

Pūhoi township

Parts of Ahuroa Road, Domain Road, Krippner Road, Pūhoi Road and Saleyards Road, Pūhoi.



Figure 1. The Pūhoi township as seen from Pūhoi lookout (looking southwest) (David Bade, 7 March 2022).

INTRODUCTION

Purpose

This evaluation assesses the historic heritage values of the Pūhoi township. The purpose of this document is to evaluate the area against the Auckland Unitary Plan (Operative in Part) (AUP) and recommend, based on its known heritage values, whether the area meets the threshold for inclusion in Schedule 14.1 Schedule of Historic Heritage of the AUP.

The Regional Policy Statement section of the AUP identifies the criteria and thresholds for historic heritage places and areas. The evaluation criteria are historical, social, Mana Whenua, knowledge, technology, physical attributes, aesthetic, and context¹. The thresholds are included in Policy B5.2.2(3), which states that places or areas may be included in the schedule 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 the locality or greater geographic area.*

Policy B5.2.2(4) describes the categories of historic heritage places. Historic heritage areas are:

- (d) *groupings of interrelated but not necessarily contiguous historic heritage places or features that collectively meet the criteria for inclusion in Schedule 14.1 Schedule of Historic Heritage in Category A or B and may include both contributing and non-contributing places or features, places individually scheduled as Category A or B, and notable trees.*

¹ Unitary Plan B5.2.2(1)

Background & constraints

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

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

A site visit was conducted on 7 March 2022 from the public realm.

IDENTIFICATION

Site address(es) and/or location	Parts of Ahuroa Road, Domain Road, Krippner Road, Pūhoi Road and Saleyards Road, Pūhoi
Legal description(s)	Pt Allot 36 Puhoi Village SO 47417; Lot 5 DP 23398; Lot 3 DP 23398; Lot 2 DP 23398; Lot 1 DP 23398; Lot 1 DP 47587; Lot 4 DP 93336; Lot 3 DP 93336; Allot 125 Psh Of Puhoi SO 975A; road reserve; Pūhoi River
AUP zone	Open Space - Conservation Zone; Open Space - Informal Recreation Zone; Open Space - Community Zone Residential - Rural and Coastal Settlement Zone; Business - Neighbourhood Centre Zone
AUP overlays	Historic Heritage Overlay (ID 00592, 00593, 00594, 00595, 00598, 00601) Outstanding Natural Landscapes Overlay (Area 44 Mahurangi – Waiwera); Special Character Area (General Puhoi) Overlay
New Zealand Heritage List / Rārangī Kōrero details	Puhoi Hotel and Stables (Category 2, ID 497), Church of St Peter and St Paul (Catholic) (Category 1, ID 83)
Archaeological site (Heritage New Zealand Pouhere Taonga Act [HNZPTA] 2014, Section 6)	Yes - the whole area was settled pre-1900. However. archaeological investigations have only been undertaken in some places
Cultural Heritage Inventory (CHI) reference(s)	172, 1029, 2381, 2399, 3010, 3012, 3013, 16073, 16119, 16120, 16121, 16122, 16123, 16125, 16134, 16241, 16242, 16243, 16244, 16245, 16246, 16253, 16254, 16255, 16257, 16258, 18871
New Zealand Archaeological Association (NZAA) site record number(s)	R10_1142; R10_1145

Location



Figure 2. Aerial image of the Pūhoi area. The indicative area of the Pūhoi township is shown in the red outline. The township extends from the strong bend on Ahuroa Road to the west in the north and ends at the strong bend on Pūhoi Road to the east in the south. This area covers the 19th century commercial, religious and civic development along the main road, in the valley close to Pūhoi wharf, part of the Bohemian settlement of Pūhoi.

HISTORICAL SUMMARY AND PHYSICAL DESCRIPTION

Area history (Information on individual properties is included in Appendix 1)²

The first German-speaking Bohemian immigrants from the Staab region of the present-day Czech Republic arrived in Pūhoi in 1863. The town was established as a “special settlement” under the terms of the 1858 Auckland Waste Lands Act, through which the province offered prospective European immigrants free 40-acre blocks, disposing of unsold “waste land” it had acquired from Māori through Crown pre-emption.³ In the years the scheme was operating (1858–68) 14,516 land orders were issued, accounting for around half of Auckland’s immigrants during that period. Most immigrants were from Britain and Ireland, but there

² Most of this area historical summary was produced by Beth Maynard (Auckland Council).

³ James N. Bade, 'Germans - Early settlements', Te Ara - the Encyclopaedia of New Zealand, <http://www.TeAra.govt.nz/en/photograph/1003/combined-family-wedding-1901> accessed 23/3/2022.

were also immigrants from Canada (mainly Scottish immigrants) and Cape Town. The Pūhoi Bohemian settlement was one of few that was populated by settlers from mainland Europe through this legislation.⁴ Most of the settlements were located north of Auckland, a tactic of the government to provide a barrier between the northern iwi and Auckland following the Northern Wars of the 1840s, as well as to populate the country with Europeans as quickly and comprehensively as possible.⁵ Other special settlements in the former Auckland province area included Otau (near Clevedon), Tuhimata, Bombay, Pukekohe, Patumahoe, Tuakau, and Pollok.⁶

Austrian officer and recent immigrant Captain Martin Krippner, keen to attract more German migrants to New Zealand, began making arrangements in 1862 with Auckland's Provincial Government to select land for an ethnically German settlement in the province. Krippner selected land on the Pūhoi River comprising the Komokokiri blocks, sold to the Crown by Ngāti Rongo under Te Hemara Tauhia.⁷

The first group of settlers travelled aboard the *War Spirit*, arriving in Auckland and then travelling on to Pūhoi in June 1863.⁸ There they were welcomed and transported by river to the settlement site by Ngāti Rongo under Te Hemara Tauhia.⁹ Two further waves of settlers would follow in 1866 and 1873.¹⁰ Some of these settlers set up another Bohemian settlement in Ohaupo (near Cambridge in Waikato) after being enlisted into the military to fight against Waikato Māori.¹¹

Pūhoi posed a serious challenge to early settlers. Inaccessible by road and inland from the sea, the settlement's remoteness meant that paid work was unavailable. Settlers recounted spending the settlement's early years surviving off fern root and nikau hearts, building rough shelters from nikau¹² and beginning the arduous work of felling the bush.¹³ Timber was felled and shipped to Auckland to be sold as firewood.¹⁴ Without food, advice, and support from Te Hemara Tauhia in its early days, the settlement would have suffered significantly. Interestingly, the New Zealand phrase, "up the Boohoi" (particularly popular in the early-mid 20th century) – meaning in the back of beyond or in a very remote area – comes from Pūhoi's early history of being extremely isolated.¹⁵

The beginning of government works on the Great North Road in 1869 gave men in the settlement the opportunity to work for much needed wages, and improved transport and communication between Pūhoi and outlying districts.¹⁶ The settlement was still primarily accessed by the river, which is reflected in the orientation of many buildings in the area towards the wharf.

⁴ Jock Phillips, 'History of immigration - Auckland's immigrants: 1853 to 1870', Te Ara - the Encyclopaedia of New Zealand, <http://www.TeAra.govt.nz/en/history-of-immigration/page-6>

⁵ Lawn, C. (1977). *The Pioneer Land Surveyors of New Zealand*. Accessed from:

https://www.surveyspatialnz.org/Attachment?Action=Download&Attachment_id=2653. One settlement was at Waipu (south of Whangarei), some settlements were on the land east of the Kaipara Harbour, one was in Helensville, and one in Pūhoi.

⁶ E Cameron, B Hayward, G Murdoch (2008). *A Field Guide to Auckland*, p.85.

⁷ Anne Eddy, 2017, 'Neighbours at Pūhoi River: A cross-cultural dual biography of Te Hemara Tauhia (1815-1891) and Martin Krippner (1817-1894)', Thesis, Doctor of Philosophy, The University of Waikato, p. 209. <https://researchcommons.waikato.ac.nz/handle/10289/11359>

⁸ Eddy, p.211.

⁹ Eddy, p.209.

¹⁰ *Daily Southern Cross*, 11th July 1872, p.3. <https://paperspast.natlib.govt.nz/newspapers/DSC18720711.2.17>

¹¹ Heller, W. (2005). *The 'Bohemians' in New Zealand: an Ethnic Group?*, Germanica Pacifica Studies No.1., Research Centre for Germanic Connections with New Zealand and the Pacific, University of Auckland, accessed from: https://cdn.auckland.ac.nz/assets/auckland/arts/our-research/research-institutes-centres-groups/germanica_pacifica_no1.pdf.

¹² A memorial stone has been placed at the location where the first shelters were located (just north of the Pūhoi Community Hall).

¹³ Margaret McClure, 'Auckland places - Whangaparāoa', Te Ara - the Encyclopaedia of New Zealand, <http://www.TeAra.govt.nz/en/auckland-places/page-2>

¹⁴ Pūhoi Historical Society, *Bohemia to Pūhoi*, 1992, p.3.

¹⁵ Victor, T., T. Dalzell (eds), *The Concise New Partridge Dictionary of Slang and Unconventional English*, Routledge, London and New York, p.79.

¹⁶ *Ibid.*, p.4.

After an initially rough few years, the settlement began to flourish in the 1870s. An 1872 newspaper report describes a “thriving population of 27 families,” with “500 head of cattle and some 1200 acres of cleared land.” Temporary nikau dwellings had been replaced with weatherboard houses and farm outbuildings.¹⁷ A permanent schoolhouse was built in 1872, replacing a residence used as a schoolhouse which burnt down earlier in the year.¹⁸ The site of the schoolhouse is marked by a Pūhoi Historical Society plaque at 103 Pūhoi Road. A post office was built in the township in 1874, run by Captain Krippner.¹⁹ See Appendix 2 for survey plans (1880s-1930s).

The first hotels, which served food and alcohol and provided accommodation for travellers to the area, were built in the 1870s. An Irishman named Meaney, who did not speak German, built Pūhoi’s first hotel in 1874. Two further hotels were built by prominent Bohemians in 1876; one by John Schollum, which was replaced by the current Pūhoi hotel building in 1901,²⁰ and one by Vincent Schischka, the site of which is currently marked by a Pūhoi Historical Society plaque and dray in a reserve (northeast of the current Pūhoi hotel). Schischka’s hotel was not licensed for some time after it was built, in part because Schischka also operated a store on the premises, and Schollum’s hotel edged out its competitors to become the primary venue in the settlement.²¹

A larger wooden wharf was constructed in 1877, with several wharf sheds in place by 1881. Development clustered around the wharf site, with the hotel greeting travellers, and general stores owned by the Schollum and Schischka families offering goods. Blacksmith premises also operated on the riverbank (the site of which is marked by a Pūhoi Historical Society plaque, in reserve land close to the bridge to the Pūhoi Pioneers Memorial Park).²² The wharf served weekly mail and passenger ferries from Auckland.²³

The construction of a Catholic Church and the hosting of a priest was a high priority for Pūhoi, due to the Bohemian’s religious affiliations. A presbytery was built in 1877 for the diocese’s first priest (the site marked with a Pūhoi Historical Society plaque on church land).²⁴ The Church of St Peter and St Paul, designed by long-established Auckland architect James Wrigley, was built in 1881.²⁵ Much of the labour was provided by the community, led by settler John Wenzlick,²⁶ and the church was officially opened on the 10th of August of that year.²⁷

Logging was a central part of the Pūhoi economy well into the 20th century. Timber was readily available in the densely wooded hills, and bullock teams were employed to transport large pieces of timber.

