

Pukekohe Heritage Survey

FINAL

**Auckland
Council**
Te Kaunihera o Tāmaki Makaurau



Cover illustration: Auckland Council, December 2013. View from the gate entrance of a market garden near Pukekohe Hill, looking down onto the urbanised area of Pukekohe.

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Executive Summary

Heritage reinforces and contributes to our sense of history, identity and place; it helps define what is unique and distinctive about various different areas and places within Auckland. The *Auckland Heritage Surveys* (AHS) programme aims to improve understanding of the place based heritage in defined geographic areas and communities, in this case Pukekohe and portions of the outlying smaller settlements. This is achieved through applying a thematic lens to understanding the sequential historical development of the area, through both the *Historic Context Statement* (HCS) and the *Timeline*, set out in Appendices 1 and 2.

The HCS explores the historical development of Pukekohe, traditionally a rural settlement on the southern edge of the Auckland region. Pukekohe has a colourful past; some elements of its history are similar to many other New Zealand settlements, while other features set it aside as unique or are particularly significant to the history of the area.

Wider Franklin, in which Pukekohe is situated, has a long history of Māori settlement and activities before the arrival of Europeans. Colonial settlement in Pukekohe took place in the 1850s-1870s era, initially predominantly in the east and then in the west, as well as the settlements of Paerata, Puni and Buckland. The Waikato Wars of 1863-1864 were spread out across the Waikato region; however some of these events took place within the vicinity of Pukekohe, and serve as a lasting reminder today for this area. Again, while only for a few short years, the World War II military camps occupied by the United States and New Zealand forces between 1940 and 1945 are also historically significant for Pukekohe.

The development of the Main Trunk Line in 1875, through Pukekohe, established the backbone for Pukekohe to expand as the commercial hub of Franklin. While over time the roading network has become the main transport route for goods, the connection to the railway line, transcending through much of this area, illustrates a lot about the historical development of Pukekohe and the outlying settlements in Paerata, Buckland and Helvetia. These three smaller settlements no longer retain their passenger stations today, but this feature is significant to their historical development.

With its temperate climate and rich soils, Pukekohe began developing into one of the largest areas of market gardening in New Zealand by the early twentieth century. Today, the area produces approximately one-third of the nation's vegetables, in particular onions and potatoes, and is commonly referred to as 'the food basket of the nation.' Growers at the turn of the century were originally European; however, in time, the Chinese, Indian and Māori communities were significantly involved in market gardening in the area. Chinese and Indian families started out as labourers and in time developed their own gardens, with some still operating as family businesses today.

During the latter half of the twentieth century, Pukekohe has become well known for its association with car racing events, held at the Pukekohe Race Way and established in 1962-1963.

While these are some of Pukekohe's more commonly known historical attributes, the area also has a number of other significant historical associations and places. Some of which physically remain within the landscape of Pukekohe today, while others are now remembered by way of archival documentation, archaeological material or through interpretation. This report seeks to explore both of these facets, but puts a particular focus on places of potential historical interest that remain extant today.

The *Pukekohe Heritage Survey* (PHS) has identified a number of places through the *Places of Interest List* that are likely to have significant historic heritage value that are not presently recognised through statutory management. In addition, the study list identifies a larger

number of sites and places, which on the surface, appear to be of some thematic interest within the context of this study. The survey recommends further investigation of a number of places identified, in order to understand and assess fully the places of heritage significance.

This survey also suggests recommendations and desired outputs for the future in relation to the heritage assets of Pukekohe. In reflecting on the survey, this report also identifies strengths, weaknesses, opportunities and threats associated with the project and its findings.

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List of Acronyms

| | |
|--|------|
| Auckland Heritage Surveys | AHS |
| Cultural Heritage Inventory | CHI |
| Historic Context Statement | HCS |
| Land Information New Zealand | LINZ |
| New Zealand Archaeological Association | NZAA |
| Heritage New Zealand | HNZ |
| Proposed Auckland Unitary Plan | PAUP |
| Pukekohe Heritage Survey | PHS |
| Rural Urban Boundary | RUB |
| Special Housing Areas | SHA |
| Strengths, Weaknesses, Opportunities and Threats | SWOT |

1. Document Production

1.1 Project Team

The Pukekohe Heritage Survey (PHS) has been produced by the following team working for, and on behalf of Auckland Council's Heritage Unit:

- Cara Francesco (Project Lead): Principal Specialist Built Heritage. Undertaking the survey report, issues mapping and recommendations. The *Historic Context Statement* across multiple themes, in particular *Ways of Life, Governance, Residential –Building the Place* and *Land and People*.
- David Bade: Specialist Built Heritage. Undertaking within the *Historic Context Statement: Work, Remembering the Past*. GIS mapping, assistance with formatting and editing.
- Tony Barnes: Principal Heritage Advisor North. Undertaking within the *Historic Context Statement: Residential – Building the Place*.
- Anna Boyer: Heritage Information Advisor. Undertaking within the *Historic Context Statement: Infrastructure, and Community Facilities and Organisations*.
- Rebecca Freeman: Specialist Built Heritage. Undertaking within the *Historic Context Statement: Māori Housing*.
- Lyn Williams: Consultant Historian - Undertaking within the *Historic Context Statement: Commercial Development – Building the Place*.
- Bruce Hayward: Consultant Geologist – Undertaking a comprehensive separate *Geology* module and incorporated within *Land and People*.
- Carolyn O'Neil- Heritage Consultant (The Heritage Studio Ltd) – Peer reviewer.

1.2 Acknowledgements

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- Auckland Libraries, Pukekohe Research Centre (in particular S. Russell and C. Hoverd).
- Auckland Council Property Records team- South (in particular V. Parsot).
- Franklin Heritage Forum and Franklin Historical Society (in particular C. Madsen, M. Ball and S. Stone).

INTRODUCTION

2. Purpose

The Pukekohe Heritage Survey (PHS) is part of the broader Auckland Heritage Survey (AHS) programme to identify, understand and manage heritage throughout Auckland. It is a multi-year programme led by the Auckland Council, Heritage Unit. The intention of AHS surveys is to research, identify, analyse and establish recommendations for historic heritage within a given area.

We are continually finding new facts and stories about Auckland's past. The surveys are a way to initiate and organise these discoveries in a comprehensive framework within a geographically defined area. It is critical to understand a place's past, and where possible and appropriate, ensure its retention and use in the future. Our heritage places are tangible (and in some cases intangible) links to the past. Once physically lost they cannot generally and genuinely be replaced. Understanding and proactively identifying our heritage assets is therefore one of the key drivers in undertaking this study.

The PHS seeks to:

- Produce a thematic framework, summarising the key themes of relevance, providing examples of the types of places that relate to the themes, and why the themes are of significance.
- Give particular emphasis to addressing places not currently recognised via statutory historic heritage management¹, while also drawing upon existing scheduled places where relevant to the theme. The Historic Context Statement (HCS) helps to understand historic heritage places in their localised context and provides the basis for the more detailed research and investigations to be carried out at a later date. (Appendix 1: Historic Context Statement).
- Provide a chronological overview through a time line of the area's significant events, that is in part derived from and complementary to the HCS. (Appendix 2: Time line).
- Produce a study list of *places of interest* prioritised based on a set of criteria, (but not formally evaluated at this time). This list provides direction for which places should be given the highest to lowest priority for further consideration. (Appendix 7: Places of Interest list).
- Produce maps illustrating the spatial elements of the themes or other relevant data, to reinforce the text.
- Undertake a strengths, weaknesses, opportunities and threats (SWOT) analysis and further recommendations to be actioned.

2.1 Developing the AHS programme

The PHS will assist in setting out Auckland Council's approach to heritage surveys under the AHS programme over the next decade. In the past, legacy councils and practitioners across the region have adopted different methods and approaches to the identification of heritage places and areas. The creation of the Auckland Council has provided an opportunity to develop a robust and consistent methodology, which builds on current regional, national and

¹ Statutory heritage management refers to legislative planning tools implemented through the Unitary Plan. This can include the *Significant Historic Heritage Places* schedule, as either an individual site or an area. Statutory heritage management can also include other planning tools such as historic character areas or management via precincts.

international good practice, as well as reflecting new aims and priorities for Auckland. The AHS programme is intended to promote good heritage practice and provide support for both internal and external decision makers, practitioners and community groups.

2.2 Rationale of the survey in Pukekohe

Significant change is and will continue taking place in Pukekohe. In the Auckland Plan, Pukekohe is identified as a 'satellite suburb', proposed for growth in some portions of the study area. Under the Proposed Auckland Unitary Plan (PAUP), portions of the study area are identified as being in the 'Future Urban Zone.' This is a similar scenario for the outer portions of several other presently provincial areas across the Auckland region.

3. Background Projects and Context Documents

3.1 Auckland Plan

The Auckland Plan (2012) is a 30-year spatial plan and strategy which aims to make Auckland the "world's most liveable city". The AHS represents the implementation of the Auckland Plan targets by increasing the survey coverage of the region, and sets out to significantly add to the schedule of *Significant Historic Heritage Places*. The AHS also aims to improve community satisfaction with Council's management of historic heritage.

The AHS aligns with the vision set out under Chapter D, section 3 of the plan - Auckland's High Level Development Strategy and most specifically with Chapter 4 - Auckland's Historic Heritage. As well as relationships across other sections of the plan pertaining to Māori and natural heritage.

