on lower seaside verandah from second bedroom.	Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)		Plan do not necessarily preclude the ability to install French doors, with the intention of comprehensive scheduling enabling assessment of change and further change on all of the building's elements to ensure the identified heritage values of the proposed Category A place will not be compromised, and is inclusive to the possibility of reversing previously changed elements and potential restoration. An exception to explicitly provide for this would therefore be inappropriate and prevent consideration of effects on the place as a whole.	Submission
15.4	Bruce Andrew and Sharon Lanie Prichard	Accept the plan change with amendments	Front gardens, fencing and landscaping be excluded.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)	Oppose	Heritage New Zealand opposes the exclusions proposed in the plan change as notified and does not support additional exclusions as suggested by the submitter for the reasons set out in our original submission.	Decline Submission

16.1	Ian Jarvie	Amend the plan change if it is not declined	Uplift/remove the heritage restriction placed on 10 Scherff Road (Lush House).	Lush House, 10 Scherff Road, Remuera (ID 02495)	Oppose	Heritage New Zealand supports the retention of Lush House on Schedule 14.1, and considers that it has important heritage values associated with more modernist architecture and acknowledged as an important house by notable architect by John Goldwater by the NZIA 2016 Enduring Architecture Award.	Decline Submission
18.3	Auckland Transport Attn: Alastair Lovell	Amend the plan change if it is not declined	Reduce the extent of place by removing the Historic Heritage Overlay from the formed cul-de-sac head at Peterson Road.	Te Kōpua Kai a Hiku/Panmure Basin, including Mokoia pā site, terrace/midden, and middens R11_98, R11_1255, R11_1377, R11_1384, R11_1385, R11_2158 R11_2263, R11_2264, R11_2265, R11_2266, Panmure (ID 01587)	Oppose in Part	Further archaeological investigation needs to be undertaken to determine the appropriate extent of place from an archaeological values perspective, and in relation to the other values for which the place has been identified as having significance, in order to determine whether the cul-de-sac head is 'not relevant to the historic heritage values of the place'. Indication from the submitter in plan form as to the area sought to be removed from the extent of place would be useful as the road reserve appears to	Decline Submission as Appropriate

						extend through the esplanade margin to the edge of the basin.	
21.1	Terrence Anderson and Lynette Eden	Accept the plan change with amendments	Support the category change from B to A.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)	Support	Heritage New Zealand supports the proposed change of category of significance for this place from Category B to Category A, as appropriate in light of the New Zealand Heritage List Category 1 status of the Dilworth Terrace Houses.	Allow Submission
21.2	Terrence Anderson and Lynette Eden	Accept the plan change with amendments	Exclusions be amended and increased to include: all interiors; and all gardens rear and front including fences, courtyards and driveways.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)	Oppose	Heritage New Zealand opposes the exclusions proposed in the plan change as notified and does not support additional exclusions as suggested by the submitter for the reasons set out in our original submission.	Decline Submission
21.3	Terrence Anderson and Lynette Eden	Accept the plan change with amendments	Provide for the ability to install French doors in courtyards of homes 3, 4, 5, 6 and 7 to match existing French doors in houses 1, 3 and 8.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)	Oppose	The provisions of the Unitary Plan do not necessarily preclude the ability to install French doors, with the intention of comprehensive scheduling enabling assessment of change and further change on all of the building's elements to	Decline Submission

						ensure the identified heritage values of the proposed Category A place will not be compromised, and is inclusive to the possibility of reversing previously changed elements and potential restoration. An exception to explicitly provide for this would therefore be inappropriate and prevent consideration of effects on the place as a whole.	
21.4	Terrence Anderson and Lynette Eden	Accept the plan change with amendments	Provide for the ability to install French doors matching upper deck doors on lower decks to allow access from bedrooms.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)	Oppose	The provisions of the Unitary Plan do not necessarily preclude the ability to install French doors, with the intention of comprehensive scheduling enabling assessment of change and further change on all of the building's elements to ensure the identified heritage values of the proposed Category A place will not be compromised. An exception to explicitly provide for this would therefore be inappropriate and prevent consideration of effects on the place as a	Decline Submission