Further prosperity allowed for the construction of more community buildings in Pūhoi around the turn of the century. A committee had been established by 1899 to plan a dedicated town hall for the settlement: this hall was built in 1900 and is still in use.²⁸ An office for the Pūhoi Road Board was built in 1913 and converted to a library in 1923.²⁹ The present Pūhoi hotel was built in 1901, replacing the earlier 1876 building.³⁰ Tennis courts were set up a short distance northwest of the wharf in the early 20th century (1

¹⁷ *Daily Southern Cross*, 11th July 1872, p.3. <https://paperspast.natlib.govt.nz/newspapers/DSC18720711.2.17>

¹⁸ *Thames Guardian and Mining Record*, 28th August 1872, p.3.

<https://paperspast.natlib.govt.nz/newspapers/TGMR18720828.2.18>

¹⁹ Pūhoi Historical Society, *Bohemia to Pūhoi*, 1992, p.4.

²⁰ *Ibid.*

²¹ *Daily Southern Cross*, 16th June 1876, p.2. <https://paperspast.natlib.govt.nz/newspapers/DSC18760615.2.17>

²² *Bohemia to Pūhoi*, p.5.

²³ *Auckland Star*, 20th June, 1877, p. 1. <https://paperspast.natlib.govt.nz/newspapers/AS18770620.2.2.2>; Rodney District Council, 1999 ‘Rodney District Plan: Heritage Inventory Record Form-Hotel’

²⁴ Rodney District Council, 1999 ‘Rodney District Plan: Heritage Inventory Record - Convent’

²⁵ *New Zealand Herald*, 24th February 1881, p.1. <https://paperspast.natlib.govt.nz/newspapers/NZH18810224.2.2.4>

²⁶ Rodney District Council, 1999 ‘Rodney District Plan: Heritage Inventory Record –Church of St Peter and St Paul’

²⁷ *New Zealand Herald*, 24th February 1881, p.6. <https://paperspast.natlib.govt.nz/newspapers/NZH18810224.2.53>

²⁸ Rodney District Council, 1999 ‘Rodney District Plan: Heritage Inventory Record – Pūhoi Hall’

²⁹ Pūhoi Historical Society, *Bohemia to Pūhoi*, 1992, p.6.

³⁰ *Rodney and Otamatea Times, Waitemata and Kaipara Gazette*, 10th January 1902, <https://paperspast.natlib.govt.nz/newspapers/ROTWKG19020110.2.8>

Ahuroa Road). Turn of the century Pūhoi was a comfortable settlement, well respected by its non-German neighbours, with a reputation for celebration and leisure as well as industriousness. Bohemian cultural traditions were maintained, with music, dancing, language and faith serving as cornerstones for the preservation of heritage.³¹

Jubilee celebrations commemorating the arrival of the first settlers in 1863 were, and continue to be held, through the 20th and 21st centuries, drawing large crowds. Memorials were made to mark occasions, including the Pūhoi Pioneers Memorial Park (1938 – 75th anniversary), the memorial gate to the park (1953 – 90th anniversary), a Wayside Shrine on Pūhoi Road (1953 – 90th anniversary), the Pūhoi landing stone (1988 – 125th anniversary), and a time capsule in the first landing reserve (2013 – 150th anniversary). Family reunions for some of the original Bohemian families continue to be held, including the Schollum, Schischka, Wech and Wenzlick families, drawing hundreds, with some still speaking the north Bavarian German dialect of their parents.³² Indeed, there has been interest from anthropologists³³ and geographers³⁴ from Europe in the Pūhoi settlement and culture.

The settlement was heavily impacted by two major floods in 1924, with much of its river infrastructure destroyed. The wharf and wharf sheds were swept away, as was a large upstream drawbridge and smaller bridges along the Pūhoi road.³⁵ The remnants of the Pūhoi Road bridge remain in a tributary channel west of Pūhoi road, close to the intersection with Krippner Road.

In 1939, Schollum's general store (built 1878) burnt down in a fire and was replaced with an art deco-style store.³⁶ A post office was also run from the store, and the place became a community hub.³⁷

New tennis courts were set up on the eastern side of Pūhoi River as part of the establishment of the Pūhoi Settler Memorial Park in 1953. A pavilion was built to the north of the courts (now located south of the Pūhoi Sports Clubhouse).

Pūhoi's relative isolation and status as a specifically Bohemian settlement continued into the mid-20th century. Connection to the Great North Road (State Highway 1) was made in 1958, and subdivisions in the 1960s saw the first major influx of non-Bohemians into the area. Subdivisions were generous in size, and the settlement has continued to retain a rural character.³⁸

³¹ *New Zealand Herald*, 2013. "Pūhoi's 150 years: Settlers maintain strong Bohemian connections", accessed from: <https://www.nzherald.co.nz/nz/Pūhois-150-years-settlers-maintain-strong-bohemian-connections/FSB4VPB5FNRG4PXSX5A7W56CAM/>.

³² *Ibid.*

³³ Procházková, J., 2010. "Bohemians in New Zealand – the history and present situation of the Pūhoi village", *Český lid*, Vol. 97, No. 1 (2010), pp. 19-34.

³⁴ Heller, W. (2005). *The 'Bohemians' in New Zealand: an Ethnic Group?*, Germanica Pacifica Studies No.1., Research Centre for Germanic Connections with New Zealand and the Pacific, University of Auckland, accessed from: https://cdn.auckland.ac.nz/assets/auckland/arts/our-research/research-institutes-centres-groups/germanica_pacifica_no1.pdf.

³⁵ *New Zealand Herald*, 27th May 1924, p.8. <https://paperspast.natlib.govt.nz/newspapers/NZH19240527.2.125>.

³⁶ *Rodney and Otamatea Times, Waitemata and Kaipara Gazette*, 26 July 1939, p.4. <https://paperspast.natlib.govt.nz/newspapers/ROTWKG19390726.2.15>.

³⁷ Schollum, J., 2020. "History – Retail therapy in early Pūhoi", *Local Matters*, accessed from: <https://www.localmatters.co.nz/opinion/history-retail-therapy-in-early-Pūhoi/>.

³⁸ The following is a list of the main subdivisions in the vicinity of the settlement with the deposited plan (DP) numbers (from earliest to most recent):

- Ahuroa Road (just north of the township): 1966 (DP 58194)
- Ahuroa Road (further north of the township): 1974 (DP 75274)
- Northern Saleyards Road: 1975 (DP 78854)
- Pūhoi Road (south of township): 1982 (DP 97745)
- Slowwater Lane (southeast of the township): 1983 (DP 99033)
- North of Pūhoi Road (further south of the main township): 1986 (DP 114587)
- South of Pūhoi Road (further south of the main township): 1994 (DP 163915)
- Pūhoi Close (southeast of the main township): 2000 (DP 204297)
- Further north along Ahuroa Road: 2001 (DP 207685).

Pūhoi's history and culture is an important part of the town and attracts tourists to the area. A Pūhoi Museum was established in the former church convent building, with the slogan: "where Bohemia meets Aotearoa".³⁹ The Pūhoi Historical Society runs the museum and assists with family history research.⁴⁰ They also offer guided tours of the town. A Pūhoi Heritage Trail has also been established, with stone markers and photographs marking sites in the Pūhoi area.⁴¹ Kayaking on the Pūhoi River also generates large numbers of visitors, and a trip to the "Pūhoi Pub" is a long-standing tradition with bikers and other visitors.

Physical description

Pattern of development

Pūhoi is a small rural town, located in a valley, approximately 43 kilometres north of Auckland city. The town developed near the Pūhoi River (along Pūhoi Road) following the arrival of Bohemian settlers in the 1860s and 1870s. Because the settlement was primarily accessible by river (at high tide), commercial, religious and civic buildings were located within walking distance of the wharf: the hotel complex and general store (still extant) are clustered directly opposite the location of the old wharf; the blacksmiths shop and boarding house (no longer extant) were located directly north of the wharf; and the library (extant) was located just south of the wharf. The community hall and properties of the Catholic Church were slightly further south on foot. See Appendix 2 for survey plans (1880s-1930s).

The Pūhoi township is generally characterised by ribbon development along the main roads. The township is located along Pūhoi Road (which turns into Ahuroa Road), with Krippner Road and Saleyards Road extending out from Pūhoi Road to the southwest and west respectively. The pattern of subdivision along Pūhoi Road and Ahuroa Road is varied, with a mix of section widths and sizes. However, the lot sizes are comparatively larger than in urban areas. The position of houses and other buildings along Pūhoi Road also varies, with some buildings located close to the road edge, such as the library, general store and the church, while others are set back.

Architecture

The Pūhoi township has eleven heritage buildings protected through the AUP Historic Heritage Schedule 14.1. These were constructed between 1881 and 1923:

- Church (1881), Presbytery (1906), Convent school (1922), Convent (1923) – scheduled as the Church of St Peter and St Paul complex, including church, convent, and presbytery (ID 00593)
- Stables (1883), Hotel (1901), Hotel residence (1901) – scheduled as the Pūhoi Hotel complex, including stables and residence (ID 00592)
- Former School house (1886) – scheduled as School house (former) (ID 00598)
- Community Hall (1900) – scheduled as Pūhoi Hall (ID 00595)
- Library (1913) – scheduled as Pūhoi Library (ID 00594)

All the scheduled buildings are constructed in wood with metal roofs, with the exception of the concrete and plaster Pūhoi Library. Most of these buildings have had minor additions and alterations, which do not substantially affect their values. Buildings are generally in a simple vernacular style, similar to other late 19th and early 20th century buildings of their type. However, the Church of St Peter and St Paul, designed by the early notable Auckland architect James Wrigley, stands out as an architecturally designed building. The church is of Carpenter Gothic style, with a gable roof supported by simple scissor trusses. Wrigley's practice was one of Auckland's most prolific in the 1860s and 1870s.⁴² Built in 1881, the Church of St Peter and St Paul would have been one of the last buildings designed by Wrigley (if not the last). As such, the church represents the success of the Pūhoi settlement (using a notable architect of the time). The convent and

³⁹ Visit their website here: <http://puhoiheritagemuseum.co.nz/>.

⁴⁰ Pūhoi New Zealand, <https://puhoinz.com/community/historical-society/>.

⁴¹ Pūhoi New Zealand, <https://puhoinz.com/see-do/walking-and-hiking/puhoi-heritage-trail/>.

⁴² Wrigley's practice was responsible for numerous prominent buildings, including the original portion of Carrington Hospital, Point Chevalier (1865), part of the elite Northern Club, Auckland Central (1870), St Andrew's Presbyterian Church, Howick (1872), Holy Trinity Anglican Church, Waiuku (1873), and Hamurana residence, Auckland Central (1876).

convent school were designed by Thomas Mahoney (a prolific Auckland architect from the early 20th century, who worked extensively with the catholic church).