Chapter D of the Auckland Plan focuses on moving to a quality, compact Auckland in order to accommodate high population and economic growth, without eroding Auckland's essential qualities. Historic heritage is part of Auckland's essential qualities. This survey will help as a starting point to determine how inevitable change will be managed to protect and enhance historic heritage in the survey areas.

Chapter 4 of the plan focuses on protecting and conserving Auckland's historic heritage for the benefit and enjoyment of present and future generations. This survey will help deliver on the targets and directives relating to increasing survey coverage; improving the heritage information base; identifying, protecting and conserving locally, regionally and nationally significant historic heritage; and ensuring that historic heritage appropriately informs new development and inspires high-quality sympathetic design.

In addition to the Auckland Plan, this survey builds upon, reinforces and relates to several other existing council documents and projects, both produced by the present Auckland Council and under the former Franklin District Council. These include but are not limited to the following background or concurrent projects:

3.2 Franklin Heritage Strategy: The Franklin Heritage Strategy (2008) is a key background document. The PHS in part gives effect to some of the visions and proposed actions set out in this strategy.

The vision statement of the strategy was:

"To identify, protect and promote the heritage of Franklin so that the people of the District can better acknowledge and appreciate their history today and share it with others in the future."

Additionally, the strategy sets out under Policy 1 to: *"identify the district's heritage."* Several proceeding actions to achieving this include action 1.1, *"commissioning a history,"* and action 1.2, *"a programme of thematic assessment projects."* Policy 3 of the Strategy also sets out to *"promote the district's heritage."*

The PHS seeks to affect the above aspirational goals, at least as they relate to this geographically specific area within the wider Franklin area.

3.3 Pukekohe Area Plan: At this time (2013-2014), the development of the Pukekohe Area Plan is also underway and is another key aspirational and actions based document. The PHS achieves some of the Area Plans goals in terms of aiming for further identification and understanding of the heritage assets in the Pukekohe area. This project has fed into the Area Plan to ensure appropriate heritage issues and aspirations are identified and are in harmony with recommendations resulting from the project.

3.4 Rural Urban Boundary (RUB): The Rural Urban Boundary (RUB) - Southern project addresses areas for further residential and commercial expansion. Several heritage reports have been produced as background documentation through this RUB process. (Figure 5 of this survey report).

3.5 Special Housing Areas: Several SHAs are currently underway in the study area such as Wesley/Paerata and the Belmont area. The SHAs are taking place simultaneously and therefore have not informed the subject report. However, the establishment of SHAs in the Pukekohe area highlights the rapid development taking place and the need for survey and assessment prior to decision-making. Consideration of potential heritage values should take place as part of the SHA process.

3.6 Urban Design Assessment: A Pukekohe Central Urban Design Assessment, prepared by Boffa Miskell for Franklin District Council, was undertaken in 2010. This report assessed the central area of Pukekohe in relation to a number of design elements, including built heritage. Through this report, several additional buildings were identified as contributing to the built heritage and character qualities of the town centre, alongside those buildings already subject to statutory management (i.e. scheduling). These buildings are also captured in the subject study as being of interest.

3.7 Public nominations: Nominations were called for in 2009 by the former Franklin District Council. A list of places of historical interest across the Franklin area from members of the community was produced, with baseline research undertaken by the council and some material supplied by the nominators. For places that fall within the study boundaries, the feedback and initial research collated by the former council has informed the *places of interest list* section of this survey.

3.8 Plan Change 27: Additionally, following the public nominations, a handful of places were progressed in 2010, for statutory management on the heritage schedule via Proposed Plan Change 27, to the Franklin District Council District Plan (now operative), and are also now set out in the Proposed Auckland Unitary Plan (PAUP) as *Significant Historic Heritage Places*. (Places added from the study area were Nehru Hall and the Pukekohe War Memorial Town Hall).

3.9 Pilot historic heritage surveys

During 2012 and 2013, several pilot historic heritage surveys were undertaken. The study areas were selected under the direction of the Unitary Plan Political Working Party to help provide an evidence base in areas of intensification across the region. Five study areas were identified by the Heritage Unit: Mangere Town Centre, Otahuhu, Onehunga, Puketapapa, and Balmoral (which was developed to incorporate the Albert-Eden Local Board area).

The study areas were selected for their high potential for heritage values and high potential for change due to intensification pressures. A Level 3 (detailed) survey was carried out in

each of the four study areas, with an additional Level 1 (outline) and Level 2 (rapid) survey undertaken respectively for the Albert-Eden Local Board area, and two selected areas (therein known collectively as the Albert-Eden Heritage Survey). Statutory outputs from each historic heritage survey area included new historic heritage places and areas, and special character areas in the notified PAUP.

The Pukekohe HHS represents one of the survey areas identified as part of the second round of historic heritage surveys undertaken by, or on behalf of the Heritage Unit. Other surveys, running concurrently, include the Papatoetoe HHS (Level 2) and the Point Chevalier HHS (Level 3). The latter will build upon the work undertaken as part of the aforementioned Albert-Eden Heritage Survey.

4. METHODOLOGY

4.1 Methodology

The *Pukekohe Heritage Survey* (PHS) has been based on Auckland Council's methodology, as set out in the *Historic Heritage Area Assessments: Draft Interim Guidance (October 2012)*, a practical tool utilised to improve the identification, understanding and management of heritage in defined areas. It also takes on board refinements made to the methodology since this date. It is anticipated that the methodology will be refined even further into the future as the AHS programme evolves.

4.2 Scope

Selecting Study Areas, Boundaries and Levels

Boundaries

Careful consideration has been required to determine the most appropriate boundary for the study area. It has been necessary for the boundary to be small enough to ensure that the project remains focused and achievable, but large enough to assess the historic heritage values of the area and sufficiently contextualise them.

Areas do not develop in isolation and therefore, in some instances, places are discussed in the *historic context statement*, which may be slightly outside this defined area. The study area has been selected based on another existing Auckland Council project, the *Pukekohe Area Plan*. However, some tweaks have been made to the geographic extent to accommodate places known to be of thematic interest, in very close proximity to the area demarcated in the Area Plan.

Administration boundaries and natural features are often useful markers for setting boundaries. In this case, the former Pukekohe Borough Council boundary was initially considered as the project's extent however, was dismissed as not being sufficient to contextualise Pukekohe's history and historical development adequately.

The Pukekohe area is situated in close proximity to the southern boundary of the Auckland Council administration area. Portions of Pukekohe East, those portions of Buckland closest to Tuakau and portions of Puni, fall under the domain of the Waikato District Council and are therefore outside of the scope of this Auckland Council initiated study. This administrative boundary has therefore influenced how the project's study area was determined.

The bulk of the study area lies within the Rural Urban Boundary (RUB). However, portions of the periphery of the study area are situated outside, as the RUB area was not considered to be the best and most encompassing study boundary, as it does not include the Pukekohe East area, the Helvetia area or the start of the Puni area, which were considered to be thematically linked, particularly in relation to Pukekohe East. It was important to contextualise the area as holistically as possible.

4.3 The Study Area

Pukekohe is located on the southern fringe of the Auckland region, approximately eight kilometres west of the Bombay Hills. The North Island Main Trunk railway runs through the town, with State Highway 1 passing eight kilometres to the east. Pukekohe is 50 kilometres south of Auckland and 74 kilometres north of Hamilton. It is the largest town in terms of population, services and facilities within Franklin. The study area includes an urbanised and rural element, providing for both town and country.

The study area sits within the Franklin Local Board area. The full extent of the Franklin Local Board boundaries under Auckland Council is geographically extensive, covering up into the Awhitu Peninsula, the majority of Waiuku, Pukekohe, and extends all the way through Ramarama, Hunua, Clevedon, Kawakawa Bay, Maraetai, through to the edge of Whitford. The eastern areas of the Board such as Clevedon, Beachlands and Orere Point have a more limited direct historical or municipal association with the western portion of the board area. In recent years, these eastern areas had been managed under the former Manukau City Council. It is the western portion of the Franklin Local Board area which indicatively covers the former Franklin District Council area.

Sub areas within the Pukekohe study boundary comprise:

- Pukekohe East (portion within the Auckland Council boundaries)
- Paerata
- Helvetia (portion of)
- Pukekohe (for the purposes of this Pukekohe central)
- Pukekohe West-Belmont
- Buckland (portion within the Auckland Council boundaries)
- Puni (portion of).

As discussed, an area beyond this geographic size is considered too large to undertake a level 2 survey. For this reason other areas within Franklin will need to be undertaken as separate future surveys and prioritised alongside and against settlements across the region. This will be dependent on factors such as urgency due to growth and local board and Heritage Unit funding, community aspirations and support and therefore may not take place for several years.