						whole.	
22.1	Manukau Pacific Islands Presbyterian Church, Samoan Group Attn: Mary Autagavaia	Accept the plan change with amendments	Support the exclusion of the buildings built post-1963 from the property.	St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) (ID 01466)	Support	Heritage New Zealand considers this to be an appropriate exclusion with regard to the identified heritage values of the place.	Allow Submission
22.2	Manukau Pacific Islands Presbyterian Church, Samoan Group Attn: Mary Autagavaia	Accept the plan change with amendments	Support the placing of the St Saviour's Chapel under category A.	St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) (ID 01466)	Support	Heritage New Zealand supports the re-evaluation of St Saviour's Chapel from an A* to Category A place, as appropriate in light of the New Zealand Heritage List Category 1 status of the chapel (List No. 7169).	Allow Submission
22.3	Manukau Pacific Islands Presbyterian Church, Samoan Group Attn: Mary Autagavaia	Accept the plan change with amendments	Do not support the scheduling of the rest of the buildings.	St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) (ID 01466)	Oppose	Heritage New Zealand supports the continuation of the scheduled extent of this place as appropriate in relation to the heritage values associated with the place, and recognising the chapel and home/school as the scheduled primary features.	Decline Submission
22.4	Manukau Pacific Islands Presbyterian	Accept the plan change with	Propose the extent of place be reduced.	St Saviour's Chapel and Papatoetoe Orphan's Home and School	Oppose	Heritage New Zealand supports the continuation of the scheduled extent of this	Decline Submission

	Church, Samoan Group Attn: Mary Autagavaia	amendments		(former) (ID 01466)		place as appropriate in relation to the heritage values associated with the place.	
22.5	Manukau Pacific Islands Presbyterian Church, Samoan Group Attn: Mary Autagavaia	Accept the plan change with amendments	Propose to demolish the kitchen and laundry buildings.	St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) (ID 01466)	Oppose	Heritage New Zealand do not consider an exclusion that would enable demolition of the kitchen and laundry as a permitted activity to be appropriate and consider the schedule entry for this place should remain as per the notified plan change.	Decline Submission
27.1	Fiona Wynne and Terry Lynne Wouldes	Accept the plan change with amendments	Support the category change.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)	Support	Heritage New Zealand supports the proposed change of category of significance for this place from Category B to Category A, as appropriate in light of the New Zealand Heritage List Category 1 status of the Dilworth Terrace Houses.	Allow Submission
27.2	Fiona Wynne and Terry Lynne Wouldes	Accept the plan change with amendments	All interior spaces to be excluded.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)	Oppose	Heritage New Zealand opposes the exclusions proposed in the plan change as notified and does not support extending these exclusions to encompass all interior spaces as suggested	Decline Submission



						by the submitter for the reasons set out in our original submission.	
27.3	Fiona Wynne and Terry Lynne Wouldes	Accept the plan change with amendments	Existing French doors that have been added to houses to be excluded.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)	Oppose	Heritage New Zealand opposes the exclusions proposed in the plan change as notified including existing French doors, for the reasons set out in our original submission.	Decline the submission
27.4	Fiona Wynne and Terry Lynne Wouldes	Accept the plan change with amendments	Ability to add French doors to rear and front elevations at future date.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)	Oppose	The provisions of the Unitary Plan do not necessarily preclude the ability to add French doors, with the intention of comprehensive scheduling enabling assessment of change and further change on all of the building's elements to ensure the identified heritage values of the proposed Category A place will not be compromised. An exception to explicitly provide for this would therefore be inappropriate and prevent consideration of effects on the place as a whole.	Decline the submission
27.5	Fiona Wynne	Accept the	Fencing and landscaping to	Dilworth Terrace	Oppose	Heritage New Zealand	Decline

	and Terry Lynne Wouldes	plan change with amendments	courtyards and lower gardens to be excluded.	Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)		opposes the exclusions proposed in the plan change as notified and does not support additional exclusions as suggested by the submitter for the reasons set out in our original submission.	Submission
29.1	Bruce Griffith Burton and Sarah Jane Burton	Accept the plan change with amendments	Support the category change from B to A subject to points raised in the submission.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)	Support	Heritage New Zealand supports the proposed change of category of significance for this place from Category B to Category A, as appropriate in light of the New Zealand Heritage List Category 1 status of the Dilworth Terrace Houses.	Allow Submission
29.2	Bruce Griffith Burton and Sarah Jane Burton	Accept the plan change with amendments	The following exclusions should be identified: garages; gate posts on driveway entrance to Dilworth Terrace; modern skylights; French doors in rear elevation entrances of Dilworth Terrace on the ground floor; paving; landscaping and fencing.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)	Oppose	Heritage New Zealand opposes the exclusions proposed in the plan change as notified and does not support additional exclusions as suggested by the submitter for the reasons set out in our original submission.	Decline Submission
29.3	Bruce Griffith Burton and Sarah Jane	Accept the plan change with	Would like to see the ability to add French doors on the lower seaside verandah.	Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID	Oppose	The provisions of the Unitary Plan do not necessarily preclude the ability to add	Decline Submission