From a slightly later period, the Pūhoi General Store (built 1939) (not scheduled) stands out as an art deco-style commercial building, with a distinct flat roof behind a parapet, large front windows, decorative horizontal bands, and rough cast concrete cladding. Although the building has undergone side and rear additions, the street-facing elevation still clearly shows art deco features.

Streetscape

The Pūhoi township has a rural village character, with buildings located in varied positions and orientations, but generally facing the main road. The Pūhoi River is an important and prominent feature, running adjacent to Pūhoi/Ahuroa Road from the bend in Ahuroa Road in the north to close to the intersection between Pūhoi Road and Krippner Road in the south. Two tributary channels from the Pūhoi River are located west of the river under the main road.

The Pūhoi township historic heritage area is located in a valley with hills to the east of the river and to the west. Pūhoi/Ahuroa Road has the character of a rural road, typically with no footpaths and grassed edges without a kerb. There are limited sections where footpaths and paved parking areas are provided near the Church of St Peter and St Paul and extending past the intersection with Saleyards Road. Boundary treatments of properties, because they are commercial or civic and are often located close to the road, are often non-existent.

On the eastern side of Pūhoi Road is reserve (grassed) land, the location of many early buildings (but no longer extant). Features within these reserve areas include a pergola, a covered wooden bullock dray and log, flagpoles, picnic tables, seating, and new wharf structures (designed for kayak use – and adjacent to the remains of the original wharf).

There are a number of mature trees within the Pūhoi township historic heritage area, particularly on the banks of the Pūhoi River. There is also a grove of native trees which were planted south of the bridge at the intersection of Pūhoi and Krippner Roads as part of the 90th anniversary of the arrival of the Bohemian settlers to the area in 1953.

There are three bridges in the area. Two of these appear to be mid-20th century public works bridges: one for Ahuroa Road, just north of the intersection with Saleyards Road, and the other on Pūhoi Road, just south of the intersection with Krippner Road (also the location of remains of the original bridge). The third bridge extends over Pūhoi River, directly opposite the Pūhoi Hotel complex. It appears to have first been built in 1938 to mark the 75th anniversary of the arrival of the Bohemian settlers in Pūhoi. Later, in 1953, during the 90th anniversary celebrations, iron war memorial gates were installed at the entrance to the park (eastern side of the bridge). Tablets set into the concrete pillars were inscribed with the names of seven local men who lost their lives in World War I (and later with three who lost their lives in World War II). The gates have since been moved a few metres to the north of the bridge. The bridge itself was rebuilt in the early 1970s (according to aerial photographs) and made wider.

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 Pūhoi township⁴³ has outstanding historical value as an intact 19th century “special settlement”, set up through the 1858 Auckland Waste Lands Act. Most of these settlements were located north of Auckland as a way to create a barrier between the northern iwi and Auckland, following the Northern Wars of the 1840s. They were also part of the wider colonial scheme to populate the country with Europeans as quickly and comprehensively as possible. As such, Pūhoi has significance for representing a phase in the history of New Zealand during the mid-19th century when prospective European immigrants were offered free blocks of land in exchange for clearing and developing the land – demonstrating the government’s effort to colonise New Zealand through changing the environment and make-up of the population.

The township also has historical significance as one of few settlements established by non-English-speaking settlers from mainland Europe through the Auckland Waste Lands Act (1858) legislation. The great majority of settlers were from England, Scotland and Ireland. Indeed, the Pūhoi township has outstanding historical value as the first Bohemian settlement in New Zealand, and the only one in the Auckland region (one other, smaller, settlement was set up in Ohaupo in Waikato in the 1860s). Consequently, the Pūhoi township has outstanding significance for its association with, and tangible reflection of, the three waves of Bohemian settlers who settled in the area in the 1860s and 1870s, and their descendants. Notable Bohemian family names include: Schollum, Schischka, Wech and Wenzlick. The group left their mark on the area by clearing the surrounding land and creating the township. Before the township was linked with State Highway 1 in 1958 (and had the associated subdivision and population growth), practically all residents in Pūhoi were descendants of the early Bohemian settlers.

Pūhoi township area has **outstanding national** historical value.

Social

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

Pūhoi has considerable social value and is held in high esteem by the descendants of the Bohemian settlers of the 1860s and 1870s. By the early 20th century, Pūhoi had gained a reputation for celebration and leisure, as well as industriousness. Bohemian cultural traditions were maintained, with music, dancing, language and faith serving as cornerstones for the community. Jubilee celebrations commemorating the arrival of the first settlers in 1863 were, and continue to be held, through the 20th and 21st centuries, drawing large crowds. Memorials were made to mark occasions, including the Pūhoi Pioneers Memorial Park (1938 – 75th anniversary), the memorial gate to the park (1953 – 90th anniversary), a Wayside Shrine on Pūhoi Road (1953 – 90th anniversary), the Pūhoi landing stone (1988 – 125th anniversary), and a time capsule in the landing reserve (2013 – 150th anniversary). Family reunions for some of the original Bohemian families continue to be held, drawing hundreds, with some still speaking the north Bavarian German dialect of their parents. Indeed, there has been interest from anthropologists and geographers from Europe in the Pūhoi settlement and culture – further reinforcing the social value of the area. This long-standing association with the Bohemian settler community gives Pūhoi township considerable social value.

In addition, Pūhoi’s history and culture is an important part of the town and attracts tourists to the area. A Pūhoi Historical Society has been established, Pūhoi Museum is located in the former church convent

⁴³ The township is defined as starting from the strong bend on Ahuroa Road to the west in the north and ending at the strong bend on Puhoi Road to the east in the south. The indicative outline is shown in Figure 2. This area consists of the 19th century commercial, religious and civic development along the main road, in the valley close to Pūhoi wharf, part of the Bohemian settlement of Pūhoi.

building (run by the society), and a Pūhoi Heritage Trail has also been established. Kayaking on the Pūhoi River also generates large numbers of visitors, and a trip to the “Pūhoi Pub” is a long-standing tradition with bikers and other visitors.

Pūhoi also has a special place within New Zealand slang, with the New Zealand phrase, “up the Boohei” (particularly popular in the early-mid 20th century) – meaning in the back of beyond or remote area – comes from Pūhoi’s early history of being extremely isolated.

Pūhoi township has **considerable regional** 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 Pūhoi area is not identified in the AUP Schedule 12 Sites or Places of Significance to Mana Whenua (**Schedule 12**). The Pūhoi area evaluation has focussed on the Bohemian settler heritage in the area, and not on earlier Māori settlement and associations. Māori occupation and settlement in the Pūhoi region is evidenced by midden and other archaeological sites that were identified as part of the 2000 subdivision at Pūhoi Close, and the nearby Northern Motorway development. However, these sites are outside of the core Pūhoi township that is the subject of this evaluation.

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

From what we currently understand about this place, it is located within the extent of a large cultural landscape of value to Mana Whenua, although a formal nomination for this landscape has not been received at this time. However, this is not to say that the place does not have value to Mana Whenua or that the site or landscape may not be nominated by iwi at a future time.

Mana Whenua are required to be consulted during the preparation of any future plan change to consider the addition of this place to the AUP. If / when Mana Whenua values are identified this evaluation will be amended.

Pūhoi township has **no known** Mana Whenua value.

Knowledge

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

The Pūhoi township has the potential to provide knowledge of mid-19th century to early-20th century European settlement. The civic, religious and commercial buildings that make up the settlement illustrate the way of life from this period. The township’s knowledge value is also demonstrated through the Pūhoi Heritage Trail, which has plaques and photographs on stones marking 22 sites in the Pūhoi area.

Two sets of remnants from structures washed away in the 1924 Pūhoi floods also have the potential to provide some knowledge of the infrastructure used to set up the Pūhoi settlement. Four wharf piles are visible at low tide in the western bank of the Pūhoi River, marking the location of the first Pūhoi wharf (built 1877). The wharf was fifteen metres wide and extended five metres out from the riverbank. The wharf was essential to the livelihood of the settlement, which relied on river transportation for most of its connection with the outside world. Goods were imported and exported up the river by steamship. The other remnant is of the Pūhoi Road bridge, located in a tributary channel west of Pūhoi road, close to the intersection with

Krippner Road. The remains include five wooden posts protruding from the side of the creek and a lintel with two broken posts. The bridge was destroyed following the 1924 floods.

There is also the potential for subsurface archaeological evidence to be present at locations of former buildings (which are no longer present), such as the Schischka boarding house and store, the blacksmith premises and the site of the first buildings.

Pūhoi township has **considerable local** knowledge value.

Technology

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

Other than the use of material and technology of the time in Pūhoi township, there is little technology value, that would not be available from other sources.

Pūhoi township has **little local** technology value.

Physical attributes

The place is a notable or representative example of

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

The Pūhoi township has considerable physical attributes value for its distinct and intact late-19th to early-20th century village built form. The township is dominated by buildings constructed between the 1880s and 1920s. All the buildings from this period are scheduled individually as historic heritage places. Most of these buildings have had minor additions and alterations, but these do not substantially affect their physical attribute values. The buildings are generally in a simple vernacular style (apart from three architecturally designed buildings, detailed below), similar to other late 19th and early 20th century buildings of their type. From a slightly later period, the Pūhoi General Store (built 1939) (not scheduled) stands out as an art deco-style commercial building, with a distinct flat roof behind a parapet, large front windows, decorative horizontal bands, and rough cast concrete cladding. Although the building has undergone side and rear additions, the street-facing elevation still clearly shows art deco features. As a whole, this group of buildings is collectively significant as representing a late-19th to early-20th century pattern of development.

In addition, the Church of St Peter and St Paul particularly has physical attributes significance as the work of early notable Auckland architect James Wrigley. Wrigley's practice was one of Auckland's most prolific in the 1860s and 1870s. Built in 1881, the Church of St Peter and St Paul has significance as being one of the last buildings designed by Wrigley. The church is a notable example of the Carpenter Gothic style, with features including a steep gable roof supported by simple scissor trusses, and wooden hood mouldings over the main door and windows. By employing a notable architect, the church represents the success of the Pūhoi settlement at the time. Likewise, the convent school (1922) and convent (1923) were also designed by a well-known architect: Thomas Mahoney, who was a prolific Auckland architect from the early 20th century, especially for the Catholic church. These buildings are important in the context of his work as they demonstrate the wide geographical context of his work for the catholic church (not only in central Auckland).

Pūhoi township has **considerable local** physical attributes value.

Aesthetic

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

Pūhoi township has considerable aesthetic value as a picturesque rural settlement of 19th century origin. Its collection of late-19th to early-20th century buildings and structures, together with the rural and river

backdrop, provides strong visual appeal. There are a number of mature trees within the Pūhoi township which add to the aesthetic qualities of the area, particularly on the banks of the Pūhoi River.

Two of the historical buildings particularly stand out as local landmarks due to their height: the Pūhoi Hotel (built 1901)– at the northern end of the township – and the Church of St Peter and St Paul (built 1881) – at the southern end of the township. The church also particularly has aesthetic value for its picturesque appearance in a rural setting.

Pūhoi township has **considerable local** aesthetic value.