Pukekohe in the southern Auckland context

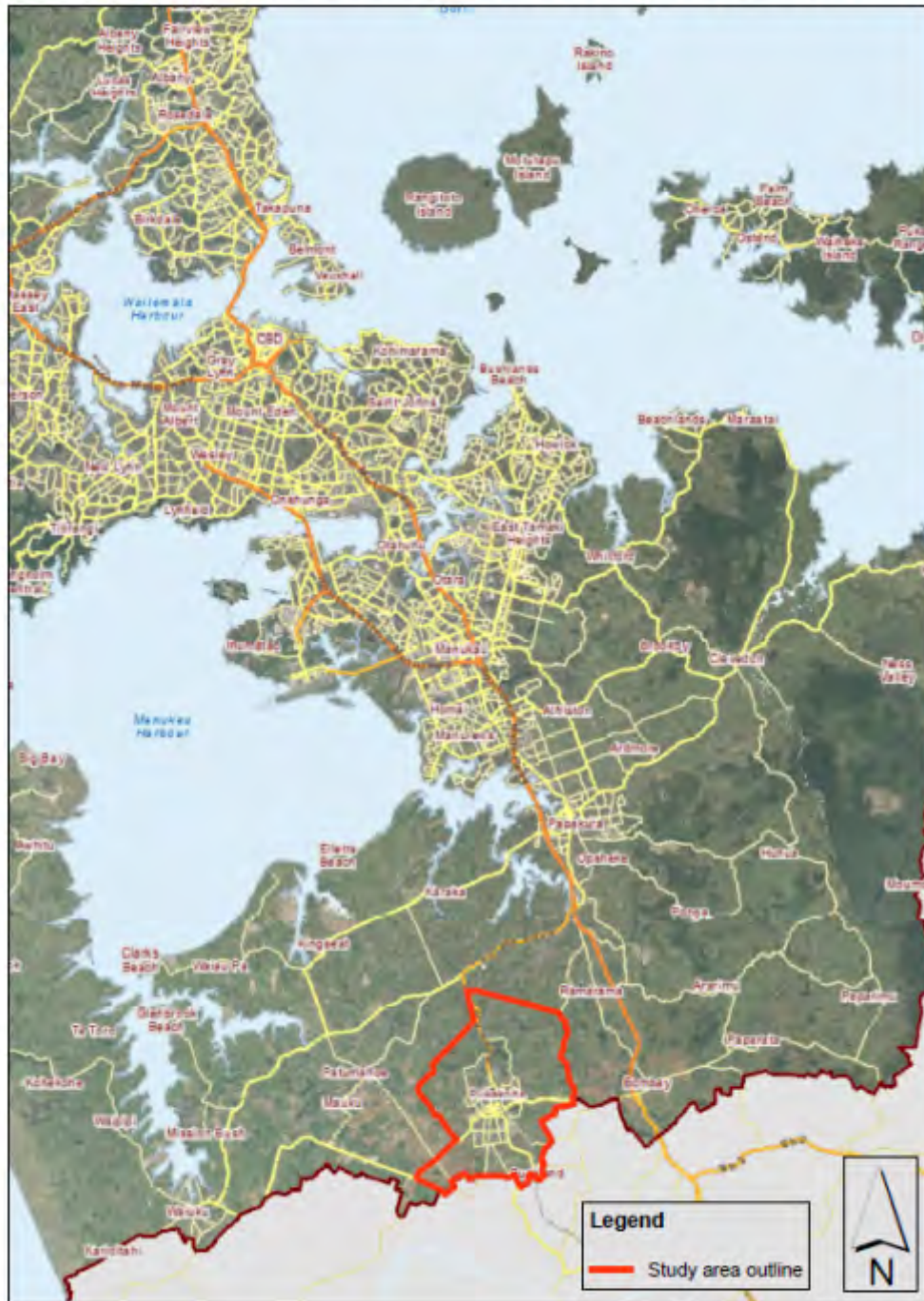


Figure 1 Pukekohe in the context of Auckland (southern).

The above map illustrates the boundary of the study area within the context of the edge of the Auckland Council jurisdictional boundary and a portion of the wider Auckland area, including portions of Franklin, Isthmus, some of the outlying Hauraki Gulf Islands, the North Shore and Waitakere. The grid patterns of Pukekohe on the map illustrate the highly dispersed and rural character of the outer portion of the study area and across to the Franklin area.

Pukekohe in the Context of Surrounding Areas within a Portion of Franklin

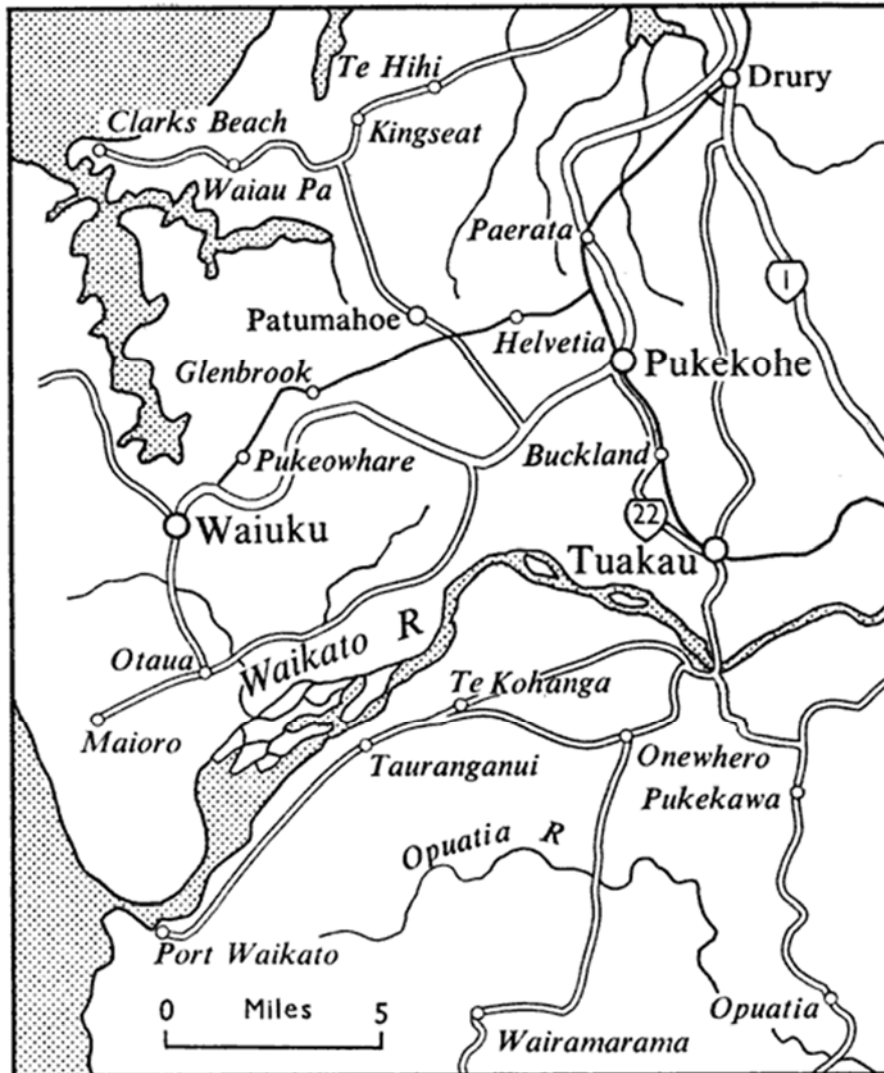


Figure 4 Pukekohe and surrounding districts. Roding network as it appeared in c. 1966. An Encyclopaedia of New Zealand.

4.4 Survey Level

The PHS is a level 2 survey. This level is seen to be the most appropriate as it aims to deliver prompt findings at a greater level of detail than level 1, but is not as fine grained or as intensive as a level 3 survey. The level 2 study involves the use of historic maps, field observations of the area carried out on foot or by vehicle, sometimes supplemented by internal inspection of a small number of buildings where access allows. Documentary research includes some primary research but generally, secondary sources from existing local histories of various forms have been used more extensively.

The level 2 work outputs of this project provide a foundation for continued study of historic heritage in the area, with a platform to consider particular places for evaluation. Prioritisation is based on the prioritisation methodology (setting out priorities 1, 2, and 3). The evaluation of a number of places would desirably be a second separate component of the project at a future date, and would give effect to some of the survey findings, first in relation to priority 1 places, and potentially also priority 2 places, should additional information come to hand. Priority 3 places in some instances may reveal much greater priority should additional research be undertaken at a future date. It is also possible that there are places of significance that due to limited or no visibility from the public realm, have not been recorded in the *places of interest list* but may merit further consideration if identified via other projects.

The table (Figure 1) below sets out an overview of the three levels of assessment and the desired approach within each.

Undertaking a level 2 study should not presume that all heritage places have been identified within the delineated boundaries, as the level of detail is not as in-depth as a level 3 survey (and even then it should not be assumed).

A primary goal has been to link each theme within the HCS with extant places or physical remnants in the present day Pukekohe landscape. In some instances, the survey research has identified that very few, if any remaining places from the past, now correspond to some of these themes. In other instances, it is evident that particular sub-themes are not relevant or prevalent within the Pukekohe study area. In other instances, these themes remain strong and evident today.

This survey provides the starting point, with potential for later outputs. As heritage by its nature is constantly evolving, the PHS is not a static document and will need to be reviewed in the future. The study is not intended to be an all-encompassing, in depth research document but rather the first part of a potentially multi-staged project to initiate the more detailed process of identifying places of historic significance and undertaking evaluations, interpretation and engagement. Additionally, this study should not be seen to replace existing published histories on Pukekohe. These are valuable documents, often delving into very specific details not possible to cover within the context or timeframes of this study.

| Level | Scale | Assessment | Outcomes/ Deliverables | Engagement/ Consultation |
|---------------------------|---|---|--|---|
| Outline (Level 1) | Broad in scale (sub-regional) and resource-efficient | Limited in depth, usually using 'desktop' sources and vehicular-based fieldwork | <i>Identifies</i> existing and potential places of historic heritage value for further research | High level - key stakeholders, heritage specialists, Mana Whenua and Local Boards |
| Rapid (Level 2) | Medium-grained in scale (neighbourhood level) and resource-moderate | Research secondary sources and some primary sources; on-foot survey | <i>Proposes</i> new places of historic heritage value for detailed evaluation and protection | Extensive engagement - including above and local/ community interest groups |
| Detailed (Level 3) | Fine-grained (place-based) and resource-intensive | Research of primary sources, including detailed site/ place investigation | <i>Determines</i> the historic heritage significance of places that justify specific controls e.g. scheduling/ overlay | Intensive engagement - including above and individuals |

Figure 5 Levels of Heritage Survey

Extract from the *Historic Heritage Area Assessment: Draft Interim Guidance* (2012).