	Burton	amendments		01634)		French doors, with the intention of comprehensive scheduling enabling assessment of change and further change on all of the building's elements to ensure the identified heritage values of the proposed Category A place will not be compromised. An exception to explicitly provide for this would therefore be inappropriate and prevent consideration of effects on the place as a whole.	
31.1	Richard Paul van Bremen and Susan Louise Gibson	Decline the plan change	Decline the plan change.	Te Marae o Hinekakea village site, including grave R10_163, 54 Iona Avenue, Paremoremo (ID 00729)	Oppose	Heritage New Zealand fully supports the proposed amendments to ID 00729 Te Marae o Hinekakea village site, including grave R10_163, located at 54 Iona Avenue, Paremoremo. Even though no visible remnants exist, this is a special place with significant Maori cultural values and tupuna associations, and which has links with both Maori and European history.  It is therefore important to ensure this historic heritage	Decline Submission

						place is correctly mapped in the Auckland Unitary Plan maps and therefore that the provisions of the Auckland Unitary Plan Historic Heritage Overlay will apply appropriately and afford protection to the place where the village site and grave are located.	
33.1	Civic Trust Auckland Attn: Audrey van Ryn	Accept the plan change with amendments	Opposes the amendment proposed to the Exclusions column for ID 01997 Central Fire Station, 50-60 Pitt Street, Auckland.	Central Fire Station, 50-60 Pitt Street, Auckland Central (ID 01997)	Support	Heritage New Zealand supports the submitter and considers that in the absence of any evaluation regarding the contribution the interiors make to the values for which the place was scheduled the exclusions proposed are inappropriate and should be deleted from the plan change.	Allow Submission
36.1	Martin Dickson	Accept the plan change with amendments	Support the plan change in part.	Minniesdale Chapel and graveyard, 67 Shegadeen Road, Wharehine (ID 00542)	Support	Heritage New Zealand supports the submission in support of the addition of the graveyard to the description and the exclusion of the water tank and stand as later additions.	Allow Submission
36.2	Martin Dickson	Accept the	Seek that the Council	Minniesdale Chapel and	Support	Heritage New Zealand fully	Allow

		<p>plan change with amendments</p>	<p>immediately act to survey and protect the interior of the church and protect it in a subsequent plan change.</p>	<p>graveyard, 67 Shegadeen Road, Wharehine (ID 00542)</p>	<p>supports the submission which seeks for the interior of the Minniesdale Chapel to be removed from the exclusions in Schedule 14.1 for this place. Further it is considered that an amendment to remove this exclusion is within the scope of the plan change which seeks to correct errors and anomalies and update information on the places that are the subject of the change.</p> <p>The fully timbered interior of the chapel is in very original condition with fine gothic arch detailing in the wall panelling (see image below).</p>	<p>Submission</p>
--	--	------------------------------------	---	---	--	-------------------



## Contact details

Full name of submitter: Raewyn June Graham

Organisation name:

Agent's full name:

Email address: [raegraham28@gmail.com](mailto:raegraham28@gmail.com)

Contact phone number: 0220773048

Postal address:

197 Mt Smart Rd,

Onehunga

Auckland 1061

## Submission details

### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

### My submission relates to

Rule or rules:

Property address: 54 Iona Avenue, RD3 ALBANY

Map or maps: Rear portion of 54 Iona Avenue

Other provisions:

Do you support or oppose the provisions you have specified? I support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reasons for my strong views are:

I Raewyn June Graham agree that this site Te Marae o Hinekakea village site, including grave R10\_163 be protected by the historic heritage place. I also agree that the historic site area should be further enlarged, I ask that the council: accept the plan modification.

Manahi Hapi was my Great Grand Uncle and his grave is on this site. My Whakapapa is very important to me; and Manahi Hapi's bones are a part of this whenua/land upholding the Mana of

where he is buried, as well as his connections though his whakapapa are strong reasons why I ask the council to support the plan modification let the Historic heritage place protect this site.

George Samuel Graham and Mary M Graham aka Takurangi K Hapi , where my Great Grandparents for George owned this site and Mary Graham commissioned Te Marae o Hinekakea, and my GG Grandmother Whatarangi Hapi nee Ngati named the Wharenuī (House ) that once stood on this site. Also my Great Grandfather Tumorehu (Tu) hapi was part of the team who helped in the construction of the Wharenuī. Yes, my.Hapi whakapapa bloodline remains in the maori place names of this area of the land, river, and stream and much more.

Some of the place names such as Poataniwha of this region connects to Te Kawerau a Maki whakapapa history.

Yes, I Raewyn Graham agrees that ID 00729 Te Marae o Hinekakea village site, including grave R10\_163, be protected under the historic heritage place.

Regards,

Raewyn June Graham.

I Raewyn seek the following decision by council: to Accept the plan modification

Submission date: 18<sup>th</sup> September 2019

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

Declaration Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.