Context

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

The Pūhoi area has considerable context value as an intact and well-preserved example of a colonial New Zealand town dating from the second half of the 19th century. Indeed, the Pūhoi township is one of the most distinct and discernible “special settlements” established in the 1860s. The mid-19th century to early-20th century settlement – consisting of a hotel, stables, workers residences, a general store, a wharf shed, a library, a church (including convent, convent school and presbytery), and a community hall – have strong collective value as a group of civic, religious and commercial buildings relating to the establishment of Pūhoi. In addition, the remnants of the wharf (which was central to the history of the township) and Pūhoi Road bridge, as well as the (now vacant) sites of the landing spot and first buildings of the settlement, the Schischka boarding house and store, the blacksmith premises, and the first presbytery add significantly to the context value. Furthermore, because of the importance of the river as the primary means of transport, the buildings are all located close to, and most oriented to, where the wharf was.

The collection of memorials, marking various anniversaries of the arrival of Bohemian settlers to the area, also adds to the considerable context value of Pūhoi.

Pūhoi township has **considerable local** context value.

STATEMENT OF SIGNIFICANCE

Located in a valley on the banks of Pūhoi River, the Pūhoi township was established in 1863 by German-speaking Bohemian immigrants from the Staab region of the present-day Czech Republic. The town was established as a “special settlement” under the terms of the 1858 Auckland Waste Lands Act, through which the province offered prospective European immigrants free 40-acre blocks, disposing of unsold “waste land” it had acquired from Māori through Crown pre-emption.

The Pūhoi township has outstanding historical value as an intact 19th century “special settlement”, representing a phase in the history of New Zealand when there was considerable effort to change the environment and make-up of the population to be a colony of the British Empire. The township also has significance as one of few settlements established by non-English-speaking settlers from mainland Europe through the Auckland Waste Lands Act (1858) legislation. The great majority were from England, Scotland and Ireland. Indeed, the Pūhoi township was the first Bohemian settlement in New Zealand, and the only one in the Auckland region (one other, smaller, settlement being set up in Ohaupo in Waikato in the 1860s).

The Pūhoi township began to flourish in the 1870s and civic, religious and commercial buildings were built, many of which still exist today. By the early- to mid-20th century the settlement included a church (1881) (including a 1906 presbytery, a 1922 convent school, and a 1923 convent), stables (1883), workers residences (1886 and 1901), a community hall (1900), a hotel (1901), a library (1913), a wharf shed (1924), and a general store (1939). All of these buildings still exist. Other buildings and structures were also built but no longer remain today. However, sites and remnants are still apparent in the township, including the

remnants of the 1877 wharf and Pūhoi Road bridge (late 19th century), as well as the (now vacant) sites of the landing spot and first buildings of the settlement (1863), the Schischka boarding house and store (built 1876), the blacksmith premises (1880s), and the first presbytery (1880). The Pūhoi township has considerable context value as a well-preserved example of a colonial New Zealand town dating from the second half of the 19th century, and indeed one of the most distinct and discernible “special settlements” established in the 1860s.

The Pūhoi township is generally characterised by ribbon development along the main roads. The Pūhoi township has a strong rural village character, with buildings located in varied positions and orientations, generally facing the main road. The Pūhoi River is an important and prominent feature, running adjacent to Pūhoi/Ahuroa Road from the bend in Ahuroa Road in the north to close to the intersection between Pūhoi Road and Krippner Road in the south. Two tributary channels from the Pūhoi River are located west of the river under the main road. On the eastern side of Pūhoi Road is reserve (grassed) land, the location of many early buildings (but no longer extant) and memorials to the Bohemian settlers. As a whole, the Pūhoi township has considerable aesthetic value as a picturesque rural settlement, of 19th century origin. Its collection of late-19th to early-20th century buildings and structures, together with trees and the rural and river backdrop, provides strong visual appeal.

Pūhoi township’s collection of buildings from its key period of development (1863-1939) has considerable physical attributes value. Most of the buildings have had minor additions and alterations, but these do not substantially affect their physical attribute values. Two of the historical buildings particularly stand out as local landmarks due to their height and picturesque appearance: the Church of St Peter and St Paul – on the northern end of the township – and the Pūhoi Hotel – at the southern end of the township. All the historical buildings are constructed in timber with metal roofs, with the exception of the concrete and plaster Pūhoi Library and the Pūhoi Store. The buildings are generally in a simple vernacular style, similar to other late 19th and early 20th century buildings of their type. However, the Church of St Peter and St Paul – designed by the early notable Auckland architect James Wrigley – and the convent school (1922) and convent (1923) – designed by well-known Auckland architect (especially for the Catholic church) – stand out as architecturally-designed buildings.

Pūhoi has considerable social value and is held in high esteem by the descendants of the Bohemian settlers of the 1860s and 1870s. Jubilee celebrations commemorating the arrival of the first settlers in 1863 were, and continue to be held, through the 20th and 21st centuries, drawing large crowds. Memorials were made to mark occasions, including the Pūhoi Pioneers Memorial Park (1938 – 75th anniversary), the memorial gate to the park (1953 – 90th anniversary), a Wayside Shrine on Pūhoi Road (1953 – 90th anniversary), the Pūhoi landing stone (1988 – 125th anniversary), and a time capsule in the landing reserve (2013 – 150th anniversary).

TABLE OF HERITAGE VALUES

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

CATEGORY RECOMMENDATION

Pūhoi township meets the thresholds in the AUP for scheduling as an Historic Heritage Area. It is recommended that the area is included in Schedule 14.1 and 14.2.

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

Table 2

ID	Area name and/or description	Verified location	Heritage values	Extent of place	Exclusions	Additional rules for archaeological sites or features	Place of Māori interest or significance	Contributing sites / features	Non-contributing sites / features
XXXXX	Pūhoi township Historic Heritage Area	Refer to planning maps: Parts of Ahuroa Road, Domain Road, Krippner Road, Pūhoi Road and Saleyards Road, Pūhoi.	A, B, D, F, G, H	Refer to planning maps	Interiors of all buildings contained within the extent of place unless otherwise identified in another scheduled historic heritage place; all post-1939 stand-alone structures and buildings; modern rear and side additions to the general store (109 Pūhoi Road); the modern southeast corner addition to the convent school (83 Pūhoi Road).	Yes		Refer to 14.2.XX	Refer to 14.2.XX

Schedule 14.2 & Planning maps

The extent of place of the Pūhoi township historic heritage area has been determined by its heritage values and integrity, geography, and period of significance. The area includes properties located within the Pūhoi township (that is, from the strong bend on Ahuroa Road to the west in the north, to the strong bend on Pūhoi Road to the east in the south), that have historic heritage values relating to the establishment of Pūhoi as a township between 1863 and 1939. This period of significance begins from the first arrival of the Bohemian settlers to the area and ends with the re-construction of the Pūhoi store (following a fire) in 1939. At this time (1939) the Pūhoi township had been established by the Bohemian settlers and their descendants, and the development of State Highway 1 (1958) and its associated rural subdivision and population growth had not yet occurred.⁴⁴ The extent of place covers the 19th century commercial, religious and civic development along the main road, in the valley close to Pūhoi wharf, which was part of the Bohemian settlement of Pūhoi. The extent of place also includes portions of the road reserve and the Pūhoi River.

All the properties within the recommended historic heritage area are “contributing”. There are no “non-contributing” properties.

⁴⁴ For this reason, the Pūhoi cemetery (established in the 1870s) and various late-19th century residences outside of the Pūhoi township are not included within the historic heritage area. Likewise, the site of the early 20th century community tennis courts (now a site of the mechanics and its car park, 1 Ahuroa Road) and the site of the school (now the location of a private residence, 103 Pūhoi Road) are not included (like other former sites of buildings) as their integrity as a site is diminished by the presence of physical buildings on the site outside of the period of significance. Similarly, re-located character buildings from outside of Pūhoi (but now located within the township) are not included within the historic heritage area. The Wayside Shrine memorial (Schedule ID 00601) is also not included as it is not within the Pūhoi township and is not the site of a building or feature from the period of significance. The memorial gate of the Pūhoi Pioneers Memorial Park is also not included as it dates from 1953 and does not represent a former site of a building.

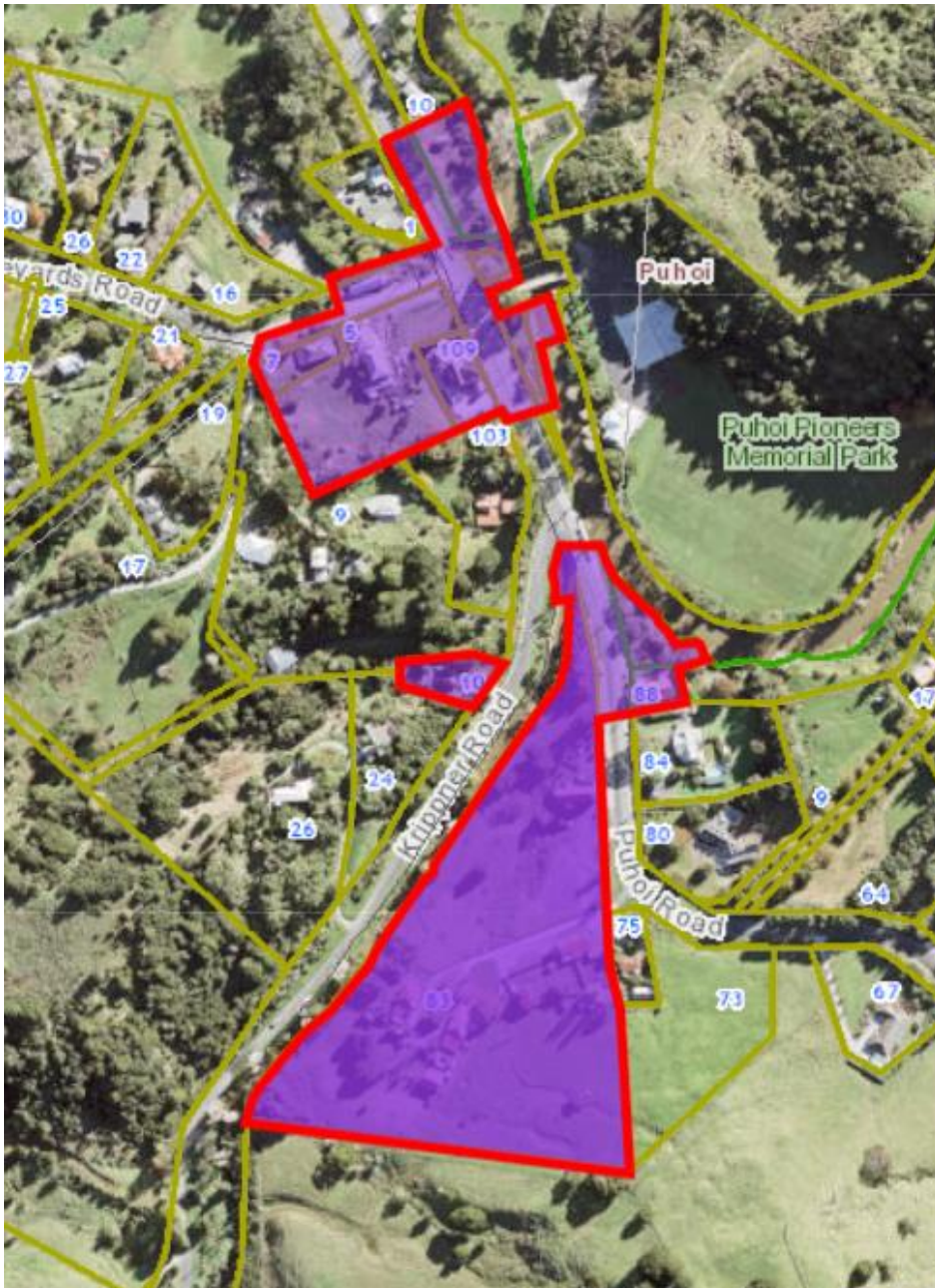


Figure 3. The proposed extent of place for the Pūhoi township historic heritage area. The red line indicates the boundary.