4.5 Process

The following diagram (Figure 2) sets out the ideal process for heritage surveys in terms of scoping, assessment, recommendations and findings, as well as the consultation and engagement phases. As much as possible, this approach has been applied within the constraints of this project.



Figure 6 The heritage survey process

Extract from the *Historic Heritage Area Assessment: Draft Interim Guidance* (2012).

4.6 Survey modules

The PHS programme methodology adopts the ability for a modular approach to the survey process to allow maximum flexibility. The survey modules selected were guided by the desired outcomes and defined boundaries for the project, and influenced by available resources, timeframes and budget.

This study focuses on built historic heritage as its primary module. The second module covered in depth is the area's geology. In relation to the wider natural and cultural environment (i.e. natural environment, archaeology and Mana Whenua history) some preliminary details have been broadly covered. This however has not been the core focus and additional attention is necessary in relation to these topics, through separate future work outputs.

It is for Mana Whenua to comment on those values relating to places of potential significance to them, and further discussion at a later date is desirable as a separate project, relating to Sites of Significance to Mana Whenua. The need for a separate Mana Whenua heritage survey is also discussed in the report recommendations of this survey. Material set out in this study is not intended for use in treaty settlement claims or other formal processes, and its use should only be for general historical background narrative in the context of this study.

5. Background to Thematic Framework Approach

5.1 Thematic Framework

The thematic framework refers to the themes in the history of a place or settlement that have shaped it physically, culturally, socially and politically. Developing an understanding of the key themes in the development of the area is a way of interpreting heritage values within its context and looking at the full range of types of heritage that may be present. It also enables places of local importance to be appreciated and understood alongside the more iconic buildings or structures, which are often already recognised for their heritage values.

The AHS programme also advocates for a thematic approach. This approach is useful in identifying gaps in the knowledge base and where further research and documentation or management may be needed and undertaken in a systematic way.

The Franklin Heritage Strategy (2008) sets out a specific section of the report discussing the 'thematic approach.' While the specific cascade of themes from the strategy has not been directly applied, considerable portions of those relevant to the study area are embodied within the AHS thematic framework.

The themes are often overlapping, additionally as heritage is changing and evolving over time, history is continuously being told and retold in light of new information, new perspectives, and the passage of time. Inevitably, there will be places where stories have not been revealed for a number of reasons through the research associated with this survey.

5.2 Regional Thematic Framework

The nature of historic heritage is such that many of the themes in Pukekohe's history have regional as well as national connections. As with the majority of places, development has not occurred in isolation and many places across Auckland and New Zealand share similar histories with local variances. Due to the nature of the study, these connections have not generally been overtly explored, but are fundamentally significant to understand some of the themes within a wider and comprehensive context.

The development and initiation of a *Regional Thematic Framework* is currently underway in the Auckland Council, Heritage Unit. This programme looks to understand specific themes in their regional and national context. The AHS project is able to link in with the thematic framework programme in relation to understanding the local context, but then also using it to contextually understand its significance from a wider lens. One of the shortcomings of the localised area based studies is the limitation of comprehensively researching and understanding the regional and national context, in particular when the sub theme is not presently well articulated and documented. The above points are also discussed under the Issues section of this report.

5.3 Synopsis of Themes

Six primary themes comprise the overarching outline of the HCS, with a number of sub-themes sitting within these. The themes often have considerable synergy and overlap with one another and therefore should not be viewed in isolation. For the purposes of avoiding overlap but maintaining fluidity, places and events are set out under the theme of greatest relevance, and reference is made in other chapters or sections where applicable to enable cross reference.

Sub themes that do not present themselves through the research and investigation phase as being particularly relevant to the area have not been set out, or in some instances their lack of presence in the study area has been noted, as it is important to understand what is not historically significant to the area when looking at what is significant.

The overarching themes are:

- Land and People
- Governance
- Infrastructure
- Building the Place
- Work
- Ways of Life

Themes

5.3.1 Land and People:

This section outlines some of the key features within the natural environment. The natural landscape forms the backbone of the place in which a community inhabits, it provides the ability for significant amenity and has the potential to be of scientific and/or ecological value. The geology of the area is explored under this theme and significantly expanded upon in Appendix 3: Geological Report.

The Pukekohe area as part of the wider Franklin volcanic field is particularly notable in relation to the area's natural environment, and contains a number of volcanic features and very fertile volcanic soils. The area has a predominantly rural character; the natural environment has in places changed significantly since European colonisation, but small pockets of native vegetation and open waterways remain. The second component of this theme broadly covers people of the land and place in relation to outlining Māori's relationship with the area and early European contact.

Potential historic heritage places associated with this theme may include (but are not necessary limited to) volcanic field features, soils, lava caves, fossil forests, vegetation of historical, cultural, botanical, ecological and/ or archaeological significance, as well as water courses such as streams and springs.

5.3.2 Governance:

This theme delves into the development of local government in the Pukekohe area. Municipal authorities evolved from a series of highway (later road) districts to independent boroughs, which then proceeded to be amalgamated into the Franklin District Council. Understanding the governance structure is critical to understanding the evolution of the area as a whole, as in many instances it underpins the subdivision of land and the provision of municipal and infrastructure services. The development of fire, justice, post and healthcare services are also discussed under this theme.

The second component within the Governance chapter sets out the Pukekohe area's two key defence events, the warfare associated with the 1863-1864 Land Wars and the 1942-1945 United States and New Zealand military camps, established in the area during World War II.

Potential historic heritage places associated with this theme may include (but are not necessary limited to) municipal buildings and places associated with governing bodies, this could include the home of former mayors, and council works depots. As well as police stations, fire stations, post offices and hospital institutions. In relation to the sub theme of defence, places of potential significance associated with settlement may include urupā, graves, defended pa, battle sites, trenches, redoubts, stockades or buildings used as a place of refuge during warfare.

5.3.3 Infrastructure:

This theme follows the expansion of infrastructure and public utilities. Transportation, in its various forms has been essential to movement and development, traditionally in the form of horse drawn transport, the rail network and later private motor vehicles, buses and trucks. In particular, the railway has historically had the most profound impact as a piece of infrastructure, enabling the transit of goods and people in and out of the Pukekohe area, particularly prior to the sealing of main corridor roads.

The development and reticulation of utilities, namely water, power, drainage, sewerage and rubbish have also been significant to the progress of the area. While it is a theme which is often under recorded, it is pivotal to understanding the development patterns of the area, in particular in illustrating the increasing urbanisation of parts of the Pukekohe area and technological advancements.

Potential historic heritage places associated with this theme may include (but are not necessary limited to) early navigation tracks, portages, early concrete roads, military roads, lamp posts and power lines, petrol and garage associated buildings and facilities, horse tying poles, bus depots, train stations, bridges, signal boxes, goods yards, and station master and railway workers housing.

5.3.4 Work:

This theme discusses the various key agriculture and industries over time in the Pukekohe area. Of particular significance is the contribution of market gardening to the local economy as well as its influence on the character of the landscape. Additionally, locations such as the Helvetia Ostrich Farm, as well as the dairy industry, grain production and milling are also discussed.

Potential historic heritage places associated with this theme may include (but are not necessary limited to) market gardening sites, mills, early factories, produce markets, packing sheds, stables and barns, and farm and worker cottages and sleeping huts.

5.3.5 Building the Place:

This theme covers two key sub-themes in relation to development and settlement patterns; these being residential and commercial development. The development can be separated out into six broad periods/era: Early Pioneering (pre 1870), Victorian (1870-1900), Edwardian (1900-1919), Inter War (1920-1939), World War II and Post War (1940-1965) and the Modern-Contemporary (1966- onwards).

Under this theme, associations of significance may link to notable residents, events, groups; exemplify a particular notable architect's work, or the architectural traits or technological accomplishments of the building(s).

Potential historic heritage places associated with this theme may include (but are not necessary limited to) individual or collective residences from a particular period, town centres with a strong physical cohesion and contextual value, or individual buildings of interest within the town centre or outlying settlements.

5.3.6 Ways of Life:

The Ways of Life theme is separated into five topic areas, given the range and breadth of the subjects it covers. This theme is highly significant in relation to the regular activities of the people of the area, and societal practices and places are at the forefront of this theme, of particular note in Pukekohe are several of its associated church buildings across various points in time.