Evaluator

David Bade, Senior Specialist – Built Heritage
April 2022

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage
April 2022

Managerial Sign-Off

Megan Patrick
Team Leader Heritage Policy
13 May 2022

Appendix 1 – Properties

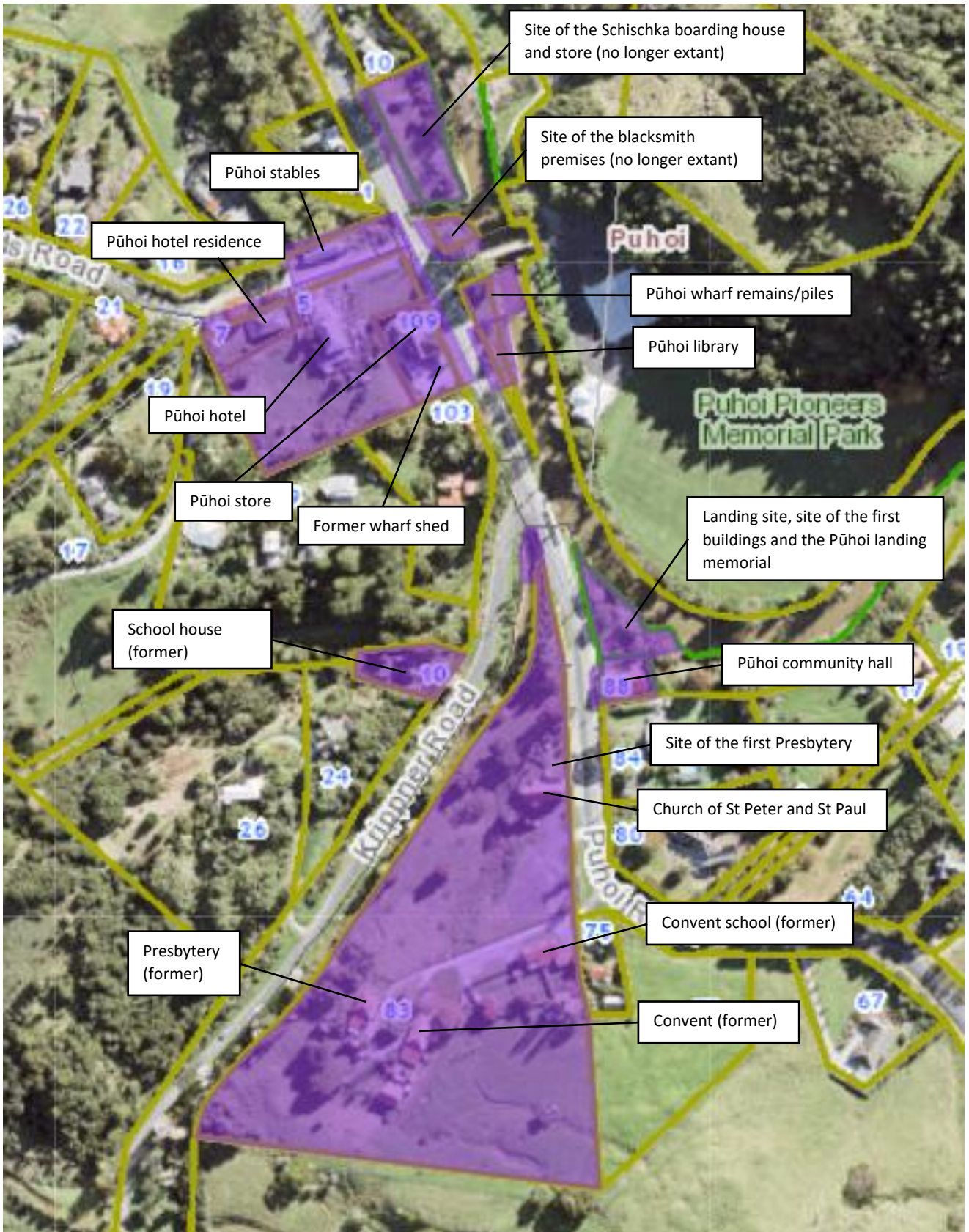



Figure 4. Annotated map showing the location of each of the buildings/features within the recommended Pūhoi township historic heritage area extent of place.

Photo (listed in rough order from north to south)	Notes
 <p data-bbox="165 613 325 640">Site visit, 2022</p>  <p data-bbox="165 1070 804 1160">Store c.1910s; <i>General view of Pūhoi township.</i> Price, William Archer, 1/2-000155-G. Alexander Turnbull Library, Wellington, New Zealand</p>	<p data-bbox="849 210 1430 309">Contributing Site of the Schischka Boarding House and Store Pt Allot 36 SO 47417, Ahuroa Road Pūhoi</p> <p data-bbox="849 353 1485 595">The site of the 1876 Schischka boarding house, built by Vincent Schischka. The 1876 house was described as a “large commodious house of nine rooms, including bar and tap-rooms.” Photos show a simple two-storey dwelling with verandahs and a hipped roof. Schischka also ran a retail store on the premises.¹</p> <p data-bbox="849 640 1469 808">The site was opened as a reserve in 2006. A historic wooden bullock dray and log felled in the 1920s commemorating Pūhoi’s timber industry were erected on the site in 2006 by the Pūhoi Historical Society.</p> <p data-bbox="849 853 1477 987">Photographs of the store suggest that the store was located where the historic wooden dray is currently sited (on the higher ground), while the boarding house was located on the lower-lying land.</p> <p data-bbox="849 1032 1493 1133">There are no surface remains of the original boarding house and store. All that remains is the flat land where the buildings once stood.</p>
 <p data-bbox="165 1576 325 1603">Site visit, 2022</p>  <p data-bbox="165 1912 783 2002">Stables c.1913-1923. <i>Pūhoi Hotel and surrounding area.</i> Price, William Archer, 1/2-000154-G. Alexander Turnbull Library, Wellington, New Zealand</p>	<p data-bbox="849 1173 1018 1272">Contributing Pūhoi Stables Road reserve</p> <p data-bbox="849 1317 1493 1384"><i>Scheduled under the Auckland Unitary Plan as part of the Pūhoi Hotel Complex (UPID 00592).</i></p> <p data-bbox="849 1429 1442 1496">The stables date from 1901 at the latest and may have been built as early as pre-1883.</p> <p data-bbox="849 1541 1493 1883">The stables were built to serve guests of the Schollum family’s Pūhoi Hotel, which was first built in 1876 (the second and current hotel building was built in 1901). A small approx. 6.1m by 4.3m stable was built to serve the hotel in 1876.² A photograph from 1883 shows a building on the same site – it is not clear whether this is the current stable building, or the smaller 1876 building.³ A photograph from 1899 shows a building close to the size of the current stable.⁴</p> <p data-bbox="849 1928 1485 2029">The building is a simple weatherboard structure, with a gabled metal roof, large doors, finial detailing, and small six-light windows at the rear.</p>



Site visit, 2022



W. F. Edwards, c.1900, 'Premises of Martin Rauner, blacksmith, Pūhoi.' Ref: PAColl-0336-07. Alexander Turnbull Library, Wellington, New Zealand.

Contributing

Site of Blacksmith premises

Road reserve; Lot 1 DP 25246, Pūhoi Road Pūhoi 0873

Site of a blacksmith's shop operated by Martin Rauner. Rauner established a building on the site in the 1880s and worked there until the 1930s. Rauner's blacksmith store was the only one in Pūhoi.⁵ Rauner made and serviced horseshoes and tools, both of which were particularly essential for early Pūhoi settlers.⁶ A photograph shows the building derelict and in a poor state in the 1950s⁷, and it was demolished or removed entirely between 1961 and 1973.⁸

No surface remains are visible. However, there is the potential for subsurface archaeological evidence to be present. The site is within a public reserve. A picture of the Blacksmith with a memorial stone is located on site to mark the spot.



Site visit, 2022



Pūhoi hotel, probably ca.1913-1923. William Archer Price, *Pūhoi Hotel and surrounding area*. Ref: 1/2-000151-G. Alexander Turnbull Library, Wellington, New Zealand

Contributing

Pūhoi hotel

5 Saleyards Road Pūhoi 0873

Scheduled under the Auckland Unitary Plan as part of the Pūhoi Hotel Complex (UPID 00592).

The present Pūhoi hotel was built in December 1901 for long-time Pūhoi hotelier John Schollum, replacing an earlier 1876 hotel building.

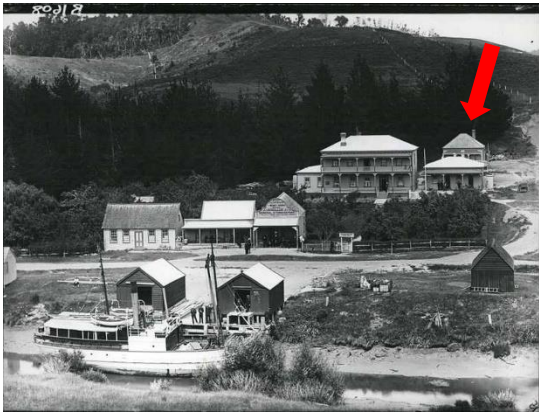
The first Bohemian-run hotel in Pūhoi, it quickly grew more successful than its predecessor, a four-room building run by an Irishman named Meaney, and its second competitor, a hotel (and boarding house) built by Vincent Schischka, also in 1876.⁹ By 1879 Schollum's hotel had a clear edge over its competitors and Schollum changed its name from the German Hotel to the Pūhoi Hotel, which had been the name of Schischka's establishment.

The current hotel was built in December 1901. A newspaper article from October 1901 describes the hotel as yet to be built, and names "Joe Schollum snr, son of the proprietor" as architect and builder.¹⁰ John Schollum senior did not have a son named Joe, and this may be a mistake referring to his son John. It may also refer to his nephew Joseph Schollum.

The hotel was officially opened with a celebration on the 31st of January 1902.¹¹ The building of the new hotel coincided with the transfer of hotel management from John Schollum to his sons John and Fritz; Fritz declined to run the hotel, which was then carried out in partnership between John Jr. and his brother-in-law John Titford until 1930.¹²



Site visit, 2022



Hotel residence in 1903 (indicated with red arrow)
(Auckland Museum PH-NEG-B1608)

Contributing

Pūhoi hotel residence

7 Saleyards Road Pūhoi 0873

Scheduled under the Auckland Unitary Plan as part of the Pūhoi Hotel Complex (UPID 00592).