Core sub themes within the *Ways of Life* theme are:

-Education: *Potential historic heritage places associated with this theme may include (but are not necessary limited to) educational institutions from preschool through to tertiary, ranging from public, integrated, private, as well as religious affiliated educational institutes.*

-Religion: *Potential historic heritage places associated with this theme may include a number of features, often making up a wider complex. The key feature is often the church building itself, but often includes a Sunday school hall or other church associated halls, covenants and other such religious establishment. This can also include religious affiliated education institutes, cemeteries and urupā, memorials, housing associated with churches/chapels such as manses, vicarages and parsonage, as well as other buildings previously adaptively used for worship purposes, such as community halls.*

-Remembering the Past: *Potential historic heritage places associated with the sub theme of 'remembering the past' may include physical places which mark events that may have taken place there, or remembrance to events and persons off-site. Memorials can be in the form of various objects such as buildings, plaques, stones, flag poles and gardens, as well as unmarked places, but where the stories associated with that place are passed down through generations. Memorials can relate to wars, or in commemoration of a significant person or event. More often than not these memorials are located in the public realm or places accessible to the public. Graveyards are also a key place associated with this theme.*

-Sports and Recreation: *Potential historic heritage places associated with this theme may include sports clubrooms and pavilions, courts, fields and greens across an array of sports.*

-Community Facilities and Organisations: This theme focuses on community buildings and activities. These facilities are developed to provide leisure and recreation for residents and are generally places for people within a community, with a common set of interests, to interact.

Potential historic heritage places associated with this theme may include a number of different community halls as well as benevolent institutions such as lodges, as well as theatres, pools, libraries and scout dens.

The HCS is set out in Appendix 1: Historic Context Statement.

6. Historical Summary: Timeline

The timeline provides a chronological summary of key events associated with the area and reinforces and summarises the HCS. The timeline is split into six broad periods of development, which links back to eras explored within the HCS of the *Building the Place* chapter:

- 1840 – 1870: Pre European and early settlement
- 1870 – 1900: Victorian-era
- 1901 – 1919: Edwardian-era
- 1920 – 1939: Inter-war era
- 1940 – 1965: World War II and Post-war era
- 1966 – 2014 (present): Modern/contemporary

The timeline is included in Appendix 2 of this report.

7. Research Methodology

7.1 Method of research

Desktop analysis and archival research has been undertaken throughout the project using primary, secondary and sometimes tertiary sources from various repositories. Within the restricted timeframes, detailed archival research focused on theme-based research and some place-based sites in relation to these themes. A few individual council property files and Land Information records were viewed. However, many properties appear to hold minimal documentation relating to past development works onsite.

The level of known or likely accessible information will be one of the driving factors in determining which places are to be prioritised for future consideration for evaluation. The key resources used during the development of the study are listed below. A complete list of references is provided at the end of the Historic Context Statement report (Appendix 1).

- Archives New Zealand (Auckland)
- Auckland Council Libraries – Specifically the Franklin Heritage Collection Pukekohe Library, Auckland Libraries.
- Auckland Council Libraries electronic databases (Footprints and Heritage Images Online)
- Online research sources (Papers Past, Digital NZ, Matipihi, Alexander Turnbull Library, Auckland Museum online)
- Auckland Council GIS Viewer
- Land Information New Zealand (LINZ)
- Auckland Council Property Files (Franklin)
- Cadastral Survey Maps (Pre 300,000 Index)
- Franklin District Council Inventory of Public Nominations for Heritage Places (2009-2010)
- Franklin Heritage Strategy 2008
- A range of heritage reports prepared by or for the council held on file through the Cultural Heritage Inventory (CHI)
- A range of local history books (see references in Heritage Survey report: Appendix 1)
- General knowledge and memories from members of the Franklin Historical Society and other members of the local communities.

7.2 Fieldwork

Fieldwork has been carried out throughout the project to assist with a greater understanding of what is physically present in the survey area and to enable the physical identification and analysis of places with potential historic heritage value(s). Surveys were conducted by car (“windshield”), particularly in highly rural environments; and on foot, depending on the level of survey required. As part of the process, historic aerials and maps (where available) were consulted and photographs taken to document the survey areas. Interiors of public or

community buildings were examined where the opportunity arose. An array of photographic documentation, not presented within the reports, has been compiled as part of the survey process.

8. Survey Results

There are three forms of places set out within the report, '*protected*,' '*recorded*' and '*identified*'. *Protected* places are those set out in a statutory document with formal protection afforded (in this case, the Franklin District Council District Plan and the Proposed Auckland Unitary Plan). *Recorded* in this case refers to those sites currently held under a formal database i.e. The Cultural Heritage Inventory (CHI) and the New Zealand Archaeological Association Archways (NZAA). Thirdly, *identified* sites are those places set out via this survey not yet formally documented elsewhere. There is a degree of overlap between *recorded* and *identified* sites. Through this survey, a recommended output is to add the additional places to the *recorded* places and potentially also the *protected* places, via a plan change to add places to the *schedule of significant historic heritage places*. (Post 2016, upon the PAUP becoming operative)

9. Pre-1944 Building Demolition Overlay Areas

Portions of the Pukekohe study area are set out under the 'Pre 1944 Building Demolition' overlay in the PAUP. The overlay applies to concentrated areas identified as being settled before 1944. It does not include those pre-1944 settlement areas already subject to scheduling in the schedule of *significant historic heritage places* in the PAUP. While not applicable for the study area (with no existing Special Character areas), it also does not apply to properties already subject to the 'Special/Historic Character' overlay or other statutory heritage management tools set out in the PAUP.

The overlay proposes a precautionary approach to demolishing the primary residential and primary non-residential buildings, constructed prior to 1944, on a site identified under this overlay. This planning tool has been established to address concerns that unscheduled historic heritage buildings and places, or collective groups of character buildings that contribute to the streetscape or historic character of a neighbourhood, have a high risk of being lost before an evaluation is undertaken, in particular given the significant intensification proposed across parts of Auckland.

The Pukekohe Heritage Survey (PHS) broadly reviews the pre-1944 areas within the study area to identify places and/or areas that have a high likelihood of meeting the criteria as historic heritage areas or historic character areas. Through the PHS, broad overview fieldwork has been undertaken of these areas and any other potentially significant areas set out in the projects *places of interest* list. The inclusion of this work aligns with the council directive to undertake systematic surveys of areas subject to the Pre-1944 Demolition overlay.

Outputs that are more specific may be undertaken through the formal pre-1944 survey assessments. This survey however, provides a starting point. The area with the greatest likelihood of historic character merit for further exploration appears to be the town centre, as opposed to any of the residential areas (as discussed below).

9.1 Outcomes of Pre-1944 Overlay Preliminary Review

9.1.2 Residential Areas

The outcome of the streetscape analysis on residential areas is that none of the pre-1944 areas identified within the overlay, hold the collective coherency and integrity to likely meet the criteria to warrant statutory management under the 'special /historic character overlay,' or as Historic Heritage Areas. (See Appendix 7: Places of Interest list).

The HCS explores the sequential residential development patterns of the area, which is characterised as one of dispersal and various layers of development over time. The subdivision pattern is not traditionally one of concentrated housing stock all built around a similar period. Where there are instances of small groupings, they have been eroded in many instances, and there is not a collective streetscape presence today. Even in the residential areas close to the edge of town, which were originally on suburban sized lots, there appears to be no instances of agglomerations of collective housing exceeding seven or eight dwellings. Pre-1944 areas are interlaced with newer development in between or to the rear (infilling).

The 'special/historic character' tool is therefore not highly applicable in Pukekohe's residential areas. Pukekohe's building stock is best described as an eclectic mix of modest housing. This however, does not discredit the potential for significant individual residences to be of historic heritage significance.

9.1.3 Commercial Areas

In relation to the town centre, there is potential for collective values which may be appropriate for further exploration for statutory management. However, further exploration in a wider regional context would be necessary to determine the significance of the Pukekohe town centre, alongside appropriate counterparts. The town centre does contain a number of earlier buildings, which together illustrate the development of the town since the early twentieth- century and sequentially since then. The pre-1900 development of the town centre no longer remains intact, and it is the 1910-1930 development we see today that is of potential heritage and streetscape interest. The character of the town centre follows many of the traditional town centre typology features relating to form, scale and detailing (also discussed in Chapter Four: *Building the Place*).

9.1.4 Recommended Outputs

This survey does not take a specific position on whether the buildings in the town centre would warrant management individually or collectively, but recommends that further heritage evaluation and planning analysis of possible management options are desirable.

The character of the area is defined by one and two storey development, close relationships to the streetscape and some level of building ornamentation, typical of traditional town centres. If a collective area is looked at such as, an historic heritage area or special/historic character area, the application of this tool within the planning framework would assist in ensuring that new development maintains a sympathetic character to the towns earlier keynote buildings.

Whilst it is not the direct role of this survey to comment on urban design or broader planning matters, heights above three storeys, large building footprints and bulky buildings are likely to have the potential to significantly detract from the character, which presently defines the town centre, which is refined in scale and form. New development that applies extensive bulk, massing and limited articulation to the buildings primary elevations, resulting in a limited streetscape and pedestrian experience would have the potential to erode the traditional town centre design philosophy, that Pukekohe at least in part ,demonstrates along King Street.

10. Places of Interest List

A study list of *places of interest* has been developed, in accordance with the six themes and sub themes within these. This relates only to places, not currently afforded statutory protection. A prioritisation methodology sets out the approach to determining how the allocation of highest priorities for potential evaluation for scheduling is to be made. This is set out in Appendix 7: Places of Interest list.

10.0 Analysis of Existing Schedule of Significant Historic Heritage Places

Within the study area are 23 scheduled buildings, objects or structures, a further two (2) natural heritage areas, and no (0) archaeological sites. 25 historic heritage scheduled *significant historic heritage places* are set out in the notified Proposed Auckland Unitary Plan from within the study area.

A further break down illustrates how the 25 scheduled historic heritage places fall under the following groupings:

- One (1) fire station
- One (1) church
- Two (2) community halls
- Two (2) natural vegetation/environment areas
- Four (4) memorials
- Six (6) commercial buildings
- Nine (9) residences

See Appendix 4 for a list of scheduled significant historic heritage places in the PAUP. Additionally, held on a separate schedule, considered against different criteria there is also one (1) scheduled *Outstanding Natural Feature* and one (1) *Outstanding Natural Landscape*, set out in the PAUP. This list also does not explore trees and clusters of vegetation that may be of historical or natural heritage value currently scheduled.

11. Other Existing Statutory Heritage Management Tools

In analysing other heritage provisions that apply to the area, there is no special character or historic heritage areas in the study area, this reflects both the planning administration approach of the former Franklin District Council District Plan, and also is likely linked to the limited collective and coherent values of places within the study area. The Heritage New Zealand list (which is non-statutory) only includes a very small number of places within the wider Franklin area, and an even smaller number within the study area, being limited to only one (1) site in the PHS area. (Appendix 6: Places Listed with Heritage New Zealand).

11.1 Analysis

In broadly reviewing the content of places currently on the schedule, it is evident that the full breadth of heritage places present, are not well represented in the council's historic heritage schedule(s) to date. Pukekohe has a significant rural sector and its history contains a number of rural elements from the past, some of which remain today. At present these features and places are not well represented on the schedule. Additionally a number of residences, local government buildings, churches and commercial premises appear to have significant historic heritage values not yet formally recognised.

The highest concentration of existing scheduled (*protected*) places is in the Pukekohe town centre, with six (6) commercial buildings (5) on King Street and one (1) on Manukau Road). There are also (4) memorials. Pukekohe East has one (1) scheduled place, as does Buckland, Paerata, and those portions of Puni and Helvetia within the study area have no scheduled historic heritage places currently.

A preliminary analysis of the existing schedule of *Significant Historic Heritage Places* has also highlighted that within the study area, there are no sites scheduled for their archaeological values (either of Māori or European origin, or other at present) which is potentially a significant short-coming. Additionally there are no wahi tapu sites scheduled however, this may in part reflect the former Franklin District Council's management approach, which did not include a wahi tapu (places of significance to Mana Whenua) schedule.

11.2 Future Outputs

It is recommended that at a future date, a separate survey may be undertaken, specifically to thematically identify places of interest and significance to Mana Whenua, should this be a desire of the various iwi and hapu groups.

Completion of the Pukekohe Heritage Survey is the first, critical stage of an ongoing process to better identify, protect and appropriately manage the historic heritage resources in this area.

Scheduling functions with a twofold purpose:

- (1) to recognise and celebrate places of historic heritage significance and;
- (2) to 'manage' and 'protect' such places, where appropriate.

The management approach ensures that changes to the place are compatible and appropriate, in relation to the values for which it is historically significant. Scheduling is the key statutory management tool applied by local governments to manage heritage places. It is however important to recognise that scheduling is but one means of heritage management and in some instances, non-statutory mechanisms may also be an appropriate outcome. This is also discussed within Appendix 7: Places of Interest, under the prioritisation overview section.

The list of existing scheduled *significant historic heritage places* is set out in Appendix 4.

12. Community Values, Engagement and Consultation

As part of the PHS, some of the relevant local groups have been contacted informing them of the project. This has included the Pukekohe Business Association, Franklin Heritage Forum and Franklin Historical Society. A few members of the Historical Society and Forum have played a more direct stakeholder and liaison role in providing information about specific places. This has been of significant value for the project and as part of the community outreach component of the AHS programme.

Initially the request for information from the Heritage Forum and Society proposed for members to identify, on a sliding scale of 1-4, what heritage significance they assigned to places on an initial study list and any further places of historical interest. Some limited feedback was received via this process. However, much more specific information was provided by core individuals of the Forum and Society when consulted on specific sites.

The Franklin Local Board has been made aware of the project but has not been directly engaged with in the development phase.

The final draft has been circulated to the Mana Whenua representatives for the area, with some feedback provided.

13. Highest Priority Places of Interest

Appendix 7 sets out the methodology to determine the prioritisation of places set out on the *places of interest* list. The list has been compiled into the respective themes and sub-themes. In addition, Appendix 7a spatially defines the location of priority 1 places. A total of nine priority 1 places have been identified as warranting the most immediate further action. 36 priority 2 places have been identified on the *places of interest* list, some of which may warrant progressing to a heritage evaluation, should the places, values or information be further identified.

The volcanic fields are best considered under the Outstanding Natural Features or Outstanding Natural Landscape schedules, as opposed to the Significant Historic Heritage Places schedule criteria.

13.1 Priority 1

In no specific priority order the places identified as priority 1 for further investigation are:

| No. of Places | Place Name | Address |
|---------------|--|--|
| 1 | Wesley College 1920s and 1930s complex <i>(including but not limited to: William Henry Smith Memorial Chapel, William Henry Caughey Memorial Hospital wing, water tower, fire shed, timber workshop and Denton Hall).</i> <i>(Subject to a SHA application).</i> | 801 Paerata Road, Paerata |
| 2 | Former Pukekohe Borough Council Chamber and Library | 22 Edinburgh Street/corner Wesley Street, Pukekohe |
| 3 | Former Franklin County Council Chamber | 13 Massey Avenue, Pukekohe |
| 4 | Pukekohe Train Station | Station Road, Pukekohe |
| 5 | St Pauls Anglican Church | 583 Buckland Road, Buckland |
| 6 | St Andrews Anglican Church Complex <i>(key features including church building, vicarage and memorial arch)</i> | 246 Wesley Street, Pukekohe |
| 7 | Former Routly Residence | 115 Queen Street, Pukekohe |
| 8 | Peak of Pukekohe Hill Shield Volcano | 327-339 Anzac Road, Pukekohe |
| 9 | Peak of Puni Memorial Domain Shield Volcano | Attwell Road, Puni |

Collective areas identified as priority 1 for further investigation are:

| No. of Places | Place Name | Address |
|---------------|----------------------|---|
| 1 | Pukekohe Town Centre | King Street and vicinity, such as portions of Edinburgh Street, intersection of Queen, West Seddon Streets and Roulston Street. |

13.2 Priority 2

In no specific priority order the places identified as priority 2 are:

| No. of Places | Place Name | Address |
|---------------|--|--|
| 1 | Te Puni Pa (as an archaeological site) | Puni Reserve/ Attwell Road, Puni |
| 2 | Rooseville Park Tuff Bluffs (as a geological site) | Cape Hill Reserve, Pukekohe |
| 3 | Helvetia Tuff Ring Knolls (as a geological site) | Specific address details not established |
| 4 | Bluffs of Paerata Tuff Ring North (as a geological site) | Address details not established |
| 5 | Former Burwood Hospital/Maternity Home | 91 Seddon Street, Pukekohe |
| 6 | Former Helvetia Train Station outbuilding | Specific address details not established, Helvetia |
| 7 | Former Grierson Residence | 37 Harris Street, Pukekohe |
| 8 | Curd Residence | 38 Prospect Terrace, Pukekohe |
| 9 | Former Roose Residence | 4 James Grace Road, Pukekohe |
| 10 | Former Berriman Residence | 42-44 Station Road, Pukekohe |
| 11 | Former Greenwood workshop/garage and residence | 23 Logan Road, Buckland |
| 12 | Former Cooper and Curd Building | 89 King Street, Pukekohe |
| 13 | Former McClintock's Buildings | 170 King Street, Pukekohe |
| 14 | Former Franklin Electric Power Board (FEPB) Building | 65 King Street, Pukekohe |
| 15 | Former Dell's Saddlery Building | 1 Queen Street, Pukekohe |
| 16 | Former Auckland Savings Bank (ASB) | 2 King Street, Pukekohe |
| 17 | Former Dilworths General Store | 150 King Street, Pukekohe |
| 18 | Former Millington Store and Residence | 573 Buckland Road, Buckland |
| 19 | Former Produce Markets Limited Building | 6a- 6 Massey Avenue, Pukekohe |
| 20 | Former carriers building (?) | 144 Seddon Street, Pukekohe |
| 21 | A & P Showgrounds associated buildings and structures. (<i>In particular 'Rose Cottage'</i>) | 58 and 59 Station Road, Pukekohe |
| 22 | Small brick building and outbuilding (former A & P office) | 2 Manukau Road, Pukekohe |
| 23 | Former Buckland Dairy Factory | 600 Buckland Road, Buckland |
| 24 | St James Presbyterian Church | 247 West Street, Pukekohe |
| 25 | Pukekohe Wesley Methodist Church | 12 Wesley Street/ 159- 160 Wesley Street |
| 26 | Former Pukekohe Wesley Methodist Parsonage | 246 Wesley Street, Pukekohe |
| 27 | Former Buckland Methodist Church | 79 George Crescent, Buckland |
| 28 | Former Pukekohe East Primary School Building | 137 Runicman Road, Pukekohe East |

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| 29 | Former Franklin Printing and Publishing Company-Franklin Times Building | 1 Roulston Street, Pukekohe |
| 30 | Pukekohe Cemetery – Including Pukekohe War Memorial Chaplet, Restroom and Graves | 82 Wellington Street, Pukekohe |
| 31 | Roman Catholic Cemetery | 81 Seddon Street, Pukekohe |
| 32 | Seddon Memorial Lamp | 2-6 Seddon Street, Pukekohe |
| 33 | Former Lauer’s Residence and Barn | 50 Pukekohe East Road, Pukekohe |
| 34 | Former Suspected Police Lock Up | 15 Kauri Road, Pukekohe |
| 35 | Roulston Park (in particular remains of concrete war memorial gates) *The portion of the park containing the Pioneer Cottage is already scheduled. | 9 Stadium Drive, Pukekohe and road reserve |
| 36 | Former Puni West End Tennis Pavilion, outbuilding and court surface | Attwell Road, Puni Puni Memorial Recreational Reserve |

**The site on Attwell Road, Puni is set out as a geological, archaeological and built heritage place of interest. Should an historic heritage evaluation take place, it may warrant consideration of these layers as a collective, multi-disciplinary evaluation.*

13.3 Priority 3

For priority 3 places identified, refer directly to Appendix 7: Places of Interest List.