The cottage was likely built in 1901, a few months before the current Pūhoi hotel. It was built for hotelier and prominent early Pūhoi settler John Schollum Senior, immediately prior to his retirement. A newspaper report from 1901 describes a “neat and handsome cottage, erected by Messrs. Schollum and Russek as a residence for Mr. J. Schollum,” which likely refers to this house.¹³

The house is a simple timber box villa with a hipped roof, 12-pane double hung sash windows, weatherboards, and front verandah.



Site visit, 2022



Wharf c.1900, Auckland Libraries Heritage Collections 478

Contributing

Pūhoi wharf remains/piles

Pūhoi River; Pūhoi Pioneers Memorial Park (Lot 1 DP 25246, Pūhoi Road Pūhoi 0873)

Site of the historic Pūhoi Wharf. The first Pūhoi wharf was built by community residents in 1877. This substantial wooden structure was fifteen metres wide and extended five metres out from the riverbank. The wharf was essential to the livelihood of the settlement, which relied on river transportation for most of its connection with the outside world. Goods were imported and exported up the river by steamship.

The wharf and wharf sheds were destroyed in the flooding of 1924. Four wharf piles are visible at low tide in the western bank of the Pūhoi River (shown with red arrows in the image to the left).



Pūhoi store, site visit, 2022



Wharf shed, site visit, 2022



Wharf shed (in foreground, prior to being shifted across road) and store, 1953. Auckland Libraries Heritage Collections 1370-648-19

Contributing

Pūhoi Store and former Wharf Shed

109 Pūhoi Road Pūhoi 0951

Store

The Pūhoi store was built in 1939 to replace an earlier store on the same site which had been operated by John Schollum since the 1870s and which had been destroyed by a fire in July 1939.¹⁴

The store was built in December 1939 by Balmoral builder A. J. Morse; it was described as “*modern in appearance, a clean-cut simple scheme being followed in its construction.*”¹⁵ The store was designed in an art deco style. Made of reinforced concrete and with the façade finished in rough cast, the building featured in-built post office premises and a rear storeroom accessed from the side of the building.¹⁶ The store was patronised as a primary shopping location for Pūhoi residents well into the 1970s.¹⁷

Between 2006 and 2008, two side verandahs were built, and a rear extension was added (which may have been part of a relocated bungalow residence connected to the rear). The writing on the window of the store (“Puhoi Post & Telegraph Office”) are the original words, but in a different style to that apparent in a photograph from 1953. A large side addition which reads like a separate building was added to the store in 2010.

Wharf shed

The wharf shed was likely built after the previous wharf shed was washed away in the disastrous flooding of 1924. A large new wharf shed had been built immediately before the flood, which was washed away.¹⁸ Permission was given to John Schollum (junior) to erect a new shed in July 1924; this is likely to be the current structure.¹⁹ It originally stood on the eastern side of Pūhoi Road and was moved to its position next to the store between 1961 and 1967.²⁰

The shed is a simple weatherboard structure with a gabled roof and a large goods door. A lean-to had been added to the front as of 2022.



Site visit, 2022



The building in the first decade after its erection. William Archer Price, c.1913-1924, *Pūhoi township and school*, Ref: 1/2-000153-G. Alexander Turnbull Library, Wellington, New Zealand

Contributing

Pūhoi library

Road reserve; Lot 1 DP 25246, Pūhoi Road Pūhoi 0873

Scheduled under the Auckland Unitary Plan (UPID 00594).

This building was originally built as an office for the Pūhoi District Roads Board Office by contractor Joseph Schischka in 1913. Schischka built the office in concrete as it was cheaper than in timber, as appears to have been initially proposed.²¹ The building cost £100 with an additional £18 5s on 'extras.'²² It provided a location for Roads Board meetings and general business, as well as housing a fireproof safe which members of the public could use to store documents for a fee.²³

The building was opened as a library in late 1923 after the dissolution of the Road Board; nearly all £200 worth of books, however, were destroyed by the major flooding of April 1924, when the building was inundated up to ceiling level.²⁴ The building was apparently little used until 1974, when it briefly housed a local craft centre. In 1977 it was reopened as a library, and still operates as one.²⁵

The library is a simple concrete building with a plaster finish and a gabled corrugated iron roof. Windows are double hung 12-light sash windows with distinctive decorative mouldings. The original chimney remains intact.



Site visit, 2022



Wedding attendees on bridge, 1901. James N. Bade, 'Germans - Early settlements', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/photograph/1003/combined-family-wedding-1901> accessed 23/3/2022.

Contributing

Pūhoi bridge remains

Road reserve (under the bridge - intersection of Krippner Road and Pūhoi Road)

Remains of a small wooden bridge on Pūhoi Road. Several bridges were destroyed in the 1924 floods, likely including this original bridge.²⁶ The bridge would have been built in the late 19th century.

Located in the stream on the south side of Krippner Road and immediately to the west and under the present Pūhoi Road Bridge. The remains include five wooden posts protruding from the side of the creek and a lintel with two broken posts. The lintel is sitting at the bottom of the river and can only be seen at low tide.



Site visit, 2022



General view of Pūhoi township (1900-1923). Red arrow indicates the former school house. (1/2-000155-G. Alexander Turnbull Library, Wellington, New Zealand. natlib.govt.nz/records/22883680)

Contributing

School house (former)

10 Krippner Road Pūhoi Auckland 0873

Scheduled under the Auckland Unitary Plan (UPID 00598)

Built in 1886 to house the headteacher of the newly constructed Pūhoi School building.

Early schooling in Pūhoi was relatively informal and generally took place in homes. The first purpose-built schoolroom was constructed in 1872, followed by a teacher's residence.

A new school building was constructed to standardise Board of Education design in 1885. After two failed attempts by the Pūhoi School District to secure funding for a teacher's house, particularly important for a rural district, funds were approved in April 1886. A £234 tender from builder H. J. Oliver was approved in June 1886, and the house was built shortly thereafter.

Pūhoi School was closed in 1932. The Education Board sold the house to brothers and storekeepers Leslie and Archie Schollum in 1941.²⁷

The house is a simple early timber box villa, with double hung sash windows, a steeply pitched hipped roof, and front verandah.



Memorial stone, site visit 2022

Contributing

Landing site, site of the first buildings and the Pūhoi landing memorial

Lot 4 DP 93336, Pūhoi Road Pūhoi 0951; Pūhoi River

The landing memorial stone was erected in 1988 by the Pūhoi Historical Society and commemorates the approximate site where two nikau houses were built to house the first group of Bohemian settlers after their 1863 arrival in the settlement. The stone features a number of plaques, inscribed with:

- The surnames of each of the Bohemian settler families
- A tribute to the settlers who arrived in 1863, and their “faith, courage, and endurance”
- A tribute to Captain Martin Krippner
- The names and dates of the ships that brought the Bohemian settlers
- Early bushmen in the area, noting that memorial Kauri have been planted in their honour
- A tribute to Te Hemara Tauhia.

The memorial stone is located in a road reserve, next to the centennial hall.

Two time capsules with concrete coverings are located in the reserve: one dated 1988 (125th anniversary) and one dated 2013 (150th anniversary).

The first nikau houses were dismantled through the 1860s and 1870s as buildings in more permanent materials were constructed. As such there are no photographs or specific records as to their location, although early maps mark them on this side of the river.²⁸

There is some likelihood of subsurface archaeological evidence to be present at the location.



Site visit, 2022



Opening of the Pūhoi Hall in August, 1900. (Auckland Libraries Heritage Collections AWNS-19000803-11-1)

Contributing

Pūhoi Centennial Hall

88 Pūhoi Road Pūhoi 0951

Scheduled in the Unitary Plan (UPID 00595).

Built in 1900, the Pūhoi Hall has served as a key venue for events and celebrations in the district and is a locus of social and community life.

A Pūhoi Town Hall Committee, headed up by members of the district's most prominent families, had been established by June 1899.²⁹ The hall was paid for by community subscription. Work began on the hall in late 1899, and the hall was reported to be nearly completed by April 1900. The hall was opened in a celebration on Easter Monday, with a steamship chartered from Auckland for the festivities.³⁰

The original part of the hall is a simple timber 12m by 21m box structure, built from either kauri or rimu with puriri piles. The corrugated iron gabled roof is braced by iron ties, and the building features a front porch and four double hung sash windows on each side. The ceiling is internally lined with kauri sarking.

A foyer was added to the front part of the hall in the 1920s, incorporating ladies and men's toilets, a cloakroom, and a film projection room. Further extensions were made in 1963, when the hall was renamed the Pūhoi Centennial Hall during celebrations.³¹



Church of St Peter and St Paul, Site visit, 2022



Church of St Peter and St Paul as seen in an 1899 wedding (the former presbytery can be seen in front of the side of the church), Auckland Libraries Heritage Collections AWNS-18990616-7-3.



Convent school, site visit 2022



Convent school with pupils, 1950s. Auckland Libraries Heritage Collections 1370-648-07

Contributing

Church of St Peter and St Paul complex

77 Pūhoi Road Pūhoi 0951

Scheduled as Church of St Peter and St Paul complex, including church, convent, and presbytery under the Unitary Plan (UPID 00593).

Church of St Peter and St Paul

The establishment of a Catholic church was a high priority for early Pūhoi residents, for whom religion was particularly important. The Church of St Peter and St Paul, designed by long-established Auckland architect James Wrigley, was built in 1881.³² Wrigley was an early architect in Auckland, advertising his services from 1860.³³ His practice was one of Auckland's most prolific in the 1860s and 1870s.³⁴

Tenders for labour were called for in February 1881 and although much of the labour was apparently provided by the local community,³⁵ the church was officially opened on the 10th of August of that year.³⁶ The church's altarpiece, a copy of a 1724 painting of Christ, Peter, and Paul by artist Anton Schindler which hung in the church at Littitz, was commissioned by Pilsen artist Johann von Herzog and completed in 1885.

Site of the first Presbytery

Directly to the south of the church is the site of the first presbytery (1880-1906). It is now flat, grassed land.

Convent school

Built in 1922 and opened in 1923. Visiting Father Daniel Silk, acting under instruction from Bishop Liston, convinced Pūhoi residents to establish a convent school and convent in January 1922. Previous attempts to establish a Catholic school had been rebuffed by the community, as doing so would have rendered the Government school and its funding obsolete.

A Catholic School and Convent Committee was established to oversee construction. Like the convent, the convent school was designed by Thomas Mahoney (a prolific Auckland architect from the early 20th century, who worked extensively with the catholic church) and built by Carl Becker for the price of £1064, fundraised by the community. The establishment of the school, in an entirely Catholic district, meant the immediate closing of the Board of Education school.



Convent, site visit 2022



Presbytery cottage, site visit 2022



Convent and Presbytery, 1950. Auckland Libraries Heritage Collections 7-A11009

Facing declining numbers, the convent school and convent closed in 1964. The school now houses the Pūhoi Museum.