14. ISSUES MAPPING

The following is an overview of the issues identified in the area through this project, and key recommendations to enhance understanding of historic heritage places in Pukekohe. Some of the points below overlap between the four categories and can be applied differently, depending on the angle by which they are considered. The following issues should also be read alongside the recommendations set out in this survey report.

This analysis focuses on the following questions:

- What are the key issues that came out of the research and other types of analysis?
- Where and what are the gaps in the existing information base?
- What are the opportunities in the area?
- What are the strengths in the area?
- What are the weaknesses in the area?
- What are the threats in the area?

SWOT ANALYSIS

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| Strengths | <ul style="list-style-type: none"> • There is some baseline information of places nominated by the public in recent years (2009). This serves as a good indication of places that some members of the community hold in esteem, and assists with the starting point in the development of the places of interest list. • The survey enables review work outputs in relation to the pre-1944 demolition overlay set out in the Proposed Auckland Unitary Plan, and goes some way in reviewing the pre-1944 overlay in |
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| | <p>this area, so far as it relates to 'special character' assessment at a broad level. The inclusion of the pre-1944 Demolition overlay assists in providing an interim measure to ensure appropriate consideration is given to particular areas, with active heritage consideration of whether demolition is appropriate or not. Where small clusters of building stock have been identified these have been detailed in the places of interest list.</p> <ul style="list-style-type: none"> • Several members of the Historical Society have actively participated in providing information about specific places which they have knowledge or memories of, and are involved in the heritage of Pukekohe and wider Franklin area i.e. day-to-day running of the Pioneer Cottage in Roulston Park. This area has an active historical society with a strong community presence. Many are lifelong residents of Pukekohe with a wealth of 'living memory history'. The Franklin Historical society meets monthly and produces regular newsletters, informing members about heritage matters, and manages some archival material. Their assistance with the survey has strengthened the project outcomes. • Historic heritage assessments/reports have recently been undertaken for the Paerata area, as well as for Pukekohe West, which have been useful for informing this study. • There is a reasonably large number of historical photographs of the main town centre (King Street) from which to draw on. • The survey provides a detailed overview of the key geological features in the study area and significance levels, as well as providing proposed management approaches for these sites, moving forward. |
| Weaknesses | <ul style="list-style-type: none"> • While every effort has been made to verify dates and historical information, as is often the case with recording and retelling history, a few documents and publications have conflicting accounts of events and details. • Additionally, some places which may be of considerable heritage significance lack documentary evidence to substantiate links, or for its significance to be identified in the first instance. • It is likely that a number of properties are not visible from the public realm, so information regarding these places has not been established via the research associated with the historic context statement. However they may have potential for significant historic heritage values. • It is not possible within the lifespan of the project to capture all the potential extant places of thematic interest or significance. It is possible that a small number of significant places with historic heritage values have not been identified. This is especially the case within the residential building stock, whereby there are over 100 villas and 100 bungalows, or more, within the study area. Considerable site-by-site analysis of survey maps and certificates |

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| | <p>of title would be required to establish significance in relation to earlier land owners or occupiers. Therefore, while this level two survey has been undertaken, it should not mean that all the possible places of historic heritage interest have been identified.</p> <ul style="list-style-type: none"> • In terms of existing baseline data, the Cultural Heritage Inventory (CHI) and New Zealand Archaeological Association (NZAA) archaeological site locations are only a guide. Records often vary in quality and the level of detail provided. • The archaeological values of the project area are somewhat poorly understood and are also likely to have been subject to some modification through urban development and farming. In addition, very few archaeological surveys have been undertaken within the area to date and are not specifically undertaken on mass through this survey. The interpretation of the archaeological landscape is therefore based primarily on the recorded sites in the CHI and NZAA databases and therefore may not provide a full and accurate picture. (Also see Recommendations section of this survey report). • A significant portion of the natural watercourses in the area are on private property. This makes it difficult to undertake natural heritage and archaeological survey work in these areas. Additionally, many of the watercourses that have some relationship to the study area originate outside the study area, such as the Manukau Harbour, Tasman Sea, and Waikato River. <p>Unlike some of the other areas of the region, systematic aerial photography does not exist prior to 1996. 1940 and 1959 aerials provide highly valuable information in tracing back changes that have taken place, in particular at a site level. Without this resource there is limited ability to undertake this analysis with ease. Oblique aerials, predominantly from Whites Aviation do provide a good broader context however; they do not systematically cover the entire study area.</p> <ul style="list-style-type: none"> • There are limited historical images in the public arena of earlier housing stock and residential areas in Pukekohe available. (Also discussed under 'Threats and Opportunities'). |
| Opportunities | <ul style="list-style-type: none"> • There is a mid-range level of detail about Pukekohe and its surrounding settlements produced today. One particular author (N. Morris) has produced a substantial collection across various themes, which have proved to be a very useful resource (and strength). There are other themes that have not been well explored to date, with opportunity for further exploration. • It is highly desirable to follow through with producing level 3 outcomes at a later date. A level 3 survey is an opportunity to provide a greater understanding of the places identified as part of this level 2 survey, and to manage those places appropriately. This would involve undertaking evaluations to inform the scheduling process. Due to the present timeframes this would most likely be via a council initiated plan change, post the Unitary |

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| | <p>Plan being made operative (i.e. after 2016). It would be desirable for the background evaluations for level 3, priority 1 outputs to take place within the next two-five years to ensure this work is sufficiently actioned. As Pukekohe is a 'high change' area there are considerable risks to not implementing recommendations from the level 2 work into evaluations.</p> <ul style="list-style-type: none"> • This study has not explored the full archaeological potential that some sites may have, due to the timeframes presented and the particular staff specialisations working on the project, which has not included a qualified archaeologist. There is an opportunity for further and more detailed analysis of potential archaeological sites to be undertaken. Future recommended fieldwork may include site survey, mapping, probing, or test-pitting but should be such that it is not invasive and does not require an authority under the Historic Places Act. • It is both a weakness and a potential opportunity that the study area is divided by jurisdictional boundaries forming the edge of the Auckland region. Collaboration with the Waikato District Council and Environment Waikato (Regional Council) is desirable to ensure alignment and any cross over in present or future work relating to heritage, and impacts of other resource management proposals upon heritage. • The findings of this survey confirm that there are a range of historic heritage places that are significant in representing a range of themes, which have been important in the historic development of the area. Pukekohe's heritage is potentially at risk because very few places are currently scheduled in the Proposed Auckland Unitary Plan and in the Former Franklin District Council District Plan. Limited work has been done previously to identify places of potential value, however, it is recognised that the call for public nominations and creation of an inventory was a positive starting point. A few additional places were added to the heritage schedule via Plan Change 27 to the Franklin District Council District Plan. • There is a real opportunity for varied forms of interpretation to take place beyond only signage panels and plaques. For example, there will inevitably be a loss of some of the market gardening areas, which are an important element in the history of the area. However, there is an opportunity for new subdivisions to establish community gardens, growing the traditional potatoes and onions which the rich volcanic soils are prime for. This would assist in developing social cohesion within newly established micro communities and well as providing a living interpretation of this theme, which is of immense significance to Pukekohe. • Places that may be scheduled at a future date may be subject to incentives (both monetary and otherwise) to assist with maintenance costs and assist in historic heritage places remaining in a good condition. |
| Threats & Constraints | <ul style="list-style-type: none"> • Instances of potential demolition by neglect are evident within the area. While this is a negative point and a threat to the longevity of |

these places, it is noted that this is generally limited to a small number of buildings.

- Alongside this, significant and rapid change is proposed for the area. There is an opportunity for careful consideration of heritage assets and values to be undertaken beforehand to determine significance and whether places warrant retention. This rapid growth can pose a threat to historic heritage if not appropriately considered and provided for.
- Several Special Housing Areas (SHA) are currently underway in the study area. Decisions may take place through the SHA process without being fully informed of the recommendations of this report.
- Through the Unitary Plan, some portions of Pukekohe are proposed for up zoning or altered land use zoning – this will increase the economic incentive to redevelop, while also having the potential to place heritage at significant risk.
- New earthquake/seismic-prone building legislation could have an impact on the ability to protect and manage some historic heritage places, in particular in commercial areas such as King Street. This threat is due to economic constraints and opportunity costs to undertake these works.
- No photographs of collective streetscapes of Victorian and Edwardian housing stock have been located through this survey, and limited photographic documentation of examples of residences within the area seem to be within the public arena. This makes it difficult to compare the present environs contextually. The limited photographic documentation of residential streetscapes prior to the 1940s serves as a constraint in analysing these collective residential areas.
- There may be a risk that the community (and wider Auckland Council) assumes its “done,” now that this survey has been completed. However, this is only the first part of what needs to be a multi-staged project. Despite the production of some key documents as part of the survey process, it may be considered that there are few tangible outcomes for the community. Whilst places of interest have been identified, they remain vulnerable to unsympathetic change or development until they can be evaluated as part of a level 3 survey and have gone through a plan change process.
- The modules undertaken as part of this survey were heavily focused on built heritage, and as such, the results do not provide a full representation of all types of heritage places and features within the PHS area. Whilst attempts have been made to note *existing* and *recorded* archaeological places and trees as part of the survey, more detailed research and surveys undertaken by relevant specialists, to identify a full range of *potential* archaeology and natural heritage places and features was outside the scope of this project.

15. Recommendations

This section provides recommendations largely based on the key survey outputs and the issues mapping sections of this report. The following recommendations are set out as 'short', 'medium' and 'long' term but are not necessarily in a priority order. Short term in this case means commencement in zero to two years, medium implies two-five years and long-term means commencement in five years and beyond. Ongoing refers to an unspecified period of time, often as part of 'business as usual'.

| Timeframe | Recommendation(s) |
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| Short term | <p><u>Dissemination:</u> Present the findings of the Pukekohe Heritage Survey (PHS) to stakeholders, such as Franklin Local Board, Franklin Historical Society and Franklin Heritage Forum, as well as interested or concerned landowners and members of the public, if possible.</p> |
| Short term | <p>Dissemination of copies of the study to go out to the relevant Auckland Library service centres as well as publication on the Auckland Council website.</p> |
| Short term | <p><u>Local Board Plan:</u> Advocate for the inclusion of project aspirations through the Franklin Local Board Plan.</p> |
| Short term | <p><u>Database:</u> Update the Cultural Heritage Inventory (CHI) with the information recorded for each place of interest from this survey.</p> |
| Short term | <p><u>Scheduled places:</u> -That the description, name and details of the Pukekohe East Presbyterian Church in the Proposed Auckland Unitary Plan schedule of <i>significant historic heritage places</i> (UID# 01502) is expanded to clearly identify the graves and any other site features of significance.</p> <p>-Modify the extent of place for the Pioneer Memorial Cottage, Roulston Park, set out as a <i>Significant Historic Heritage Place</i> in the Proposed Auckland Unitary Plan (UID# 01511) to include the entire portion of the site fronting the corner of Stadium Drive and East Street. This is to encapsulate the full breadth of associated features, including the scheduled trees, concrete remains of the former War Memorial Gates, and other commemorative plaques nearby. As a corner site, this also ensures that the wider site context in which the cottage sits is included within its management area. The geographic area set out in the PAUP is considered too narrow to encapsulate the full context in which the cottage sits.</p> |
| Short- medium term | <p><u>Progress Evaluations</u></p> <p><u>High priority places:</u> Establish a time frame and progress the findings of priority 1 places identified through a level 2 heritage survey with individual evaluations, and any other places identified in the future as appropriate.</p> <p><u>Geological sites:</u> In relation to the identified geological sites of significance, through the separate geological module, pass this information on to the appropriate Natural Heritage team within the council. Proposed 'extents of place' have been provided in the Hayward, 2014 report, as well as a recommendation to schedule these geological features. These features may also have</p> |

| Timeframe | Recommendation(s) |
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| | <p>archaeological and cultural values, and for this reason may need to be considered amongst more than one set of scheduling criteria.</p> <p><u>Pukekohe town centre:</u> Undertake a specific evaluation of the town centre to consider overall values and analysis of potential management tools i.e. special character overlay, historic heritage area overlay and/or scheduling of additional individual buildings.</p> <p>Where possible and appropriate, liaisons with relevant property owners are intended to take place, should places be formally investigated for proposed statutory heritage management.</p> |
| Short term (on-going) | <p><u>Applications under the Pre- 1944 Demolition Overlay:</u> Utilise the results of this level 2 survey (particularly the places of interest list) in processing applications triggered by the 'Pre-1944 Building Demolition Control Overlay' via the Proposed Auckland Unitary Plan. Priority 1 places have been identified through this survey, and are considered to have a highly likelihood of being worthy candidates for statutory management. Therefore, it is unlikely that the Heritage Unit would support demolition of any of these places under the pre-1944 rule. Priority 2 places appear quite likely to possess heritage values based on preliminary information known and observed at this time. Priority 2 places are highly likely to require further evaluation upon any future receipt of an application for demolition under the pre-1944 rule. Those places assigned a priority 3 because they have low integrity or low probability of meeting thresholds for scheduling are unlikely to require further evaluation as part of the pre-1944 screening process. Those Priority 3 places that were rated because of a lack of readily available information about the place should be researched and considered during the pre-1944 preliminary evaluation process, according to the standard procedures.</p> |
| Medium term | <p><u>Sites of Significance to Mana Whenua:</u></p> <ul style="list-style-type: none"> -Undertake a separate Mana Whenua heritage survey of Pukekohe and the wider Franklin area (or portions thereof), with a specific focus on places of significance to Mana Whenua for scheduling and further outlining ancestral relationships with the wider area. - As part of any future survey it will be important to understand what areas and places are significant by the relevant iwi for a survey. As a starting point, it is this survey's recommendation to consider a geographic area much larger than the subject study area to holistically understand the places and their interconnections and include the various different iwi groups of relevance (applying a cultural landscape approach). -It will be important to recognise the different perspectives of the various iwi who may have different stories and associations between each other. - A sufficient timeframe for the project that can appropriately provide collaboration and co-authoring will be important. |
| Medium term (on-going) | <p><u>Proactive stewardship:</u> Encourage new development that incorporates heritage features, to</p> |

| Timeframe | Recommendation(s) |
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| | integrate this authentically meaningfully and to utilise the history of the place as a driver for good design and good community outcomes, irrespective of whether the place is subject to statutory heritage management. |
| Medium term | <p><u>Interpretation:</u> Follow through with further interpretation, such as signage extending beyond the town centre across built, cultural and natural heritage. This may include a walking brochure to complement the existing interpretation signage boards recently erected in the town centre, but also expand upon this to locations beyond the town centre precinct. The consideration of virtual technologies may also expand the number of interested users, such as via mobile phone applications.</p> |
| Medium term | <p><u>Geology Interpretation:</u> Specific geological values interpretation panels are recommended for:</p> <ul style="list-style-type: none"> a) the grounds of Pukekohe East church (via the Pukekohe East Church Preservation Society) about the Pukekohe East Crater that is highly visible from the historic church grounds; b) beside the Cape Hill tuff bluffs in Cape Hill Reserve, about the visible bomb impact craters, bedded tuff and Roosevelt Tuff Rings; c) on the top of Pukekohe Hill, in Pukekohe Hill Reserve, about the South Auckland Volcanic Field and Pukekohe Hill shield volcano; d) at the entrance to Puni Domain, about the Puni Domain Shield Volcano. <p>The latter three will involve engagement with the Parks Department, internally with the Heritage Unit, and the church stakeholders.</p> |
| Medium term | <p><u>Kohekohe tree planting:</u> A specific form of interpretation could be achieved by the replanting of kohekohe trees in suitable public locations, such as the reserve land on Pukekohe Hill. As the name of the settlement refers directly to the once vast stands of kohekohe it would be appropriate for new plantings to reignite and continue this into the future.</p> |
| Long term | <p><u>Regional Thematic Framework:</u> Undertake wider research on key regional themes and utilise information on themes associated with the PHS in future studies through the <i>Regional Thematic Framework Project</i>. Regional thematic studies will assist in establishing and contextualising how these themes identified in Pukekohe feature in a broader regional context.</p> |
| On-going | <p><u>Advocacy and understanding:</u> Advocate for the increased appreciation for Pukekohe's heritage assets both internally to the council and the array of community and public stakeholders.</p> |
| On-going | <p><u>Conservation documents:</u> Advocate land owners (especially council owned scheduled heritage assets) to undertake a conservation plan to guide the management and fully identify all the values of a place that have historic heritage value, even if the place is not presently subject to statutory heritage management.</p> |
| On-going | <p><u>Living interpretation:</u> There is a prime opportunity for new subdivisions to establish community gardens within green spaces and parks, growing the traditional potatoes and onions, which the rich volcanic soils are prime for. This would assist in developing social cohesion within newly-established micro communities, as well as provide a living interpretation of this theme of historical significance to the</p> |

| Timeframe | Recommendation(s) |
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| | <p>Pukekohe area, in particular where these particular subdivisions were once directly market garden land. The establishment of such a garden could incorporate signage and interpretation of the mixed cultures (Indian, Chinese, Maori and European) of growers and workers.</p> |
| On-going | <p><u>Community relations</u>: Maintain strong and meaningful relationships with heritage interest groups, as they are significant advocates, stewards and a source of local history knowledge.</p> <p><u>Oral History</u>: In particular, promote and where possible, assist and/or facilitate with undertaking oral histories of members of the Franklin Historical Society and other members of the public. In particular in relation to the untold stories of the past, ie. themes and stories that are under-represented and not widely known or understood. Additionally, there appears to be a wealth of historical information from some of the long-term residents of the Pukekohe area.</p> |

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