Convent

Timber villa built in 1923 to house nuns teaching at the new convent school. Fundraising and construction of both the school and the convent was arranged by the Catholic School and Convent Committee. Like the convent school, the convent was designed by Thomas Mahoney and built by Carl Becker for the price of £1340. Some rough timber was sourced from Pūhoi mills, while the rest was transported from Auckland. The building was officially opened as St. Joseph's convent by Bishop Cleary at the settlement's Diamond Jubilee in June 1923.

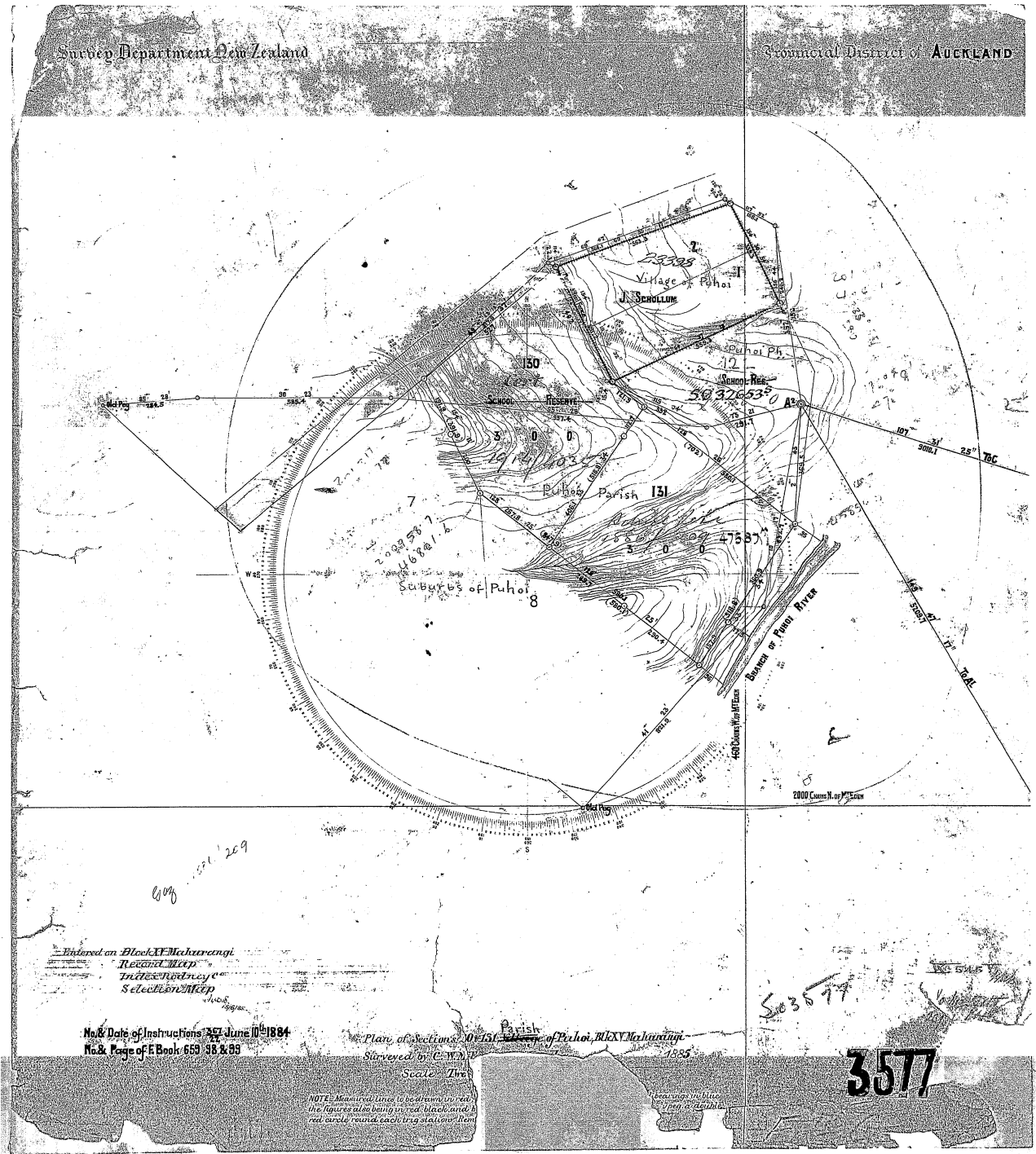
The convent originally housed three teaching sisters, members of the Sisters of St Joseph of the Sacred Heart from Auckland. The convent closed in 1964 at the same time as the convent school.³⁷

Presbytery

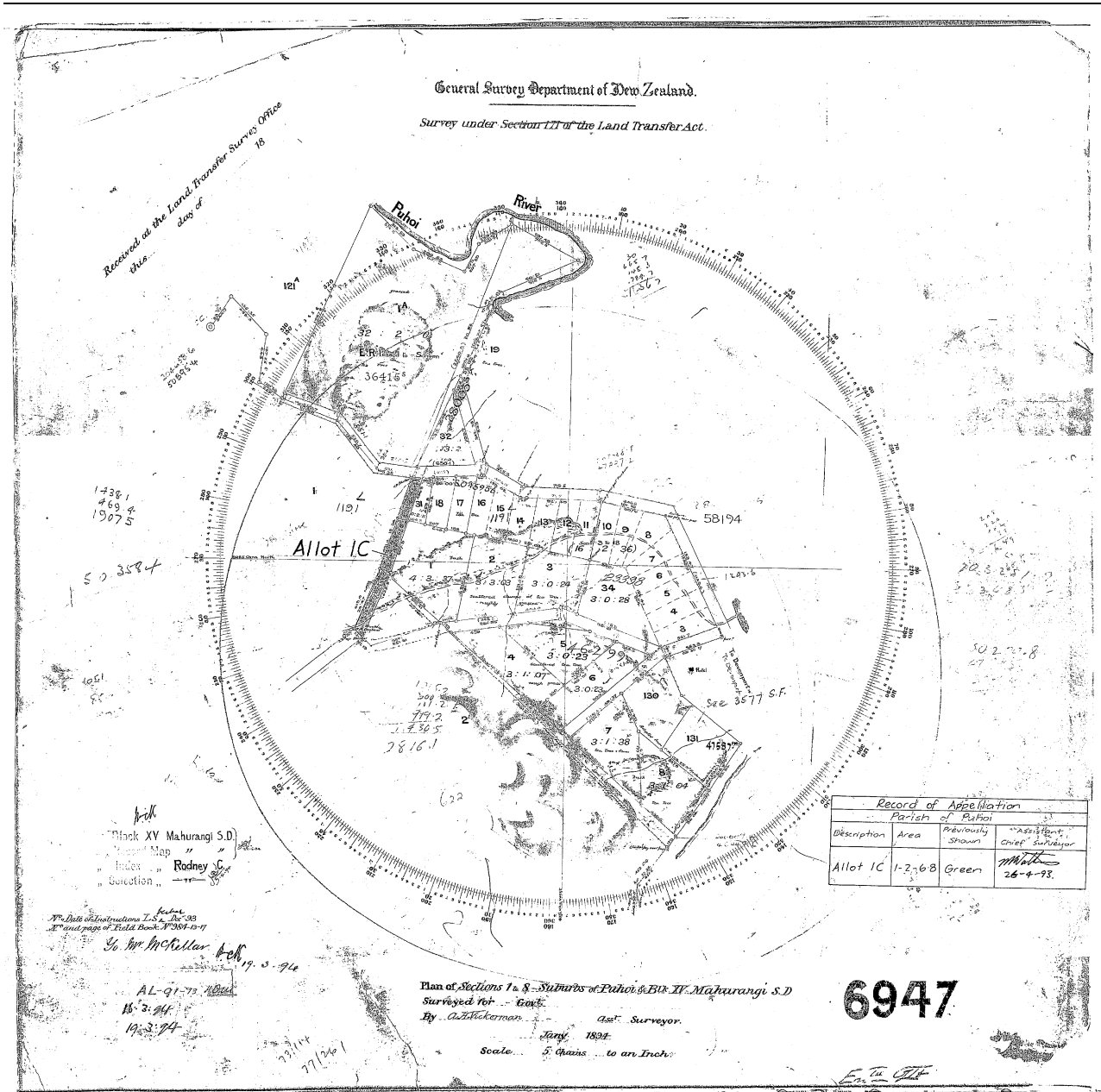
Built 1906 by Anton Russek and a Mr Gallagher, designed by John Schollum, to replace the earlier 1880 Presbytery, which was no longer fit for purpose. The Pūhoi Church Committee decided in 1903 to construct a new presbytery, although works did not proceed until 1905, when a plan by Schollum was approved. Timber was bought in bulk and cut up in Pūhoi to save money. The house was finished in 1906 and blessed by Father Lenihan in June 1906. It served as a residence for Pūhoi's priest until the seat of the parish shifted to Warkworth in 1981.³⁸

- ¹ *Daily Southern Cross*, 16th June 1876, p.2. <https://paperspast.natlib.govt.nz/newspapers/DSC18760615.2.17>
- ² *New Zealand Herald*, 15th June 1876, p.3. <https://paperspast.natlib.govt.nz/newspapers/NZH18760615.2.19>
- ³ Photograph printed in *New Zealand Geographic* (21), Jan-March 1994, p.79.
- ⁴ *Auckland Weekly News*, 16th June 1899, Auckland Libraries Heritage Collections AWNS-18990616-7-1
- ⁵ *Northern Advocate*, 18th July 1917, p.1. <https://paperspast.natlib.govt.nz/newspapers/NA19170718.2.3>
- ⁶ Pūhoi Historical Society, 1992, 'Bohemia to Pūhoi', p.5.
- ⁷ Auckland Libraries Heritage Collections 1370-648-09
- ⁸ LINZ SN1370 A/1 1961; and LINZ SN3618 4635/8, accessed <https://retrolens.co.nz/>
- ⁹ *Daily Southern Cross*, 16th June 1876, p.2. <https://paperspast.natlib.govt.nz/newspapers/DSC18760615.2.17>
- ¹⁰ *Rodney and Otamatea Times, Waitemata and Kaipara Gazette*, 4th October 1901, p.2
<https://paperspast.natlib.govt.nz/newspapers/ROTWKG19011004.2.6>
- ¹¹ *New Zealand Herald*, 15th February 1902, p.6. <https://paperspast.natlib.govt.nz/newspapers/NZH19020214.2.73>
- ¹² *Rodney and Otamatea Times, Waitemata and Kaipara Gazette*, 7th February 1902, p.2.
<https://paperspast.natlib.govt.nz/newspapers/ROTWKG19020207.2.6>
- ¹³ *Rodney and Otamatea Times, Waitemata and Kaipara Gazette*, 4th October 1901, p.2
<https://paperspast.natlib.govt.nz/newspapers/ROTWKG19011004.2.6>
- ¹⁴ *Rodney and Otamatea Times, Waitemata and Kaipara Gazette*, 26th July 1939, p.4.
- ¹⁵ *Rodney and Otamatea Times, Waitemata and Kaipara Gazette*, 8th November 1935, p.5.
<https://paperspast.natlib.govt.nz/newspapers/ROTWKG19391108.2.27>
- ¹⁶ *Ibid.*
- ¹⁷ Jenny Schollum, 'History – Retail Therapy in Early Pūhoi', *Local Matters*, December 14th, 2020. Accessed 21st March 2022, <https://www.localmatters.co.nz/opinion/history-retail-therapy-in-early-pūhoi/>
- ¹⁸ *New Zealand Herald*, 2nd June 1924, p.8. <https://paperspast.natlib.govt.nz/newspapers/NZH19240602.2.103>
- ¹⁹ *Rodney and Otamatea Times, Waitemata and Kaipara Gazette*, 23rd July 1924, p.4.
<https://paperspast.natlib.govt.nz/newspapers/ROTWKG19240723.2.18>
- ²⁰ LINZ SN1370 A/1, 1961; and John Burgess Rowntree, 1967, 'Pūhoi River, 1967' Auckland Libraries Heritage Collections 1528-67043A
- ²¹ *Rodney and Otamatea Times, Waitemata and Kaipara Gazette*, 19th November 1913, p.5.
<https://paperspast.natlib.govt.nz/newspapers/ROTWKG19131119.2.34>
- ²² *Ibid.*
- ²³ *Rodney and Otamatea Times, Waitemata and Kaipara Gazette*, 19th November 1913, p.5.
<https://paperspast.natlib.govt.nz/newspapers/ROTWKG19131119.2.34>
- ²⁴ *New Zealand Herald*, 7th April 1924, p.11. <https://paperspast.natlib.govt.nz/newspapers/NZH19240407.2.119>
- ²⁵ 'Pūhoi Town Library,' <https://puhoinz.com/puhoi-town-library/>, accessed 28/3/2022.
- ²⁶ *Rodney and Otamatea Times, Waitemata and Kaipara Gazette*, 23rd April 1924, p.7.
<https://paperspast.natlib.govt.nz/newspapers/ROTWKG19240423.2.19>
- ²⁷ All sources Rodney District Council, 1999 'Rodney District Plan: Heritage Inventory Record Form- Old School House, 10 Krippner Road.
- ²⁸ For instance, Charles Heaphy c.1860s, Auckland Libraries Heritage Collections Map 38.
- ²⁹ *New Zealand Herald*, 27th July 1899, p.6. <https://paperspast.natlib.govt.nz/newspapers/NZH18990727.2.76>
- ³⁰ *New Zealand Herald*, 5th April 1900, p.3. <https://paperspast.natlib.govt.nz/newspapers/NZH19000405.2.11>
- ³¹ Rodney District Council, 1999 'Rodney District Plan: Heritage Inventory Record Form – Pūhoi hall'
- ³² *New Zealand Herald*, 24th February 1881, p.1. <https://paperspast.natlib.govt.nz/newspapers/NZH18810224.2.2.4>
- ³³ *New Zealander*, 11th January 1860, p.4. <https://paperspast.natlib.govt.nz/newspapers/NZ18600111.2.21.4>
- ³⁴ Heritage New Zealand Pouhere Taonga, Hamurana – 29 Princes Street Heritage List Entry (7733), accessed from: <https://www.heritage.org.nz/the-list/details/7733>
- ³⁵ *Ibid.*
- ³⁶ *New Zealand Herald*, 24th February 1881, p.6. <https://paperspast.natlib.govt.nz/newspapers/NZH18810224.2.53>
- ³⁷ All Information on both convent and convent school from Rodney District Council, 1999 'Rodney District Plan: Heritage Inventory Record Form- Former Convent
- ³⁸ All Information Rodney District Council, 1999 'Rodney District Plan: Heritage Inventory Record Form- Presbytery

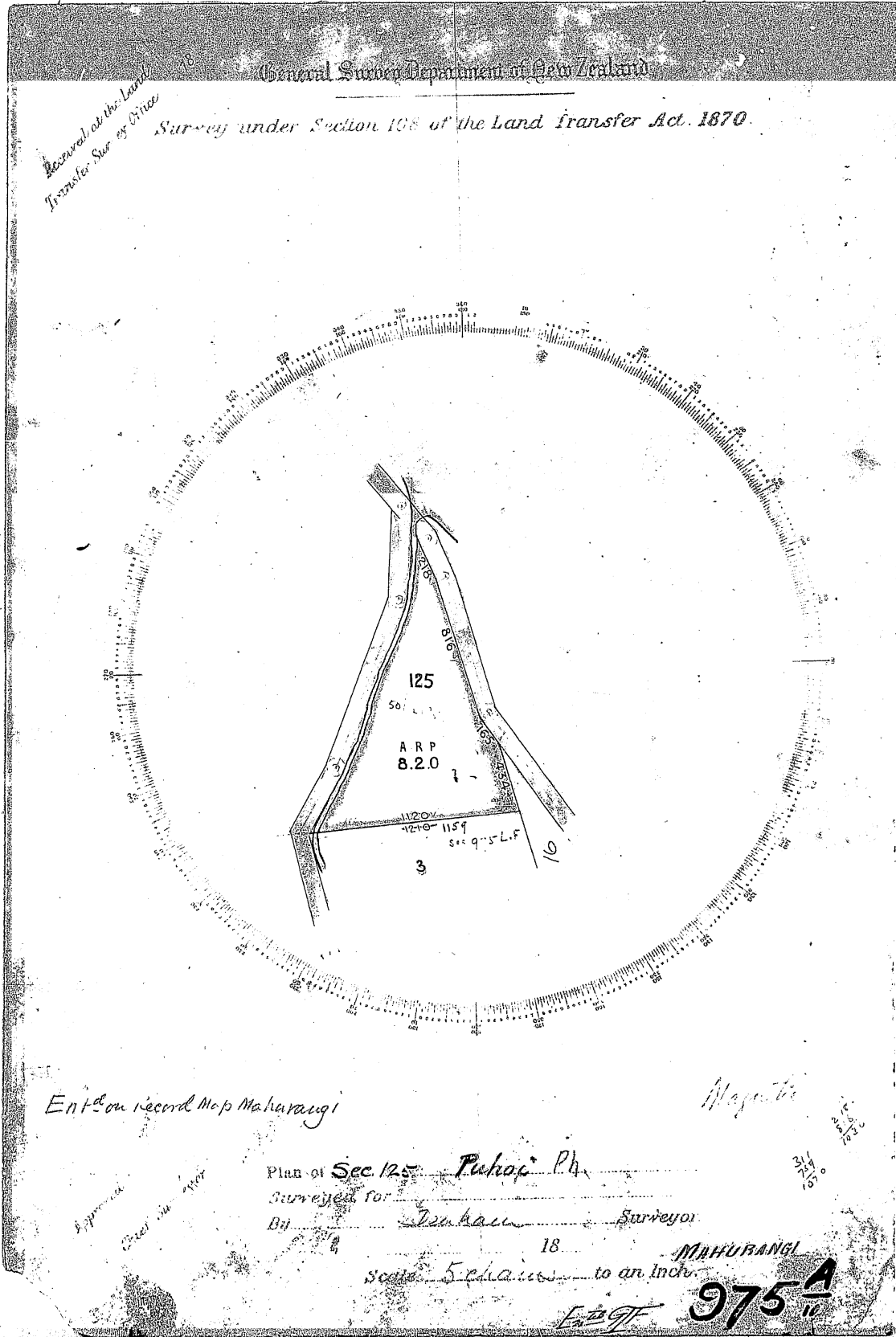
Appendix 2 – survey plans



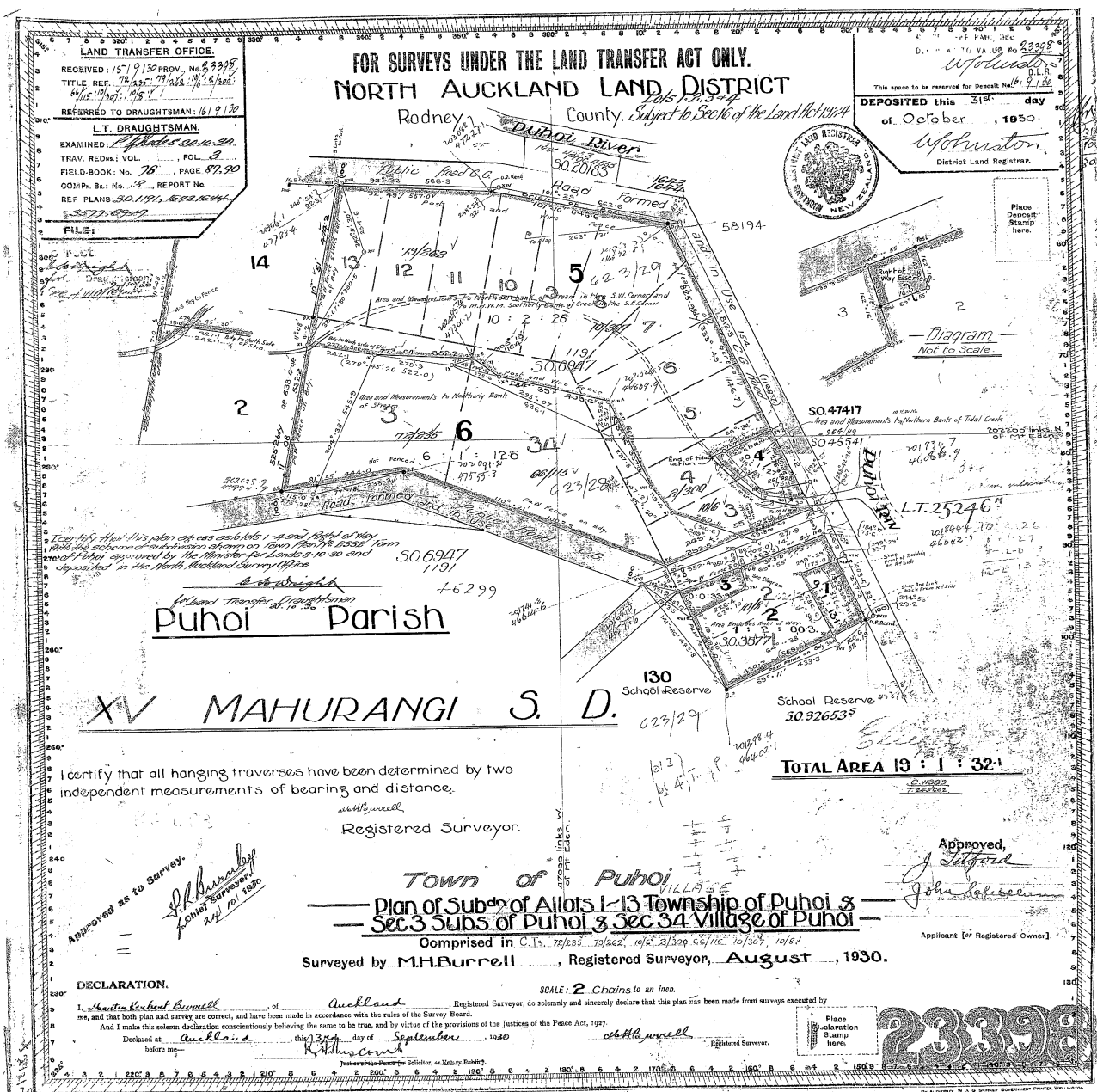
S03577 (1885)



SO6947 (1894)



SO975-A (date unknown, likely late 19th century)



DP23398 (1930)



DP25246 (1934)